

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**LDP Document: 34 CDL Drafft Adneuo (Mehefin 2015) Datganiad Ysgrifenedig / LDP Deposit Draft (June 2015) Written State****RefPoint: 34.1 Executive Summary****472 Knighton Town Council***Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*472.V1 17/07/2015  Summary: Development Time Limits and Brown Field Policy

Source: Email

Type: Comment

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts***Question: Council Response**

Representation Texts: Thank you for your comments. It is agreed that development of a site within five years would be a very satisfactory way to secure the required housing provision in Powys within the Plan period. However, with all the various factors at play, it is not possible to insist on completions within 5 years. That said, it should be recognised that the emphasis of the LDP has been on selecting suitable, available and deliverable sites that are capable of meeting the aims and objectives of the Strategy. Thus the Council fully expects the allocations to come forward without undue delay once an adopted Plan is in place. Furthermore Policy H2 3. aims to ensure that where planning permission has lapsed, new permissions will only be granted where the proposal satisfies current Development Plan policies and where deliverability is likely. The subject of encouraging starts and completions is likely to be one which warrants further attention and discussion within the Planning section and may be especially appropriate where review of the Plan or other evidence indicates a shortfall in provision. Please note that greenfield and brownfield land is defined in the glossary. National guidance (Planning Policy Wales) includes a comprehensive definition of previously developed (brownfield) land. Given the rural nature of Powys, the LDP Strategy does not centre on the development of brownfield land but the LDP reflects national policy which generally prioritises its use over and above greenfield so as to make the best available use of land. This has been taken into account where possible, for example in the assessment of candidate sites and in decision making on land allocations.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Knighton Town Council at its recent meeting had the following comments to make in relation to the draft LDP

- 1.Developers must develop site within 5 years of outline planning permission with no extensions
- 2.Brown field sites are to be developed before green field sites
- 3.Knighton needs more 1/2/3 bedroomed low cost properties
- 4.LDP needs to fully explain what is a Brown Field and Green Field site.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**472.V1** 17/07/2015  Summary: Development Time Limits and Brown Field Policy

Source: Email

Type: Comment

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Status Maintained

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Representation Texts: Developers must develop site within 5 years of outline planning permission with no extensions

Brown field sites are to be developed before green field sites

LDP needs to fully explain what is a Brown Field and Green Field site.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**525 Presteigne & Norton Town Council**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

525.V1 18/07/2015  Summary: Executive Summary

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted however, no changes are considered necessary to ensure that the plan is sound. The base date of the plan has previously been decided by Council and can not be changed. The local growth zones task and finish group was designed not by Council but the Welsh Assembly Government to look at the specific issues affecting the key market towns of Brecon, Llandrindod Wells, and Newtown and did not include Presteigne. Comments in support of the introduction of a Community Infrastructure Levy are noted.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: COMMENTS ON LOCAL DEVELOPMENT PLAN DEPOSIT DRAFT

- 1) • The period of the plan is stated as 2011 -2026: The Town Council feels it would make more sense to have later start date given that 2011 is already 3 years ago and felt 2015-2030 would be more sensible.
- 2) • It was noted in 2014 that the Local Growth Zones cover a central corridor. This excludes Presteigne and the Town Council feels that this growth should include other major towns, not just central corridor. It is important that development is encouraged throughout the County.
- 3) • Community Infrastructure Levy: The Town Council notes that this is being considered and supports this providing monies are spent locally to the area from which they are received. Monies received should be spent jointly with Town/Community Councils and should be kept strictly within the community containing the development from which the levy is raised.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**542 Abermule (with) Llandyssil Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V2** 20/07/2015  Summary: Executive Summary

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the representor. The representor does not raise any new issues or evidence which lead the Local Planning Authority to change its conclusions.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Unlike the original Draft, the DDLDP omits reference to Local Plans although these are clearly called up in Guidance to the Planning Act (Wales) as being supported in becoming SPG to assist planning decisions. Meaningful Neighbourhood Plans are a method of ensuring engagement and empowerment of communities and the Community Council sees these as an important aspect of any LDP. This omission should be rectified.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Include reference to Local/Neighbourhood Plans within the DDLDP.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V3** 20/07/2015  Summary: Executive Summary - Agriculture

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-14.Miscellaneous

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>542.V3</b>		20/07/2015	<input type="checkbox"/>			Summary: Executive Summary - Agriculture

Source: Post or in person	Type: Objection	Mode: Written	Status: Maintained
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*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts:    The Community Council is surprised and concerned that measures supporting agriculture are largely omitted despite the sector employing some 11% of the Powys population. With UK food self sufficiency falling below 60% and rising export demand the LDP should be promoting measures to expand food production. The county is well placed to contribute significantly with high quality produce. There is also the potential to sustainably increase the availability of local food supplies as well as promote value added products, an area that North Powys is beginning to develop successfully. We submit that this is a significant omission.

The protection of top grade agricultural land should be extended to all categories as it is the diversity and mix of agriculture that is important and the land base is a valuable ecosystem in its own right.

Clarity is required as to the criteria for a mandatory EIA regarding development of farm buildings and ancillary structures and development where planning permission is not required. Neither issue should be left to a decision on a case by case basis.

Council Response: 0

**Question: 3d. (ii)      Desired changes to Document**

Representation Texts:    Rectify significant omission of measures supporting agriculture. Extend protection of top grade agricultural land to all categories.

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>542.V4</b>		20/07/2015	<input type="checkbox"/>			Summary: Biodiversity

Source: Post or in person	Type: Objection	Mode: Written	Status: Maintained
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Document: Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question*                      *Representation Texts*

**Question:                      Council Response**

Representation Texts:    The Council disagree with the Representor with regard to measures dedicated to protection of Biodiversity, however see Focused Changes for amendments carried out in response to other Representations that will see the emphasis placed on Biodiversity improved. With regard to specific Regulations there are too many involved in development for the LDP to list them all.

Council Response: 0

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

542.V4 20/07/2015  Summary: Biodiversity

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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**Question: 3d. (i) Representation Details**

Representation Texts: We commend the recognition of the importance of biodiverse hedgerows and streams and the imperative for their protection although there seems to be a serious limit to the measures actually documented for the protection of biodiversity. We urge that LDP includes rigorously implementing the Hedgerow Regulations Act. A failure to do so has already resulted in the irreplaceable loss of biodiversity as well as landscape amenity. All applications for hedgerow removal should be subject to a full planning application and proper scrutiny by statutory consultees including the Community Council and the relevant Wildlife Trusts. Through sensible application of the regulations for ancient trees and hedgerows and the use of compensatory replanting where vital for efficient use of agricultural machinery then removal should not be deemed unacceptable.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We urge that LDP includes rigorously implementing the Hedgerows Regulations Act.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1034 Brecon Beacons National Park Authority**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1034.V6 20/07/2015  Summary: National Park Policy required

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-14.Miscellaneous

Question Representation Texts

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the representor. The representor does not raise any new issues or evidence which lead the Local Planning Authority to change its conclusions. The proposed Development Management Policies adequately address the protection of adjacent protected landscapes (including National Parks and adjoining areas of Outstanding Natural Beauty).

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Firstly, the National Park Authority would like to congratulate the Powys LDP team for the efforts made to address the significant concerns raised against the first Deposit LDP (2014). It is acknowledged that the level of work undertaken to achieve the revised Deposit is substantial and the team is to be congratulated. We are extremely encouraged to see the progress being made by yourselves to move towards an adopted plan and the certainty this will bring in relation to the future development in Powys. Undoubtedly this will be of benefit to the region and can only be supported by the NPA. Notwithstanding the above, we would like to draw your attention to the following issues we have identified with the deposit draft LDP (2015) and its compliance with National Planning Policy. We raise these concerns from our recent experiences of the Examination process and we hope what follows will benefit you in the production of a sound LDP. These are not objections per se, but we urge you address the points in your lead up to submission in the interests of soundness.

Please note that these are officer comments, which will be put before Members at the next available opportunity. Therefore they may be subject to amendment following NPA recommendation. We will advise you of any change accordingly.

6. National Park Policy

In accordance with section 62(2) of the Environment, any relevant Authority shall have regard to National Park purposes when performing any functions in relation to, or so as to affect, land in a National Park. Relevant Authorities include public bodies, government departments, local authorities and statutory undertakers. Accordingly, there is a need to define how the Council will consider developments that have potential to impact on the statutory purposes of the National Park. For your information Section 63 of the Environment Act (1995) sets out the statutory purposes of the National Park as follows:-

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and
- To promote opportunities for the public understanding and enjoyment of the special qualities of the National Park

We have provided you with comments to these ends in our previous responses to your LDP., and are concerned to see that this issue has not been addressed. Such a policy would demonstrate to developers that the consideration of National Park designation is a statutory duty of PCC and a material consideration in the determination of any relevant planning application.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>1034.V6</b>		20/07/2015	<input type="checkbox"/>			Summary: National Park Policy required
Source: Email			Type: Objection		Mode	Written
				Status		Maintained

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Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1084 Welsh Government**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1084.V19** 16/07/2015  Summary: draft policy wording and background papers

Source: Email Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-14.Miscellaneous

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound. Evidence will continue to be updated and amended as required.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: It is noted that some of the background papers include draft policy wording these differ from the final policy which appears in the plan.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1267 Snowdonia National Park Authority**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1267.V2 20/07/2015  Summary: Sylwadau Cyffredinol/ General Observations

Source: Email

Type: Support

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question* *Representation Texts***Question: Council Response**

Representation Texts: Ystyrir bod y sylwadau hyn yn cefnogi'r Cynllun Datblygu Lleol – Adnau. Felly nid oes angen unrhyw newidiadau. This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Sylwadau cyffredinol

Prawf C1 – Cynllun defnydd tir yw hwn sy'n ystyried cynlluniau a pholisïau a strategaethau perthnasol eraill sy'n ymwneud â'r ardal neu ardaloedd cyfagos .Mewn perthynas â'r prawf hwn mae Awdurdod Parc Cenedlaethol Eryi yn ystyried fod Cynllun Datblygu Lleol Powys yn gadarn mewn perthynas â CDLI Eryri gafodd ei fabwysiadu yn 2011

Prawf CE1 - Mae'r cynllun yn nodi strategaeth ddealladwy ac mae ei bolisïau a'i ddyraniadau'n llifo ohono'n rhesymegol a, lle bo materion trawsffiniol yn berthnasol, nad yw'n gwrthdaro â'r cynlluniau datblygu a baratowyd gan awdurdodau cyfagos. Mewn perthynas â'r prawf hwn mae Awdurdod Parc Cenedlaethol Eryi yn ystyried fod Cynllun Datblygu Lleol Powys yn gadarn mewn perthynas â CDLI Eryri gafodd ei fabwysiadu yn 2011

General comments

Test C1 – This is a land use scheme that considers other relevant schemes, policies and strategies that relate to the area or nearby areas. With regard to this test Snowdonia National Park Authority considers that Powys' Local Development Plan is robust with regard to Snowdonia's Local Development Plan which was adopted in 2011.

Test CE1 – The plan notes a clear and understandable strategy and its policies and allocations flow logically from it, and where there are relevant cross-border matters it does not conflict with the development plans that have been prepared by nearby authorities. With regard to this test Snowdonia National Park Authority considers that Powys' Local Development Plan is robust with regard to Snowdonia's Local Development Plan which was adopted in 2011.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1267.V2** 20/07/2015  Summary: Sylwadau Cyffredinol/ General Observations

Source: Email

Type: Support

Mode Written

Status Maintained

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**2977 Mid and West Wales Fire & Rescue Service**

*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**2977.V1** 16/07/2015  Summary: Supports approach to flooding and access/road improvements

Source: Email Type: Support Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: I welcome the reference to any new developments being directed away from high risk flood areas and also reference to improving access into the county to assist economic development. Road improvement measures can be instrumental in reducing incidents of death and serious injuries from road traffic collisions and is thus welcomed by our service.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**3822 Welsh Water Elan Trust (Elan Valley Trust)**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

3822.V1 20/07/2015  Summary: Objection to LDP with regard to protection of landscape

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question* *Representation Texts***Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authorities to change its conclusions with regard to the designation of Special Landscape Areas within Powys. However specific sections of the plan have been amended to reflect the significance of the Powys Landscape this includes Objective 13 and the Development Management Policies.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Welsh Water ElanTrust or Elan Valley Trust as it is popularly known is a charitable trust charged with "the preservation, maintenance and enhancement for the benefit of the public of the area of great natural beauty comprising the Elan Valley and its natural aspect and features (and its animal and plant life)". To carry out this object it has a lease for 999 years of some 43,000 acres and owns the freehold of another 4,000 acres.

The Councils vision is .. "to provide sustainable development ... whilst celebrating protecting enhancing and making the most of its natural resources, native wildlife and habitats, heritage and distinctive characteristics". The Trust does not believe that the plan gives sufficient protection to landscape.

Whilst there is a reference to natural and built heritage; and to special qualities of Powys landscape and adjacent protected landscapes it is not made clear that there are in fact no protected landscapes within the area to which the plan applies i.e. Powys excluding the Brecon Beacons National Park. There is ample reference in connection with development proposals etc to have regard to certain national areas – protected SSSI's, and SAC's. These are protected for their scientific value rather than their landscape qualities.

The Structure Plan (1996) contained the following policy

"SPECIAL LANDSCAPE AREAS – proposals for development within or immediately adjacent to the following Special Landscape Areas must be appropriate and sensitive to their high quality and their special individual character and contain adequate measures to ensure that they will be satisfactorily integrated into the landscape;

The Wye Valley, the Upper Severn Valley, the Radnor Forest, the Western Uplands (i.e. Cambrian Mountains), the Berwyn Mountains including the Tanat Valley and Lake Vyrnwy, the border hills of eastern Montgomeryshire, and all Common Land".

While the presence of common land amongst specific areas may be an anomaly the other areas are those that would automatically spring to mind as being of high landscape value.

The Trust objected to the omission of the Special Landscape policy when the Unitary Development Plan was under consideration in the early 2000's. Two points on behalf of the Council made at the time were that SLA's were not scientifically based, and that there was no need for them – in that in Powys all of the landscape was of high quality.

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

3822.V1 20/07/2015  Summary: Objection to LDP with regard to protection of landscape

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

However the following appeared in the Plan published in March 2010 at Para 4.4.5 on Page 45.

"In conjunction with the Countryside Council for Wales, the county council is developing a landscape database under the LANDMAP initiative. As part of the overall assessment of the environment the council intends to develop Supplementary Planning Guidance (SPG) in the form of a Landscape Assessment and Landscape Strategy for defined character areas based on the LANDMAP information. The information will be gathered in accordance with the process defined by the Countryside Council for Wales for LANDMAP".

Why has this commitment apparently been jettisoned?

The European Landscape convention referred to the importance of landscape policy when it stated "landscape policy means an expression by the competent public authorities of general principles strategies and guidelines that permit the taking of specific measures aimed at the protection of, management and planning of landscapes – European Landscape convention, Article 1B(2000).

The predecessor of NRW – Countryside Council for Wales produced guidance on Special Landscape Areas in promoting their LANDMAP as a scientific assessment that the local authorities could use in recognising their SLA's. The Trust's letter of 8th August 2008 (enclosed) specifically raised this issue. This scientific approach has been adopted by both the two other councils within the Cambrian Mountains in respect of parts of their area – namely Carmarthenshire and Ceredigion.

Whilst the Trusts main interest may be in the Cambrian Mountains the principle is one of strategy for all the areas of landscape value within Powys.

The situation was endorsed by NRW in 2013 – "Special Landscape Areas are a non statutory designation applied by the local authority to define area of high landscape importance within their administrative boundary. Areas of high landscape importance may be designated for their intricate physical, environmental, visual, cultural and historical value in the contemporary landscape".

Paragraph 13, page 19 of the Deposit states "the landscape of Powys is extremely diverse and includes upland landscapes and valleys that are scenically and historically important. Development which impacts on the landscape must be carefully managed and appropriately designed particularly in terms of visual impact". Surely this no longer allows the approach being propounded by the Council that the whole of the county is of high landscape value resulting in no requirement for SLA's? The statement itself accepts that there are "landscapes and valleys" that need protection.

The Trustees believe there has not been sufficiently joined up thinking on the status of Landscape Areas. The Trust would like to illustrate this by reference to the example of the Elan Valley.

a) Its past and future is inextricably linked with that of the Cambrian Mountains in which it is situated but it has a number of unique characteristics.

b) Along with the earlier development of Lake Vyrnwy it is the only Victorian engineering scheme providing a clean water supply to a large recently urbanised people of a big city – within Wales.

c) The scheme stands as a monument to the ability of the engineers to produce a series of works which contribute to the creation of a unique landscape; the works have lasted without need of major refurbishment for more than 100 years.

d) Restrictions in the enabling legislation resulting in the absence of fencing on the watershed beyond that existing in 1892 have demonstrated the viability of agriculture on an enclosure basis which has been able to subsist without the chemicals – in general that is that have become pervasive since 1945 and still enjoys the virtues of hefting, and mutual self help within the community.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**3822.V1** 20/07/2015  Summary: Objection to LDP with regard to protection of landscape

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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e) Contributing to the semi natural landscape are :-

- The presence of more than a score of listed buildings
- The Conservation Area of a Special Arts and Crafts Village as homes for those working in the continued management of the land.
- A massive presence of ancient man whose extensive remains in this essentially undisturbed upland are continually being brought to light.
- The existence of a number of areas as SSSI's and internationally significant for the diversity of habitat and presence particularly of upland birds and other wildlife in the extant meadow lands etc.
- Remains of a number of mines from the 18th & 19th centuries etc.

f) Although much of this is protected through other specific legislation the existence of their combined features make the whole greater than the parts which should be noted in the development plan – and celebrated as such.

The above is merely an example of the way in which the recorded characteristics might be demonstrated in respect of each SLA that is indentified.

Developments and other proposals within the areas should reflect their ability to be accommodated without significant damage to, and where possible enhancement of the valued, historic, geological, ecological and cultural characteristics of the Special Landscape Area.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Reviewing all the recommendations made in the above representation, in order to help the Powys LDP sit in more comfortably with a Wales-wide approach. Notably taking into account the following organisations' work in maintaining and enhancing areas of high landscape value.

WG guidance,  
NRW advice,  
Neighbouring counties' provision of SLAs together with their SPGs

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: There is an important issue of policy involved in the omission of a commitment to SLA's (Special Landscape Areas). The view of their strategic importance needs both emphasising, and the reason for their significance discussed.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4349 Cambrian Mountains Society**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

4349.V3 10/07/2015  Summary: Executive Summary - need for a policy on SLAs & SPGs

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts***Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authorities to change its conclusions with regard to the designation of Special Landscape Areas within Powys. However specific sections of the plan have been amended to reflect the significance of the Powys Landscape this includes Objective 13 and the Development Management Policies.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: The Cambrian Mountains Society (CMS) thanks Powys CC for this opportunity to comment on the Deposit LDP. The Society's comments are general in nature and as such fall under reference point @34.1 but throughout the representation links will be made to other parts of the documentation. The Society's major concern with the LDP is that it does not follow local, national or international ideas on sustaining and enhancing areas of high value landscapes. Many of the points the Society address here were presented in its 2014 Deposit Stage Representation but these have evolved over the last year.

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It is well known to PCC that CMS's preferred option for the Cambrian Mountains is to have the area designated as an Area of Outstanding Natural Beauty (AONB). Details of the Society's vision for the Cambrians can be found on its website: [www.cambrian-mountains.co.uk](http://www.cambrian-mountains.co.uk), navigating through the menu to 'AONB campaign.' As such the Society would hope that Powys' LDP has the flexibility to include further protected landscape designations. Although CMS's focus is on the Cambrians it would also point out that other areas of outstanding landscape quality are found in Powys and deserve more recognition. That the Authority is fully aware of such areas is evident from the topography map on page 8 of the Deposit with the Berwyns, Radnor Hills, Epynt, as well as the Cambrian Mountains pinpointed. In CMS's opinion all these areas are worthy of at least Special Landscape Area status (SLA) and the LDP should have in place Special Planning Guidance (SPG) to facilitate their protection. The SPG/SLA combination should help to inform all those concerned of the special qualities of each area and how any planning proposals might enhance not harm the area's special qualities. The Society notes that the LDP does make special mention of the Montgomery Canal as an outstanding feature within the County and that it has attracted both Site of Special Scientific Interest (SSSI) and Special area of Conservation (SAC) designations. Perhaps it too could be included as one of the County's SLA areas, albeit a very linear one.

That a strong landscape policy is an important element of any public administration's remit is clearly expressed by the European Landscape Convention:

'Landscape policy means an expression by the competent public authorities of general principles, strategies and guidelines that permit the taking of specific measures aimed at the protection, management and planning of landscapes'  
European Landscape Convention, Article 1b (2000)

The use of designations such as SLAs for areas of high landscape value have been used extensively in the land use planning system in the UK. Indeed in Edition 3, July 2010 of Planning Policy Wales the Welsh Assembly Government make it a requirement of local authorities to review the need for designation of SLAs. Previous to this, in response to WG's concern for special landscapes, CCW, an NRW legacy body, produced guidance note No. 1- Landmap and Special Landscape Areas – June 2008. Within both of these



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

4349.V3 10/07/2015  Summary: Executive Summary - need for a policy on SLAs & SPGs

Source: Email Type: Objection Mode Written Status Maintained

documents the Geographical Information System (GIS) Landmap is strongly promoted as a formal scientific assessment tool that local authorities are advised to use in preparing SPGs concerning SLAs. Natural Resources Wales (NRW) still clearly see the benefits of SLA status:

'Special Landscape Areas are a non-statutory designation applied by the local authority to define areas of high landscape importance within their administrative boundary. Areas of high landscape importance may be designated for their intrinsic physical, environmental, visual, cultural and historical value in the contemporary landscape.'

NRW (2013 page 3)

It is of little use saying – all our county is of high landscape value, we do not need SLAs. This stance does little to protect the county's most valued countryside. Para 13, page 13, within the Key Issues and Considerations section of the Deposit states; 'The landscape of Powys is extremely diverse and includes upland landscapes and valleys that are scenically and historically important. Development which impacts on the landscape must be carefully managed and appropriately designed particularly in terms of visual impact.' Surely this paragraph alone points toward the implementation of SLAs!

In producing their LDPs neighbouring local authorities such as Carmarthenshire and Ceredigion have designated SLAs with linked SPGs. Carmarthenshire's SPG for Special Landscape Areas discusses the dilemma that whole of the county's landscape may be regarded as of outstanding quality. It moves on to how the authority successfully used Landmap's layering system, particularly focusing on the visual and sensory layer, to delineate a family of SLAs. Use was also made of CCW's Wales Tranquil Areas Map 2009 to help the authority in identifying 19 SLAs three of which are in the Cambrian Mountains. Notably the authority designated Mynydd Mallaen as an SLA to complement its status as an SSSI and Special Protected Area (SPA).

Ceredigion CC, as part of their LDP, has also produced what CMS regard as a very thorough SPG celebrating the Special Landscape Areas within the county. The SPG is clearly laid out including a location map for each SLA and key policy and management issues for that area. Again the authority makes extensive use of Landmap which they state in their LDP, "provides the basis of a consistent Wales-wide approach to landscape assessment." The County now has 13 SLAs two of which recognise the importance of the Cambrian Mountains (SLA12 – Northern Uplands and SLA13 – Southern Uplands).

.....

Nor does the LDP give ecosystem services any attention but in the linked Natural Heritage Topic Paper (Deposit version Paper, Jan 2015) the importance of these services and human well-being are highlighted as follows; 'The aim is to deliver benefits which increase human well-being, while also maintaining and enhancing ecological functions essential to continued delivery of ecosystem services' (page 59, para 7.19). CMS suggest that SLAs would be very appropriate areas for the Authority to put in action such ideas.

....

In conclusion CMS's preferred option for the Cambrians continues to be AONB designation, but it sees the setting-up of a network of SLAs across all three counties covering the Cambrian Mountains as a very positive move in safeguarding this unique landscape at the heart of Wales.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Reviewing all the recommendations made in the above representation, in order to help the Powys LDP sit more comfortably with a Wales-wide approach. Notably taking into account the following organisation' work in maintaining and enhancing areas of high landscape value.

WG guidance,

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4349.V3** 10/07/2015  Summary: Executive Summary - need for a policy on SLAs & SPGs

Source: Email Type: Objection Mode Written Status Maintained

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NRW advice,  
Neighbouring counties' provision of SLAs together with their linked SPGs.

.....

That a policy be included into the LDP for the setting up of Special Landscape Areas (SLAs) together with linked Special Planning Guidance (SPG).

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: The representation concentrates on the provision of SLAs with a linked SPG document and it is this that CMS would like to speak to.

At a hearing session the Society would expand on details of a Cambrian Mountains SLA. For instance we would detail it's;

- boundaries,
- landscape qualities and features,
- key policy and management issues.

Council Response:

0

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**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4765 Flintshire County Council (N W Minerals & Waste PI)**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V1** 22/06/2015  Summary: Executive Summary - General Comments - Minerals and Waste

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Executive Summary of the LDP (p.3) does not make reference to waste policy and therefore the Council does not agree that it requires amendment to reflect changes to national policy. The Waste Topic Paper which supports the LDP will be updated with the latest national policy and guidance.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: General Comments

I would advise wording changes to a number of the policies to ensure they are not overly restrictive and that they do not have unintended consequences.

I would advise the waste section is updated to reflect changes to national policy and the way in which we plan for waste. The terminology is not always correct.

I would advise looking again at the extent of minerals to be safeguarded within the LDP as the current areas are extensive and in my view safeguard mineral which is likely to be of little value.

I would advise reconsidering some of the monitoring targets and indicators.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V8** 22/06/2015  Summary: Onshore oil and gas

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V8** 22/06/2015  Summary: Onshore oil and gas

Source: Email

Type: Comment

Mode Written

Status Maintained

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*Question*

*Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the justification text to make specific reference to onshore oil and gas. See Focused Changes for details.

Council Response:

0

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**Question: 3d. (i) Representation Details**

Representation Texts: Onshore oil and gas

- 1) Very small area along the England/Wales border near Criggion. Blocks on offer but not issued to date.
- 2) Cross border issues?
- 3) PEDL Licences in south

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5197.V1 20/07/2015  Summary: Omission in the LDP - control of pollution caused by agriculture and nutrient runoff

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: The Council agree to make amendments to the supporting text to address this issue, whilst it is planned that further work will be done through Supplementary Planning Guidance where NRW's input will be welcomed.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: (Contained in Cover Letter from Martin Cox, Head of Operations - Mid Wales, dated 16 July 2015)

Thank you for re-consulting Natural Resources Wales on the Deposit Draft of the Powys Local Development Plan (LDP). We have some comments and suggestions which are set out as follows and in Annex 1 of our response.

We note the Section 2.4 Key Issues and Considerations for the LDP and the statement under point 18 which states that the LDP must protect air, water and land resources and quality and prevent inappropriate development; it continues to state that the plan should ensure Special Areas of Conservation (SACs) do not suffer from increased levels of nitrogen deposition as a result of development in Powys. We welcome and support these statements. We also consider that the policies set out in DM1 and DM2 provide the mechanisms to generally ensure these environmental considerations are addressed through the plan.

However, as we highlighted during our discussions in September 2012 in response to the Pollution and Flooding Topic Paper (dated 34 September 2012), and where we advised you under your heading of Emerging Issues that "The main sources of pollution that enter into watercourses in Powys are generated through agriculture and nutrient runoff. This issue is set to increase due to the agricultural practices and trends that the county are experiencing in terms of large scale intensive farming. The LDP needs to recognise this."

This trend has continued in Powys, especially areas within the Wye catchment. We would therefore welcome urgent discussions with you to identify a plan policy to ensure development is directed away from the areas which are experiencing increased nitrogen levels to air and water. As drafted, we consider the lack of such a policy to be a serious omission from the LDP and we would forward to discussing this further with you.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Discuss, identify, and include a new policy to address this - to ensure development is directed away from the areas which are experiencing increased nitrogen levels to air and water.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6152 Watson, Mr John**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6152.V1 19/07/2015  Summary: Written Statement - Review the plan town by town to check whether or not it makes sense at a local level. (Knighton)

Source: Email Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions with regard to the growth strategy for Knighton. The Council considers that the proposed settlement hierarchy is sound, based on a robust methodology with levels of growth and site allocations supported by a wide range of supporting evidence including access to services. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability. 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. Please note that some housing figures have been revised since the Deposit Plan as a result of updating work on planning permissions and further evidence gathering regarding the deliverability of sites - refer to the Focussed Changes document for detail.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: The written statement is the result of condensing analysis and research set out in over 100 documents. These have used a vast array of published and derived statistics to support the plan for Powys as a whole but there has been no "reality check" to ensure that it makes sense at local level. If it can be shown to be inadequate in one locality, then only by coincidental offsetting errors in other localities can it be adequate at County level. I shall therefore undertake a reality check using the town of Knighton as an example.

Knighton had a population of 3007 in the 2011 census which is slightly down on its population of 3043 in the 2001 census. There is little evidence of any recent population increase. One of the main reasons for this is the closure of its largest employers: the tyre factory, the clothing factory and most recently Benson Heating. Public transport is very limited and it is simply not practical to use the limited rail and bus services to travel to work outside the town; living in Knighton but working elsewhere requires you to have a car. If you have not got a car to travel to work and with few new jobs in town, then you have to move elsewhere; thus the reduction in population. It is therefore surprising to see the Powys Local Development Plan set out a need for 133 new houses in Knighton (sites P24 HC1, HAI, HA2, and HA3, see page 77), given the town's reduced number of large employers and the low proportion of the house numbers planned for Knighton in the Powys Unitary Development Plan which have actually been completed.

It is notable that Knighton is not included in a Local Growth Zone (see paragraph 3.3.8 on page 21) and has no employment site allocations (see Table EI on page 48). It has been downgraded from an Area to a District Retail Centre in the retail hierarchy (see page 61) despite having a catchment area, accessibility and retail and service provision comparable with Llandrindod Wells, an AreaRetail Centre. Although Knighton is the town in Powys with the greatest need for new retail floorspace, (see Table 4.1 Powys Retail Study Addendum 2015, Nathaniel Litchfield & Partners), Powys County Council proposes that this should be allocated to Presteigne (see paragraph 7.2.3 Powys Local Development Plan Topic Paper, Economy — Town Centres & Retail Development). Together these mean that Powys County Council has given no regard to promoting employment in Knighton. With no regard for promoting employment in Knighton, how is this consistent with the need for 133 new houses?

Of course we know from paragraphs 3.4.22 to 3.4.24 on page 27 that house numbers have been allocated to towns on a pro rata basis with existing household numbers. To use this method of allocation while ignoring local employment issues is simply poor practice and means that the plan as a whole is an illusion!

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6152.V1** 19/07/2015  Summary: Written Statement - Review the plan town by town to check whether or not it makes sense at a local level. (Knighton)

Source: Email

Type: Objection

Mode Written

Status Maintained

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Additional Supporting Information

A) Email from the County Councillor for Knighton completely endorsing the above Representation

Council Response:

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Review the plan town by town to check whether or not it makes sense at a local level. This requires active engagement by Council Officers with focus groups of local people who know about their town explaining what the plan means to them and seeking their views. You are not going to get this from a formal public consultation like this or from Town and Community Councils which in general do not have the resources or skills to look through and understand the Written Statement, let alone its supporting documents.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6192 Gardiner, Mr Ben**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6192.V1 17/07/2015  Summary: Creating sustainable regeneration for Montgomeryshire

Source: Email

Type: Comment

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question* *Representation Texts***Question: Council Response**

Representation Texts: The Representer's comments are noted, however whereby the LDP does include policies to protect the County's natural assets (such as landscape) and to enable tourist developments much of this representation falls outside the scope of the LDP.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: The Welsh Assembly Government Guidelines run to 12 chapters in regard to future local development plans across Wales. Powys County Council deals in detail with only Chapter 9 Housing. Powys County Council are expanding policies from the Unitary Development Plan 2010 which fail to take in to consideration the current Welsh Assembly Government's Guidelines July 2014 in regard to housing. Chapter 11 of the Guidelines from WAG focuses on Tourism, Sport and Recreation. Montgomeryshire has huge potential in these areas but the current draft Local Development Plan fails to acknowledge this or make suggestions for development. Tourism is supported by the Welsh Assembly Government guidelines provided it is made to 'grow in a sustainable way and to make an increasing contribution to the economic, social and environmental well-being of Wales'. (Chapter 11 Planning Policy Wales 2014).

## Montgomeryshire

The landscape in Montgomeryshire is extremely varied and extends across a huge swathe of Wales from Llanymynech on the English border to within a few miles of the west coast near Machynlleth. The range of landscape and terrain makes it one of the most interesting but under developed areas in the UK with a population density of <0.1people/acre. The area extends to over 483 thousand acres with numerous foot paths and areas of open access. Its proximity to the West Midlands and the good communication links at its border to England makes Montgomeryshire favourably placed for developing sustainable tourism. Shropshire has been developing tourism in the West of the county and there are plans to extend the M54 to Shrewsbury, improving communications to Montgomeryshire.

## Area of Outstanding Natural Beauty. (AONB)

There has been for some time a call to protect Montgomeryshire with the AONB status. There is considerable evidence to suggest that far from being an impediment to development, gaining such a status increases foot-fall and gives a boost to local sustainable tourism. In June 2014 in a Plenary Debate at the National Assembly for Wales the issue of areas of outstanding natural beauty were discussed. ...'they are also a national asset that we must utilise not only to lever additional benefits to our citizens, but to deliver a range of key policy objectives.'

## Footpaths/Rights of Way

In 2007 DEFRA published a research document 'The Social and Economic Benefits of Public Rights of Way'. It is clear from their publication that the benefits of a well maintained network of public rights of way increases well being, health and prosperity to the surrounding communities. Many of the footpaths and rights of way in Montgomeryshire are neglected



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6192.V1 17/07/2015  Summary: Creating sustainable regeneration for Montgomeryshire

Source: Email

Type: Comment

Mode Written

Status Maintained

and the signage is poor or absent. People rarely have the self confidence to navigate from maps and barbed wire is a frequent impediment to an otherwise enjoyable walk. It is evident that where facilities exist the footpaths/rights of way will be used, ie Llanymynech Heritage Area, Pont Llogel, Dyfnant Forest.

Experience has shown that most land owners are not adverse to public access to their land provided that due care and consideration are shown. Below is a list of areas that could be developed with advantage to the local economy and well being of residents of Montgomeryshire:

- Long distance paths/routes
- Cross Wales walks
- Short circular walks
- Cycle tracks including forest tracks and use of disused railway tracks
- Forestry ways - when felling applications are applied for access ways could be created as through ways or circular ways rather than 'dead ends'.
- Parking provision for access to footpaths and rights of way, 2/3 bay parking at intersection with roads
- Special interest walks
- Hill fort walk
- Guided walks
- Humping (climbing of hills over 1000 ft)
- Art and sculpture trails
- Links and consultation with special interest groups such as Ramblers, RNIB, CTC, Fieldfare Trust, BTCV
- Publications, maps, books and internet sites, geocache
- Montgomery canal

Llanfyllin Gateway to the Berwyns and Vyrnwy:

Llanfyllin is situated at the end of the A490 with routes that lead on to Lake Vyrnwy and Bala across the uplands of the Berwyns. The route to Bala across the moor lands has been featured on many occasions in the media for its beauty and remoteness.

At present few visitors stop in Llanfyllin so there are little benefits for the local economy from being on the edge of such outstanding countryside. It would benefit the town greatly to become the 'Gateway' to the Berwyns and Vyrnwy.

It is important that this is not in name only but would entail an information centre, cycle hire, mapping, guided walks, accommodation information, development and good signage of local walks and economic support for new businesses supporting tourism.

There is a disused railway track that connected Llanfyllin with Llanantfraid and Oswestry. It would be a great boost to the area to redevelop this as a cycle/walk way. The disused railway between Dolgellau and the coast has been developed in this way and draws a large number of diverse cyclists and walkers to that area. Shropshire is developing cycle ways and developing West Shropshire as a tourist destination and it would be advantageous to Montgomeryshire to link in to these developments. There is no doubt that inward development in the infrastructure of tourists is needed in the North of the county.

Growth through demand:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6192.V1** 17/07/2015  Summary: Creating sustainable regeneration for Montgomeryshire

Source: Email Type: Comment Mode Written Status Maintained

This document is intended as a roadmap to creating sustainable regeneration for Montgomeryshire. If there are jobs and employment in the area enabling young people to stay after school then there will be a growth of the settlements through local demand not dogma. Montgomeryshire has huge potential and natural advantages. It requires vision and leadership to realise the benefits.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6192.V2** 17/07/2015  Summary: Observations relating to the LDP (regulations and guidance) - Llanfyllin

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Representor lists a number of topics which can be addressed as follows: Greenfield over Brownfield - Powys has very little viable brownfield sites that are suitable for housing, therefore in order to meet housing need greenfield sites need to be developed. Avoid large housing areas - The LDP Strategy is to use a Sustainable Settlement Hierarchy this involves directing development to areas that have access to services (towns and large villages), this also happens to be where previous housing developments have taken place. Access to employment - It is recognised that not every allocation is near employment provision but by being near a range of services, public transport and main roads residents will be able to access opportunities available. Reduce - carbon emissions - situating development in Towns such as Llanfyllin within walking distance of a range of services and Public Transport Links reduces carbon emissions compared to building in unsustainable locations in open countryside. Barrier free housing developments - the site in Llanfyllin is next has a pavement giving pedestrian access to the rest of the town. It is on the outskirts of Llanfyllin but there are no deliverable constraint free sites left that are closer to the Town Centre. Can develop evidence based housing - the need for housing has been determined at the Powys level and then distributed to the most sustainable locations within the County. Failure to work with housing authorities - All of the housing authorities are consultees on the plan in addition Powys has worked with the Authorities when compiling evidence in the housing topic paper and the Local Housing Market Assessment. LDP failed to work with the Community - again all the Community Councils are consultees receiving copies of the plan, however there has been a certain amount of Member involvement (local County Councillors) and various times when Town and Community Councils have been asked for their opinions on local needs and issues and candidate sites. No evidence that sustainability has been considered - the LDP strategy is based on a sustainable settlement hierarchy, all sites and policies have been subject to a Sustainability Appraisal and Strategic Environmental Assessment.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Powys Local Development Plan (LDP) Draft 2014

1.3 The LDP has been prepared in stages in accordance with all relevant legislation, regulations and guidance. (Deposit Draft, July 2014 )

by: Representation No

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Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6192.V2		17/07/2015	<input type="checkbox"/>			Summary: Observations relating to the LDP (regulations and guidance) - Llanfyllin
Source: Email				Type: Comment		Mode Written
						Status Maintained

The following paragraphs examine this statement and look at a selection of the regulations and guidance that Powys County Council assert that they have followed.

Planning Inspectorate

This is the Executive Agency in the Department for Communities and Local Government and the National Assembly for Wales

Local consultation

The Planning Inspectorate state in their guide to examining plan documents that it ' should have fully involved everyone who has an interest in the document. And they should have had the chance to comment.' The following points show that the consultation of the Powys County Council have failed to follow this, the first of the Planning Inspectorates requirements.

1. Insufficient consultation time. The period allotted for reposes 28 July to 8 September 2014 is too short for a considered response ( the main document is over 110 pages long).
2. Insufficient time for viewing. All public viewings occurred between 28 July and 7 August for 6 hours on each of only seven occasions in different locations across Powys. There is no permanent display of this material. No material was available for interested parties to take away and peruse.
3. The officers expected that the public would access the internet and navigate their way through an impenetrable list of files. Social research has shown that the public do not have universal access to the internet so there needed to be other ways of accessing the information.
4. Inadequate publicity. County Times ran an article on the inside pages on the 11 July. There was no notice outside the Llanfyllin Institute (6/8/14) and the officers in attendance seemed surprised when advised that this would have been a good idea.
5. No notices of the LDP were sent to any households adjacent to the proposed development site in Llanfyllin or presumably any other intended sites in Powys.
6. No notices were sent to any parties who had objected to planning permission being sought on the land now covered by the LDP.
7. Auspicious timing. It is a well known device to seek consultation or permission during the summer months for contentious projects as many people are away on holiday and their normal work patterns are disrupted. It is important that extra time is allocated for consultation during this period to ensure that everyone has access to the consultation.
8. Llanfyllin Town Council were informed that a LDC consultation was to take place but received no information as to its content or impact on the town of Llanfyllin.
9. There is no evidence that Mid Wales Housing Association or Grwp Cynefin who manage affordable housing in mid Wales were consulted.

That the Council has failed in its obligations within the first paragraph of the planning Inspectorate guide lines does not bode well for the rest of the requirements. Whether the LDP is "sound, shown good judgment and able to be trusted" we will examine in detail.

The Welsh Assembly Government also has guidelines and expectations regarding planning and development.

Welsh Government Planning policy Wales  
Chapter 9 Housing

9.1.1 Previously developed land ... over green field sites. All the proposed sites in Llanfyllin are green field sites.

...promoting community regeneration.. It is difficult to see how a large, solid block of new housing on the edge of the town will achieve this end. There seems to be no justification

by: Representation No

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Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6192.V2		17/07/2015	<input type="checkbox"/>			Summary: Observations relating to the LDP (regulations and guidance) - Llanfyllin
Source: Email				Type: Comment		Mode Written
						Status Maintained

or evidence for believing that this will be the case.

Social research has shown that it is exactly this sort of development which stresses communities and can lead to conflict and loss of cohesion ie. Westbury, Shropshire, Rhyl North Wales.

9.1.2 ...avoid large housing areas...

The current LDP is an extended and expanded UDP adopted 2010. This was outmoded thinking four years ago and the expansion of this policy indicates a complete lack of application, vision and fresh thought in regard to the Welsh Assembly's guidelines and current urban planning awareness.

...good access to employment ..

Llanfyllin has a weak and vulnerable economy. It only has two employers of any size and one of these is relocating within the next year. To survive as a vibrant town the economy needs to have a range of employment opportunities and to encourage small businesses, start ups and diversification. The current Powys LDP does not address any of these issues.

...reducing the carbon emissions generated by maximising energy efficiency and minimising the use of energy from fossil fuel sources ...

The current proposal, sites most of the new housing on a north facing slope. This does not enable the properties to take advantage of passive solar gain and will lead to the majority of the windows facing north which have an adverse impact on energy consumption. This is of greatest import when considering social and affordable housing to avoid fuel poverty. PowysCounty Council do not seem to have grasp the basic principles of sustainable development.

...barrier free' housing developments ... ie services and facilities available to all regardless of disability or age.

The proposed large development site has its entrance at the point furthest from the town. This will considerably add to peoples' travel time and since the route is uphill will encourage the majority of the new residents to use cars. The site has a considerable gradient which is not conducive to supporting mobility of those with disability. The proposal will lead to an extended ribbon development outside the town which will not be conducive to social integration and sense of community.

9.1.4...can develop evidence-based market ..

Current research indicates that there is only limited demand for housing in Llanfyllin with the waiting list for social housing being majorly for bungalows for the elderly. Where the predicted need for 171 houses over the next 10 years comes from is uncertain?

9.2.1 In planning the provision for new housing, local planning authorities must work in collaboration with housing authorities, registered social landlords, house builders, developers, land owners and the community ...

Powys County Council have failed to work with the above housing authorities and the community. The sole contact that has been made appears to have been the land owners who have previously expressed a desire to develop their land for building.

9.2.3 Local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing...

...economic development and related job opportunities are not unreasonably constrained.

Whilst the land that has been selected for development would be available theproceeding points make it clear that it is far from desirable and that it was pursued as it was the easy option. The residents of north Powys deserve a considered and holistic approach to future development not a 'knee jerk', ill considered 'quick fix'.

9.2.4 Local planning authorities, in partnership with the community balancing social, economic and environmental needs.

The current LDP fails to work with the community, fails to balance social and economic needs and certainly does not consider environmental factors. Llanfyllin has great potential as a hub for sustainable tourism as at present is a very attractive town, sited on the edge of an area of outstanding natural beauty, even though there is no official designation of such.

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6192.V2** 17/07/2015  Summary: Observations relating to the LDP (regulations and guidance) - Llanfyllin

Source: Email

Type: Comment

Mode Written

Status Maintained

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9.2.5 ..sustainability appraisal and should be fully justified.

There is no evidence to indicate that sustainability has been considered at all. If Llanfyllin is to have additional housing then there must be balanced development with employment, services and amenity along side.

This document looks purely at Chapter 9 of the Local Development Plan in Llanfyllin. Chapter 9 has been highlighted as this appears to be the only area in which substantive and concrete proposals are espoused. Of the other 12 chapters set out by the Welsh Assembly Government in their Planning Policy Wales Edition 7, Powys County Council has paid lip service with good intentions but a complete absence of fresh vision for a sustainable future.

Although this document has focussed on Llanfyllin there can be little doubt that the lack of care, foresight, application or professionalism would be evident in regard to the other targeted settlements. Powys County Council has a track record of ill considered proposals such as the amalgamation/closure of several thriving senior schools in North Powys. There seems to be no understanding of the hundreds if not thousands of hours that are spent addressing these debacles. The externalising of costs and expertise in this way is not acceptable and in a right and just world the Council would be charged for the time the Council's incompetence wastes.

Cc Carl Sargeant, Minister for Housing and Regeneration, WAG  
Planning Inspectorate Wales

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery**

Agent: **CPRW Brecon & Radnor**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6235.V1 20/07/2015  Summary: Executive Summary - general issues with LDP as a whole

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: This representation is addressed through a series of more detailed representations attached to representor 6235. These include the following responses regarding policies DM1 and DM2, and the Annual Monitoring Framework as outlined in this representation:

Following the representations received the DM1 and DM2 policies have been split into a series of topic based policies. This includes a revised policy on 'Landscape' which has been drafted to accommodate some of CPRW's recommendations. It is accepted that landscape is not included within the 'Annual Monitoring Framework' but national guidance states that "it is not realistic or necessary for all policies to be monitored". However the SEA that has been produced in conjunction with the plan does contain monitoring targets for landscape.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: A joint submission for the Powys County Council 2015 Draft Deposit Local Development Plan.

Montgomery and Brecon & Radnor Branches  
Campaign for the Protection of Rural Wales  
Previous Responder No. 6193

Written by: Christine Hugh-Jones, Jill Kibble, Eva Moore, Peter Seaman, Wendy Toomey, Margaret Tregear  
Address for correspondence: Peter Seaman MBE. peter.seaman@btinternet.com  
Brynhyfryd, Scethrog, Brecon, LD3 7EQ

1. The Campaign for the Protection of Rural Wales (CPRW), established in 1928, is Wales' foremost countryside charity. Through its work as an environmental watchdog it aims to secure the protection and improvement of the rural landscape, environment and the well being of those living in the rural areas of Wales – aims which we are sure that Powys County Council also shares.
2. This report is prepared by Committee Members of the Montgomery and Brecon & Radnor Branches of CPRW which represent all of Powys.
3. CPRW would like to acknowledge the hard work in research, consultation and drafting that goes into preparing a report of this nature. We welcome the opportunity to comment and we hope that we may contribute to development of the issues we have highlighted through future dialogue with Powys County Council.
4. In our comments, our principle concerns have been with the topics of Biodiversity, Landscape, Renewable Energy, Historic Environment and Tourism. Obviously these topics are inextricably interrelated and spread throughout the LDP. We fully understand the immensity of your task in analysing responses and we have rigorously followed the

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V1 20/07/2015  Summary: Executive Summary - general issues with LDP as a whole

Source: Email

Type: Objection

Mode Written

Status Maintained

Reference Number system. This has resulted in a lot of forms and 2 documents which could not be inserted into the response format. We list these below and would be grateful if you could check our list and acknowledge receipt of all items on the list.

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

6. In this general introduction to our response, we would like to mention some salient general issues which it would be too laborious to repeat under multiple references:

- CPRW is concerned that the structure chosen of screening first by DM1, and then by DM2 for site specifics, has led to less clear policy. There is some overlap between DM1 and DM2 and often protections have been weakened by absence of dedicated policies.
- We have also found many instances of listing of specific items where other items which should be included are missed out and where an introductory comprehensive description, in clear unambiguous words, of what is to be protected or enhanced would strengthen policies and guidance.
- We have found that the monitoring framework fails entirely to address the majority of the issues we are most concerned about and, for many topics, we do not anticipate effective action.
- We question whether PCC has sufficient professional resources to monitor and implement many aspects of policy and we regret that the problem is sometimes exacerbated by the lack of basic data-bases.
- Uncertainty over NRW's role, particularly NRW's conflicting functions in both developing natural resources and protecting them is a serious concern and CPRW is particularly aware that NRW is devolving more and more biodiversity and landscape screening to LPAs. We fear that an expanding 'black hole' is appearing where neither side fully addresses the responsibility.
- Some very important biodiversity issues are ignored by the LDP: examples are intensive agriculture developments and full regard to river catchments.
- CPRW would welcome opportunities for the Council to liaise with the public and improve joint working with local Conservation Groups, including wild-life trusts.
- We cannot agree that the SEA and HRA documents have been fully successful in underpinning the LDP and demonstrating its compatibility with their aims.
- Finally, we regret that there is no evidence of a will to extend protection to new natural assets (for example habitat areas, new rights of way etc.) to compensate for losses.

7. Earlier this year, CPRW produced a Manifesto in response to the 2014 Draft Deposit LDP. We note that there have been a few changes in line with our comments but, by and large, our concerns remain the same. We enclose a copy of this document in support of our current response.

8. List of documents submitted by CPRW in response to the 2015 Draft Deposit Local Development Plan

DDLDP Various Topics

@34.1 Executive summary (1 of 31)

@34.3 LDP Context (2 of 31)

@ 34.5 Vision of Powys (3 of 31)

@34.7 Objective 8 (Growth Zones) (6 of 31)

@34.12 Employment Land Growth (9 of 31)

@34.13 Retail Growth (10 of 31)

@34.26 Policy DM1 Various (15 of 31)

@34.26Water Quality (16 of 31)

@34.32 Policy L1 (18 of 31)

@34.44 Policy T1 (19 of 31)

@34.68 Policy H12 (20 of 31)

@ 34.83 Tourism policies (21 of 31)

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V1** 20/07/2015  Summary: Executive Summary - general issues with LDP as a whole

Source: Email Type: Objection Mode Written Status Maintained

- 
- @34.87 Policy TD3 Montgomery Canal (22 of 31)
  - @34.105 Biodiversity, Landscape & Renewable energy SPGs (25 of 31)
  - @34.106 Monitoring Framework except Water (26 of 31)
  - @34.106 Water quality Monitoring (28 of 31)
  
  - Landscape
    - 1.@ 34.9 Objective 13 (7 of 31)
    - 2. @34.23 Open Countryside Paragraph 3.4.21 (11 of 31)
    - 3. @34.26 Policy DM1 Landscape (13 of 31)
    - 4. @34.105 SPG Landscape (see above 25 of 31)
    - 5. @34.1 LDP ELC checklist (Excel) (14 of 31)
  
  - Renewable Energy
    - 1. @ Ref 34.6 Objective 5 (5 of 31)
    - 2. @ Ref 34.91 Policy RE1 (23 of 31)
    - 3. @34.92 Paragraph 4.10.10 (24 of 31)
    - 4. @34.105 SPG Renewable Energy (see above 25 of 31)
  
  - Biodiversity
    - 1.@ 34.6 Objective 4 Climate change & Flooding (various) (4 of 31)
    - 2. @34.10 Objective 14 (8 of 31)
    - 3. @34.26 DM1 and DM1 (9) (12 of 31)
    - 4. @34.28 Policy DM2 and DM2 (3) (17 of 31)
    - 5. @34.105 SPG Biodiversity (see above 25 of 31)
  
  - SEA Environmental Report
    - @ 36.1 SEA TOPIC BIODIVERSITY (overlap with LDP Appx 3) (29 of 31)
  
  - HRA
    - @38.1 HRA (30 of 31)
  
  - Monitoring Framework Tables (27 of 31)
    - 1. AMR topics matched to LDP Objectives
    - 2. A table of AMR topics with CPRW comments on indicators and action
  
  - CPRW Manifesto response to 2014 DDLDP (31 of 31)
  
  - Peter Seaman MBE  
Chair: Brecon and Radnor Branch of CPRW

Council Response:

08/12/2015

0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
6235.V1		20/07/2015	<input type="checkbox"/>			Summary: Executive Summary - general issues with LDP as a whole

Source: Email	Type: Objection	Mode: Written	Status: Maintained
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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Please see out attachments relating to individual issues listed above.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: As per individual responses.

See also point 5 of the Representation:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
6235.V27		20/07/2015	<input type="checkbox"/>			Summary: Executive Summary - SEA Topic Biodiversity

Source: Email	Type: Objection	Mode: Written	Status: Maintained
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Document: Draft Deposit Written Statement 2015, p.46

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question*                      *Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: What the Report says

ER 4.1 says sufficient knowledge of existing base line conditions is essential to assessing significant effects of LDP. Potential adverse impacts of planning decisions are recognised: 'fragmentation of habitats is a common problem leading to the isolation of species within tiny areas and increasing the chances of them becoming extinct'. However, no data are presented about decline between 2002 and 2015, which we may presume is severe.

ER Tables 5.3 and 4.1 show that the SEA objectives 1 & 2 are limited to statutory and non-statutory designated sites, NERC s42 lists of habitats and species and the selection of these in the Powys LBAP - of which over half the habitats and 1 in 7 of the species (31) were already threatened in 2002.

ER 4.1 Baseline Data identify current trends and some indicators that could be used for monitoring.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**6235.V27** 20/07/2015  Summary: Executive Summary - SEA Topic Biodiversity

Source: Email Type: Objection Mode Written Status Maintained

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ER 7 NB. This section is much expanded from DDLDP 2014. It finds minor, non-significant negative effects of policies on biodiversity because Policies H1 E1 E3 (allocated sites), TD3 (Montgomery Canal) and M1 (minerals) are mitigated by DM1 and further unspecified 'recommended' mitigation.

Appendix 4 sets out the sources of information to be used for monitoring in better detail with a 5 yearly monitoring frequency.

What is wrong

- PPW 5.4.5 bullet points say development plans should include active measures for conservation and enhancement of landscape and biodiversity, including sites outside designated areas, open spaces, amenity, and also promote planting of trees, and measures to secure carbon sinks (increased vegetation cover).  
The base line data only relate to some of these requirements and the LDP does not address them all.

- RE1 (renewable energy) should have been included on the negative side and DM2.3 (site-specifics) on the mitigation side.

- ER7 statements about non-significant effects are not supported by planning experience. DMI says development must not 'compromise or unacceptably adversely affect' a list of things. This phrasing is weak and open to interpretation in any particular instance. A series of adverse affects, judged 'acceptable' can result in overall decline in biodiversity targets. DM2.3 requires a development to 'protect, positively manage and wherever possible enhance', to produce net biodiversity gain. Experience shows this is not considered for the majority of projects approved under delegated powers or by committee, and, where it is, there is no guidance or procedure to assess 'net gain'.

- The "task" in Appendix 4 is merely to review the information in order to identify change. There is no account of what degree of change is desirable or unacceptable and no evidence of a will to take effective action to remedy negative trends or secure positive ones. The outcome will be time-consuming box-ticking reviews whose conclusions are NOT translated into planning decisions via strong policies.

- Note that there are NO AMRs in the LDP Written Statement Appendix 3. This means that biodiversity, which generally recognised to be suffering unprecedented progressive decline is only monitored every 5 years with the first round expected in 2021 or 2, twenty years after the BAP habitat & s42 lists were created.

- Note also there are NO triggers or actions in the LDP related to Policy impact on biodiversity with the aim of halting or reversing negative trends through Planning Policy. 5 yearly biodiversity monitoring will presumably be the responsibility of NRW rather than PCC and since PCC is also short of qualified Ecological expertise PCC will be not be sufficiently involved in conserving and enhancing biodiversity and there will be no check to the creeping cumulative deterioration

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Suggested changes  
The SEA and LDP should be properly integrated to make sure development is required to provide a net gain for biodiversity through appropriate refusals and adequate mitigation/compensations schemes and that the LDP demonstrates a will to address the disturbing trends in Powys biodiversity.

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V27** 20/07/2015  Summary: Executive Summary - SEA Topic Biodiversity

Source: Email

Type: Objection

Mode Written

Status Maintained

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See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6289 Glanrhyd Residents**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6289.V3 16/07/2015  Summary: Executive Summary - Objection to Consultation process

Source: Post or in person Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted however, no changes are considered necessary to ensure that the plan is sound. Note the plan was promoted and advertised in accordance with the LDP Delivery Agreement and the LDP regulations. The responsibility for promoting and publicing candidate sites rests with the proposer of the candidate site rather than the planning authority. Candidate sites have been in the public relm since 2011.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: We believe that inadequate measures were taken to bring the proposal and consultation period dates to the attention of the Glanrhyd residents and wish to complain about these procedural defects and omissions. Whilst we accept that there is no obligation to contact affected residents individually, nevertheless the lack of notices in the local press (The Brecon and Radnor Express newspaper is not distributed locally), the non-availability at the stated venues of a supply of forms for residents to use to submit their comments, and the obtuse and totally incomprehensible procedure for commenting via the council website have all contributed to the disservice to taxpayers. The consultation period is resultantly shorter than envisaged and has therefore compromised our valid interests. This is not only contrary to natural justice but may also contravene the Council's own policy on this issue.

Am also appalled to hear that the five plan for seeking new sites began in 2011 and has only come to our attention a month ago, with objections needing to be in by 20th July. It makes us wonder if things have been deliberately kept quiet

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I would welcome the opportunity to elaborate upon my own and residents observations, and ask a range of questions based on the same.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6302 Neilson, Mr John**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6302.V1** 20/07/2015  Summary: Omission of a policy on agriculture / intensive livestock units

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: I am surprised that the Plan contains virtually no reference to agriculture, either in terms of support for appropriate agricultural development, or prevention of inappropriate development. My particular concern is with the latter, and I have a specific point to make with reference to large intensive livestock units. These can have a very considerable impact on the environment and landscape, and constitute a significant current trend in rural development. Since there appears to be no section of the Plan relating to this I am making my point here.  
The previous UDP had a separate policy (EC10) which related specifically to intensive livestock units, however there was no definition of these, leaving planning officers with little guidance in interpreting whether a development was or was not an 'intensive livestock unit'. I suggest that the new Plan should deal with the question of intensive livestock unit development (considering such schemes, as the UDP did, as a kind of industrial development, and requiring proper assessment of their environmental impact) and should include definitions of large intensive livestock units in the various sectors (poultry, dairy etc).

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts:

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6303 Lewis, Mr Kevin**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6303.V1 18/07/2015  Summary: Broadband in rural areas

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions.  
The LDP recognises the importance of utility service improvements including telecommunication developments which can bring much needed access to broadband coverage vital to the sustainability of rural communities and economies. The plan also includes polices that would support appropriately located telecommunications development and opportunities for employment proposals in rural settlements.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The plan makes very little (none?) reference to the opportunities afforded by the introduction of faster internet (fibre broadband) coming to rural areas. This will have a profound effect on the way we work, travel, shop, access services and where we live. Already in Powys there are people who work from home having moved to the area for the quality of life. The plan dismisses rural settlements from growth areas when in reality skilled workers from other regions are taking the opportunity to move to rural areas bringing with them disposable income that will boost local economies.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Change policies on development to recognise and encourage the opportunities afforded by better, faster connectivity to the internet.

Council Response: 0

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6303.V6 18/07/2015  Summary: Executive Summary - plan lacks the flexibilty to deal with the next 10 years

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6303.V6** 18/07/2015  Summary: Executive Summary - plan lacks the flexibility to deal with the next 10 years

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: The comments are noted. The Council disagrees that the Plan lacks flexibility to deal with the next 10 years. The LDP is a land-use plan based on robust evidence. The LDP monitoring and review process will be used to ensure that Plan is kept up to date and is meeting its overall aims and objectives. No changes to the Plan are considered necessary in response to this representation. Please note however, that the Deposit Plan is now subject to a number of proposed Focussed Changes - see the separate Focussed Changes document for detail.

Council Response:

0

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**Question: 3d. (i) Representation Details**

Representation Texts: Having read the LDP and the Exeuctive Summary the LDP lacks boldness and flexibility. Changes in economics, technology and social need are rapid and this plan lacks the flexibility to deal with the next 10 years. The LDP seems to dwell in the past and is resistant to change.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The plan needs to have greater flexibility to meet the rapid changes that modern society needs. Its a 2D policy in a 3D world.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6360 Knighton & District Tourism Group**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6360.V1//TD1 18/07/2015  Summary: Tourism - Comments on Supporting Evidence

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.65

Policy: TD1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted and the Council agrees to amend the text. The evidence base supporting the LDP refers to other tourism assets besides the Montgomery Canal and appropriate consideration will be given to them. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The supporting evidence for the Tourism policies creates a misleading picture

Re Tourism Topic Paper Paras:4.2.4, 4.2.5, 4.4.1, 4.4.2. and Fig.1

1) The report creates a misleading picture of the importance of day visits to Powys: it is clear from para 4.2.4 that the picture is mixed, with Radnorshire only attracts 16% and generalisations should be avoided. More importantly, Fig 1 fails to mention Offa's Dyke National Trail which attracts a large number of tourists and for which figures are available.

2) This failure to mention the Offa's Dyke and Glyndwr's Way National Trails as major tourist attractions (either existing as for Offa's Dyke and potential as for Glyndwr's Way) is replicated at the paragraph numbers referenced above. This is particularly hard to understand given the importance of walking to the tourism sector in Powys.

3) In contrast, there is an overblown fixation with the Montgomery Canal, no doubt flowing from a meeting held. Whilst we do not object to some support being voiced for work relating to the canal, it forms a disproportionate element of the paper and thus also of the proposed policy headings. Support which appears to be based upon optimistic and wishful thinking rather than any hard evidence being evinced for the quoted benefits.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We would prefer to see a more balanced paper which recognises more specifically the importance of the National Trails, and of walking and cycling as key strategic sub-sectors worthy of specific support in the policy objectives/documents.

Council Response: 0



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6360.V4 18/07/2015  Summary: Retailing and Town Centres - Comments on Supporting Evidence

Source: Email

Type: Comment

Mode Written

Status Maintained

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Document:Draft Deposit Written Statement 2015, p.3

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

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*Question*                      *Representation Texts*

**Question:**                      **Council Response**

Representation Texts:      These comments are noted. However, the Council is reliant on evidence provided during the plan preparation process and the externally sourced retail needs assessment identified need across the County. Presteigne and Knighton are afforded the same status in the retail hierarchy so one centre is not favoured over the other. Therefore no changes are considered necessary to ensure that the Plan is sound.

Council Response:

0

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**Question: 3d. (i)**      **Representation Details**

Representation Texts:      The supporting evidence for the Retail policies are flawed and assessments fatuous.

Re: Powys Retail Study Addendum 2015 and Topic Paper: Economy - Town Centres & Retail Development

Addndum Paras: 4.14, 4.18, 4.24, 5.5 and  
Topic Paper Para: 7.2.3

This Representation cross references with RefPoint 34.74

The above references contain some totally fatuous assessments and conclusions relating to Presteigne and Knighton. These are based on the existence of a large foodstore in Knighton and the absence of one in Presteigne, thus Knighton is seen as gaining expenditure which is 'leaking' from Presteigne.

The fact is that this is just one retail sector out of many and there is effectively only sufficient demand for one large foodstore in a rural area with a low population and that happens to be in Knighton. The argument that this is solely responsible for drawing money out of Presteigne is laughable and has no relevance in today's society. There is no analysis of the amount of expenditure drawn away to the larger centres of Leominster and Ludlow with their chain supermarkets and discount retailers; nor is there any recognition of the volume of expenditure in both Presteigne and Knighton which is targeted at on-line food shopping (or indeed any on-line shopping).

There is therefore no case for favouring Presteigne above Knighton in terms of favouring new retail developments. The fact is that they are both small market towns which are in need of economic support through successful retail developments and neither should be advantaged or disadvantaged over the other.

Council Response:

0

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**Question: 3d. (ii)**      **Desired changes to Document**

Representation Texts:      There is no case for favouring Presteigne above Knighton in terms of favouring new retail developments. The fact is that they are both small market towns which are in need of economic support through successful retail developments and neither should be advantaged or disadvantaged over the other.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6360.V4** 18/07/2015  Summary: Retailing and Town Centres - Comments on Supporting Evidence

Source: Email

Type: Comment

Mode Written

Status Maintained

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Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.2 Introduction**

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

5197.V3/1.0/ 20/07/2015  Summary: Introduction - Para 1.7

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.4, para.1.0

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: We welcome the clarification that all planning applications will be considered against the development plan as a whole.

(note: this rep text contained in Annex 1 to NRW letter)

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.3 The LDPs Context**

**439 Newtown & Llanllwchaearn Town Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

439.V1/2.0/ 16/07/2015  Summary: The LDPs Context

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.7, para.2.0

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments which are noted. Towns are seen as the principle location for development. The Council agrees that the availability of and access to public transport is an important criteria in planning for sustainability especially given the requirement to serve the needs of an ageing population. The LDP is a land use plan and it is beyond its scope to consider bus transport services cuts specifically, however, Policy T1 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 including road, rail, pedestrian and cyclist travel networks and connections in relation to new development. The Council notes that Newtown has been mapped within a Tourism Hub in the Wales Spatial Plan although, unlike some other settlements, it has not been identified as having a Tourism Focus. Individual settlements have not been identified as tourism hubs but Newtown is located in the Severn Valley accommodation-led "location hub", one of the six Powys is segmented into in the Tourism Topic Paper. The Council does not consider that changes to the Plan are required as the tourism policies in the LDP will promote appropriate development. Furthermore the LDP will be kept under review to ensure that up to date national policy and other regional, local and corporate plans (such as regeneration, tourism and/or economic development initiatives) are given due regard and reflected in the LDP wherever possible.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Paragraphs 9 & 10: Committee very much welcomes this firm and clear statement on the distinctive quality of its towns and villages and the importance of tourism to the economy.

Paragraph 14: Committee notes the importance of listed buildings and encourages Powys CC to maintain its own listed buildings.

Paragraph 17: Committee welcomes the directing of development to brownfield sites.

Paragraph 19: Committee notes the concern regarding the aging population needing good access to public transport, and asks how this concurs with recent proposed cuts to bus transport services in Powys from November 2015, and that the LDP should be taken into consideration when such cuts are being proposed.

Paragraph 20: Committee supports the need to attract and retain young people to Powys.

Paragraph 35: Committee wishes to highlight the importance of public and private transport to healthcare out of county, and that adequate funding should be made available for those who might be unable to afford own transport.

Council Response: 0

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
439.V1/2.0/		16/07/2015	<input type="checkbox"/>			Summary: The LDPs Context

Source: Email

Type: Objection

Mode: Written

Status: Maintained

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### Question: 3d. (ii) Desired changes to Document

Representation Texts: Paragraph 2.3.7: The document references the Wales Spatial Plan which is 7 years old and which omits Newtown as a Tourist Hub. Committee considers Newtown should be included as a Tourist Hub.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**542 Abermule (with) Llandyssil Community Council**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

542.V1/2.0/ 20/07/2015  Summary: The LDPs Context

Source: Post or in person Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.7, para.2.0

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: The Council note your comments which will be taken into consideration in the forthcoming SPG.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The Community Council strongly support the adoption of the core values for the 'Central Area' (Wales Spatial Plan Update) and in conjunction with the partnership approach of the One Powys Plan (2.3.9) and the Regeneration Action Plan accepts these as appropriate guiding principles for the LDP until 2026: High quality living and working in smaller scale settlements set within a superb environment, providing dynamic models of rural sustainable development, moving all sectors to higher value activities' (2.3.4).

In particular we would support the principle that: 'Development which impacts on the landscape must be carefully managed and appropriately designed particularly in terms of visual impact'. (Environmental Consideration Pt 13). However, the parameters for achieving this principle are not apparent in many aspects of the DDLDP and must be made transparent in further SPG guidance for clarity of purpose and to assist statutory consultees.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4765 Flintshire County Council (N W Minerals & Waste PI)**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V9/2.0/** 22/06/2015  Summary: The LDPs Context Regional Waste Plans

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.7, para.2.0

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. In relation to paragraph 2.3.8 of the LDP the Council does not agree that it is necessary for the wording to be amended to take account of the latest national policy as it only provides an overview of the policy approach proposed by the Council. The Waste Topic Paper that supports the LDP will be updated in relation to the latest national policy and CIMSP.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Regard to National Policy [Paragraph 2.3.8]

References to the Regional Waste Plan and Regional Plans are necessary as it is not clear from the document how national policy has been taken into account. The CIMSP is not mentioned at all. It would appear that the document needs updating in light of changes to national policy.

This Representation also links to Refpoint 34.89 and Policy W1

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Update to reflect National Policy and include reference to CIMSP

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5201 Montgomeryshire Wildlife Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5201.V1/2.0/** 20/07/2015  Summary: Include additional text in the key issues regarding wildlife corridors

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.7, para.2.0

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. However, Section 2.4 lists broad considerations rather than specifics which would be picked up elsewhere in the LDP and through the recognised Planning Application process. No changes are therefore considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Under 2.4 Key Issues, we wish to make the following comments with respect to Environmental Considerations:  
 12. Wildlife corridors - we understand that this is not an exhaustive list, however, the inclusion of road verges would help to highlight the importance of this network as a wildlife corridor.  
 17. Please note that brownfield sites are sometimes better for wildlife than greenfield and as such there should not be a development presumption.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: 12. Suggest changing the text, as follows:  
 "Wildlife corridors such as hedgerows, road verges and streams are important for many species and should also be protected."

Council Response: 0



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery**

*Agent:* **CPRW Brecon & Radnor**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V2/2.0/** 20/07/2015  Summary: The LDPs Context - need to protect historic environment

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.7, para.2.0

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council notes these comments and agrees to amend 2.2.4 to reflect the historic environment beyond that of built heritage designations, however not as recommended by the representor listing individual types of designations, as this would necessitate the listing of all types of designations. It is proposed instead to refer to the designations collectively as historic and built heritage designations. The Council also agrees to amend 2.3.3 as recommended to match the content of PPW. The Council notes the proposed text change to 2.4.10, but considers no change is necessary to ensure the Plan is sound, as general reference to 'heritage' is appropriate in this context.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The LDP should be clear about the primary obligation to protect the historic environment which is embedded in National Policy and has been upheld in Appeals and Law Courts. The LDP should use clear language about the full range of elements of the Historic Environment to be protected.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: 1. Paragraph 2.2.4 (page 9): Insert: 'Scheduled Ancient Monuments [SAMs] and entries in the Sites and Monuments Record' after 'built heritage designations' to read:

'.....built heritage designations, Scheduled Ancient Monuments [SAMs] and entries in the Sites and Monuments Record within Powys'

2. Paragraph 2.3.3 (page 10): Insert: 'while protecting' after 'amenity in the use of the land' to read:

'.....amenity in the use of land, while protecting natural resources and the historic environment.

3. Paragraph 2.4.10 (page 13): replace 'heritage' with 'historic environment' to read:

10. 'Visitors to Powys are drawn to the area for its outstanding scenery, historic environment and recreational activities. Protecting these attractions and supporting a sustainable and year-round tourism sector is a must for the LDP.'

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

08/12/2015

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V2/2.0/** 20/07/2015  Summary: The LDPs Context - need to protect historic environment

Source: Email

Type: Objection

Mode Written

Status Maintained

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See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response:

0

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Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6343 Evans, Patricia Dawn**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6343.V1 20/07/2015  Summary: The LDPs Context - Concern over Obesity in Ystradgynlais

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015

Issue: 2015: Deposit Draft-06.Transport and Community Facilities

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: 25. Obesity levels and related health problems are increasing amongst Powys' population. Development should be located and designed to enable and encourage active and healthy lifestyles.

Comment

The utilisation of school playing fields [P58 HA6 & HA7] for housing redevelopment in the Ystardgynlais Maesydderwn school site will result in a reduction cost neutral recreation facilities in the Glanrhyd area. These playing fields are widely used by local residents and local football teams. This development will not encourage active and healthy lifestyles for children in the area.

Council Response:

0

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6343.V3 20/07/2015  Summary: The LDPs Context - concern over play and sport space in Ystradgynlais

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015

Issue: 2015: Deposit Draft-06.Transport and Community Facilities

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: 26. Any shortfall in the provision of space and facilities for play, recreation and sport should be met wherever possible through development opportunities.

Comment

The utilisation of playing fields [P58 HA6 & HA7] Ystardgynlais Maesydderwn school site will result in a reduction cost neutral recreation facilities in the Glanrhyd area. Ystradgynlais has high area of deprivation with many households surviving of low financial budgets. Development of recreation facilities which have a financial impact on families will have an impact of the healthy lifestyles of children in the area.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.4 The LDP Strategy**

**439 Newtown & Llanllwchaern Town Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

439.V2/3/ 16/07/2015  Summary: The LDP Strategy

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.17, para.3

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. A Focussed Change has been proposed to para 3.3.8. of the LDP. However the Council does not consider it necessary to include more detail on Local Growth Zones (LGZs) in the LDP as the LGZ concept continues to be developed with the support of the Welsh Government. LGZs are primarily an economic development initiative, and although relevant to Planning are not a land-use centric spatial strategy. The LDP is thus supportive but not the main tool for implementation. More detail on LGZs can be found on the Welsh Government website and further enquiries can be addressed to the Council's regeneration team.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Paragraph 3.3.8: Committee notes that Local Growth Zones (LGZs) are being taken forward, but would like to see more detail on how LGZs will support jobs and growth

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4889 Calon Cymru Network**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

4889.V1/3/ 20/07/2015  Summary: The LDP Strategy - Consider Transport Infrastructure/Rural Heartland/Mid Wales Area Issues

Source: Email Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.17, para.3

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: "Thank you for your representation. The strategic direction of the Powys Local Development Plan was determined at the Preferred Strategy Stage. The Council are not in a position to propose any changes at this stage that go to the heart of the Plan. Whilst the concept of a Central Growth Corridor was explored it was not brought forward into the Deposit Plan. Policy T1 supports appropriate transport infrastructure and traffic management improvements and seeks to support good transport links and development management policy safeguards key transport corridors (including the Heart of Wales Rail line) from incompatible development. Following consideration of representations received the Council propose to amend Policy T1 to make reference to Welsh Government priorities for promoting growth and sustainable jobs, tackling poverty, and ensuring sustainable rural communities. This amendment strengthens the emphasis on opportunities offered by such projects as the Heart of Wales line. See Focussed Change for details."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Powys CC Revised Draft Deposit LDP for period 2011-2026

Representation by the Calon Cymru Network CIC

In making this response to the latest draft of the Powys Local Development Plan The Calon Cymru Network (CCN) is aware that Powys County Council has a large and heterogeneous area under its jurisdiction, with many diverse challenges consequent on a sparse population and struggling rural economy. The Local Development Plan, as drafted, references the Wales Spatial Plan 2008 which was based on the concept of settlement clusters and internal and external links and which recognised, through a settlement and retail hierarchy, that there are spatial links between the provision of retail, employment and housing. However these links were schematic and did not reflect transport infrastructure.

In paragraph 3.4.1 of the LDP written draft, under the section heading of 'Spatial Strategy-Where is development planned?' it is stated that: 'Having identified the main development needs in Powys for the plan period 2011-2026 it is important that the plan develops a spatial strategy to guide and distribute development to sustainable locations in accordance with the LDP'S objectives.' These sustainable locations relate wholly to the existing settlement pattern and mirror closely the current hierarchy of scale across the county.

Development needs over the plan period are predicted using standard projection methods based on current trends and, to that extent, the outcome is necessarily reactive rather than proactive (in other words seeking to meet perceived demands rather than actively encouraging new forms development, growth and enterprise).

In this respect the LDP very much follows the formula and policy structure of the current Unitary Development Plan and follows the now, potentially, superseded 2008 strategic approach.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

4889.V1/3/ 20/07/2015  Summary: The LDP Strategy - Consider Transport Infrastructure/Rural Heartland/Mid Wales Area Issues

Source: Email

Type: Objection

Mode Written

Status Maintained

CCN would respectfully suggest that there is a substantial missed opportunity here, particularly in relation to the rural heartland of Powys and Mid Wales generally, and this for two principal reasons:

1) There is a lack of emphasis on the opportunities offered by the Heart of Wales Railway Line which Welsh Government Policy is now committed to supporting in terms of improved infrastructure and services\*. This transport link provides a valuable and sustainable 'spine' inherited from the C19 but with increasing relevance to the development requirements of the C21 and beyond. The approach to growth evidenced in the LDP gives little attention to this infrastructural resource as a focus for, and stimulator of, future development of a sustainable nature for which the Mid Wales environment is ideally suited.

2) The Planning (Wales) Act 2015 has now been passed and offers a new approach for Local Authorities to consider and potentially cooperate across current administrative boundaries, namely the formation of Strategic Planning Areas to which LDPs can refer and evolve as an integral part of implementation.

At present a long-standing emphasis on the north and south of Wales continues to be reflected in Welsh Government's thinking but CCN is firmly of the view that there is a strong case for the consideration of a Mid Wales Strategic Planning Area focussed on the Heart of Wales Line.\*\* Much depends on the Authorities in Mid Wales persuading Welsh Government that such an approach is necessary and viable.

Whilst it is acknowledged that the LDP process, by its very nature, sits below the level of strategic planning it should be capable of providing a firm basis upon which a strategic approach can be built.

In this respect CCN urges Powys County Council to consider providing a policy template, within the LDP, for development in the centre of the County which will maximise the usage of the existing transport corridor with a view to seeking the establishment of a Mid Wales Strategic Planning Area and the eventual production of a Strategic Development Plan which can go some way to redressing the Regional imbalance in Wales.

\*CCN is currently working with the Heart of Wales Line Forum to establish The Heart of Wales Line Enterprise Network (HoWLEN). This project started in February 2015 and has received financial support from Mrs Edwina Hart, Minister for Economy, Science and Transport. HoWLEN is using a pioneering not-for-profit Company to make the line a key part of the delivery of new employment and sustainable regeneration along its route and in nearby communities.

\*\* The HoWLEN project is seen as a potential model for economic regeneration capable of being adopted by other rural railways, notably the Cambrian Line in Powys.

## ADDITIONAL SUPPORTING EVIDENCE:

1) Covering Letter

Re: Representation concerning Revised Draft Deposit LDP 2011 - 2026

2) Fforest Calon Cymru - Resilient Regeneration in the Heart of Wales.

Summary of Interim Report for the Heart of Wales Line (HoWL) corridor by the Calon Cymru Network and the Heart of Wales Line Enterprise Network

Council Response:

0

Question: 3d. (ii) Desired changes to Document

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4889.V1/3/** 20/07/2015  Summary: The LDP Strategy - Consider Transport Infrastructure/Rural Heartland/Mid Wales Area Issues

Source: Email

Type: Objection

Mode Written

Status Maintained

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Representation Texts: CCN urges Powys County Council to consider providing a policy template, within the LDP, for development in the centre of the County which will maximise the usage of the existing transport corridor with a view to seeking the establishment of a Mid Wales Strategic Planning Area and the eventual production of a Strategic Development Plan which can go some way to redressing the Regional imbalance in Wales.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.5 Our Vision of Powys 2026**

**1612 Radnorshire Wildlife Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

1612.V1/3.2.1/ 15/07/2015  Summary: Our Vision of Powys 2026

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.17, para.3.2.1

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The basis for the Council's vision is set out within the Topic Paper LDP Strategy Deposit Version. The Council's vision has been informed by the One Powys Plan, the Wales Spatial Plan, statements of national, regional and local plans, strategies and programmes, key issues and considerations, and other strategies and plans; the Council's Committees and two Community Council liaison meetings; consultation comments received during the LDP process; and the informing plan assessments. The Council notes the concern raised by the Representer that the vision puts the economy first, however the Council considers that the need to protect and enhance native wildlife and habitats in the County is adequately reflected in the vision, and that economic development can be carefully managed in order to protect the County's natural heritage assets. No changes are considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: "Our Vision of Powys 2026" as it stand is, we believe, a missed opportunity. Powys County Council appears to be putting the economy first and hoping that our natural environment will be resilient enough and we will get away with not experiencing continued biodiversity loss, neither will we suffer the worst effects of climate change.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The Wildlife Trusts would like a vision that puts nature first.

The vision seems to suggest that jobs and housing is the driving force of the economy. We believe that in order to create a truly prosperous, sustainable and positive future for Powys, its people and visitors; its landscape, wildlife and natural heritage come first. Our natural environment is what makes Powys the "green heart of Wales".

We believe the overall vision needs a complete re-think.

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4349 Cambrian Mountains Society**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

4349.V1/3.2.1/ 10/07/2015  Summary: Our Vision of Powys 2026 - lack of emphasis upon Landscapes

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.17, para.3.2.1

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question* *Representation Texts***Question: Council Response**

Representation Texts: The Council agree to make the following changes: to insert 'outstanding landscapes' in the vision to read "As the 'green heart of Wales', Powys will be a place of vibrant and resilient communities providing sustainable development and economic opportunities set in a healthy, safe environment, whilst celebrating, protecting, enhancing and sustainably managing its natural resources, native wildlife and habitats, heritage, outstanding landscapes and distinctive characteristics."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: The Cambrian Mountains Society (CMS) thanks Powys CC for this opportunity to comment on the Deposit LDP. The Society's comments are general in nature and as such fall under reference point @34.1 but throughout the representation links will be made to other parts of the documentation. The Society's major concern with the LDP is that it does not follow local, national or international ideas on sustaining and enhancing areas of high value landscapes. Many of the points the Society address here were presented in its 2014 Deposit Stage Representation but these have evolved over the last year.

CMS supports the Authority's Vision for Powys 2026,@34.5. As the County sits in the 'green heart of Wales' CMS sees great value in 'celebrating, protecting, enhancing and making the most of its natural resources, native wildlife and habitats, heritage and distinctive characteristics.' The Society, however, is very concerned that this vision statement does not specifically draw out the outstanding landscapes within the County.

.....

In conclusion CMS's preferred option for the Cambrians continues to be AONB designation, but it sees the setting-up of a network of SLAs across all three counties covering the Cambrian Mountains as a very positive move in safeguarding this unique landscape at the heart of Wales.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Reviewing all the recommendations made in the above representation, in order to help the Powys LDP sit more comfortably with a Wales-wide approach. Notably taking into account the following organisation' work in maintaining and enhancing areas of high landscape value.

WG guidance,  
NRW advice,  
Neighbouring counties' provision of SLAs together with their linked SPGs.

Council Response:

0

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

4349.V1/3.2.1/ 10/07/2015  Summary: Our Vision of Powys 2026 - lack of emphasis upon Landscapes

Source: Email

Type: Objection

Mode Written

Status Maintained

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: The representation concentrates on the provision of SLAs with a linked SPG document and it is this that CMS would like to speak to.

At a hearing session the Society would expand on details of a Cambrian Mountains SLA. For instance we would detail it's;

- boundaries,
- landscape qualities and features,
- key policy and management issues.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V4/3.2.1/** 20/07/2015  Summary: Our Vision of Powys 2026

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.17, para.3.2.1

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: We welcome the inclusion within the Vision for the LDP that Powys will be a place that celebrates, protects, enhances and sustainably manages the county's natural resources, native wildlife and habitat.

(note: this rep text contained in Annex 1 to NRW letter)

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5201 Montgomeryshire Wildlife Trust**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5201.V3/3.2.1/ 20/07/2015  Summary: Our Vision of Powys 2026 - needs rewording to put the natural environment at its heart.

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.17, para.3.2.1

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Represor to the vision of the LDP. The basis for the Council's vision is set out within the Topic Paper LDP Strategy Deposit Version. The Council's vision has been informed by the One Powys Plan, the Wales Spatial Plan, statements of national, regional and local plans, strategies and programmes, key issues and considerations, and other strategies and plans; the Council's Committees and two Community Council liaison meetings; consultation comments received during the LDP process; and the informing plan assessments. The Council notes the concern raised by the Represor that the vision puts the economy first, however the Council considers that the need to protect and enhance native wildlife and habitats in the County is adequately reflected in the vision of the LDP and its policies, and that economic development can be carefully managed in order to protect the County's natural heritage assets. No changes are considered necessary to the vision to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: We are disappointed that PCC appears to be putting the economy first and hoping that our natural environment will be resilient enough and we will get away with not experiencing continued biodiversity loss and the worst effects of climate change. The vision seems to suggest that jobs and housing are the driving force for Powys. This is a mistake. Our natural environment is what makes Powys the 'green heart of Wales'. We believe the overall vision needs a complete re-think.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Montgomeryshire Wildlife Trust urges PCC towards a vision with the natural environment at its heart.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery**

*Agent:* **CPRW Brecon & Radnor**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V3/3.2.1/** 20/07/2015  Summary: Our Vision of Powys 2026

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.17, para.3.2.1

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council notes the concerns raised. The Plan has been amended to address these issues including the addition of a dedicated Development Management Policy on the Protection and Enhancement of the Historic Environment.

The Council notes the proposed text change to the wording of the Vision but considers no change is necessary to ensure the Plan is sound, as general reference to 'heritage' is appropriate in this context.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: 1. The DDLDP Vision includes the protection and enhancement of important material assets. It is difficult to reconcile 'enhancement' with any of the policies. Without positive measures and monitoring this remains a laudable aim without any tools for achievement. (Fails CE3)

2. The LDP should be clear about the primary obligation to protect the historic environment which is embedded in National Policy and has been upheld in Appeals and Law Courts. The LDP should use clear language about the full range of elements of the Historic Environment to be protected. (Fails C2 and CE1)

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: 1. Describe how protective and enhancing measures will be implemented and incorporate into monitoring framework.

2. replace 'heritage' with 'historic environment' to read:  
'...whilst celebrating, protecting, enhancing and sustainably managing its natural resources, native wildlife and habitats, historic environment and distinctive characteristics.'

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP,

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6235.V3/3.2.1/</b>		20/07/2015	<input type="checkbox"/>			Summary: Our Vision of Powys 2026

Source: Email	Type: Objection	Mode: Written	Status: Maintained
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according to the topic of discussion.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.6 Objectives: Planning for Growth in Sustainable Places**

**4640 Powys Ramblers**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4640.V1/3.2.2/** 14/07/2015  Summary: Objectives: Planning for Growth in Sustainable Places - Walking and Cycling

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.18, para.3.2.2

Issue: 2015: Deposit Draft-06.Transport and Community Facilities

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representor. The representor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. Objective 2 relates to sustainable settlements and communities in the context of the sustainable settlement hierarchy. Objective 14 supports healthy communities and healthy lifestyles and already includes a reference to ensuring development (which would include residential, town centre, employment and educational development) provides opportunities for walking, cycling and open and play spaces. No change to the objectives is required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Objectives 2 and 14 should refer to development of safe walking and cycling routes between homes and other major land uses.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Add to criteria 2 and 14 a reference to providing safe walking and cycling routes between residential areas and town centres, employment areas and educational facilities. This relates to representations by Powys Ramblers on Policy T1 (rep 2037).

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4640.V8/3.2.2/** 14/07/2015  Summary: Amend Objective 5 following conjoined windfarm inquiry outcome

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.18, para.3.2.2

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4640.V8/3.2.2/** 14/07/2015  Summary: Amend Objective 5 following conjoined windfarm inquiry outcome

Source: Website registration Type: Objection Mode Written Status Maintained

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Objective 5 is dependent on UK Government decisions following the conjoined wind farm inquiry. It should be reviewed accordingly.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Amend the installed capacity figures in the light of decisions by the UK SoS for Energy and climate change.

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4640.V9/3.2.2/** 14/07/2015  Summary: Objectives 3 should be either moved to Policy DM1 or repeated in the policy

Source: Website registration Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.18, para.3.2.2

Issue: 2015: Deposit Draft-09.Development Management and Environment

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. Planning Policy Wales Paragraph 4.7.8 addresses development in the open countryside and as such this information should not be repeated in the LDP.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: Objective 3 includes a general presumption against inappropriate development in the countryside. This is an important policy statement rather than an objective. The objective is to protect the natural beauty of the countryside.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The presumption against inappropriate development in the countryside should either be moved to Policy DM1 or repeated in that policy.



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>4640.V9/3.2.2/</b>		14/07/2015	<input type="checkbox"/>			Summary: Objectives 3 should be either moved to Policy DM1 or repeated in the policy
Source: Website registration			Type: Objection		Mode	Written
				Status		Maintained

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Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4765 Flintshire County Council (N W Minerals & Waste PI)**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V15/3.2.2/** 22/06/2015  Summary: Objectives: Planning for Growth in Sustainable Places - Needs of waste managers

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.18, para.3.2.2

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is noted. The Council agrees that the Monitoring Framework be periodically revised to reflect changes to national policy.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Need of local authority waste managers

Has this been addressed or is the catch all [refpoint 34.1 or refpoint 34.6] intended to address changing needs?

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Address changing needs over plan period

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5197.V5/3.2.2/ 20/07/2015  Summary: Objective 1 - Meeting Future Needs (Employment Land Provision)

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.18, para.3.2.2

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The Deposit Plan and the Powys Employment Needs Assessment (October 2012) recognises that the proposed 49ha provision is considerably higher than take up rates during the UDP period, and higher than the estimated future land required.

We recognise that the level of provision should reflect expected demand whilst allowing flexibility in the type, location, and scale of sites. However, we remain concerned regarding the deliverability of the proposed level particularly given that the Assessment states the “low levels of historic take up, coupled with a weaker economic outlook across the LDP period compared to the preceding 15 year period suggest the results of the quantitative assessment will be very challenging to deliver, particularly with adverse development economics in Powys and a constrained public sector.”

We therefore have concerns regarding the realistic delivery of the proposed level of land allocated for employment, and consider that it fails to meet Test of Soundness CE2

(note: this rep text contained in Annex 1 to NRW letter)

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The Deposit Plan and the Powys Employment Needs Assessment (October 2012) recognises that the proposed 49ha provision is considerably higher than take up rates during the UDP period, and higher than the estimated future land required.

We recognise that the level of provision should reflect expected demand whilst allowing flexibility in the type, location, and scale of sites. However, we remain concerned regarding the deliverability of the proposed level particularly given that the Assessment states the “low levels of historic take up, coupled with a weaker economic outlook across the LDP period compared to the preceding 15 year period suggest the results of the quantitative assessment will be very challenging to deliver, particularly with adverse development economics in Powys and a constrained public sector.”

We therefore have concerns regarding the realistic delivery of the proposed level of land allocated for employment, and consider that it fails to meet Test of Soundness CE2

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V6/3.2.2/** 20/07/2015  Summary: Objectives: Planning for Growth in Sustainable Places (Objectives 2-5)

Source: Email Type: Support Mode Oral (Examination) Status Maintained

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Document:Draft Deposit Written Statement 2015, p.18, para.3.2.2

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: LDP Objectives 2 –Sustainable Settlements and Communities, 3 –Efficient Use of Land, 4 – Climate Change and Flooding, 5 – Energy and Water.

We consider the objectives meet Test of Soundness CE1.

(note: this rep text contained in Annex 1 to NRW letter)

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5938 West Coast Energy**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5938.V1/3.2.2/RE1 17/07/2015  Summary: Objects to approach to Renewable Energy

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.69, para.3.2.2

Policy: RE1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: From a strategic point of view, the County Council has taken the view that all that it is required to do is to ensure that the electricity consumption of the whole of the County is equalled by the generation of electricity from renewable sources. This is immensely naive, since it has been clear for a very long time that this is not the strategic approach to renewable energy that the Welsh Government has been operating since the adoption of TAN 8 in 2005.

That approach involved the identification of seven strategic search areas – where each Council was expected to meet its own needs for renewables, but on the basis of the best sites across Wales to meet the Welsh Government’s targets and aspirations for the coming years. It is clearly understood that Powys CC did not willingly accept two of the SSAs in their Area as well as part of a third, and that that was reflected in the UDP preparation in the period after 2005 whilst they indicated that they would be lobbying WG to reduce the extent of the commitments that Powys was being expected to make. The result of their new “Objective-led approach” in the LDP is that they do not accept the figures set out in TAN8 and hence the whole basis of Welsh energy policy that has been in place for 10 years. At 3.2.1 they set this out in Objective 5 and it is reinforced in the text supporting RE1 from 4.10.6-4.10.8. Their aim here is to ensure that a further 50MW of installed capacity of renewable energy generating equipment is achieved by 2020. The sole basis for this approach, which is diametrically opposite to that of WG, is that this would equate to the entire energy consumption of Powys and is therefore the proportionate response that the County should make to Welsh energy needs.

The reality is that this approach simply ignores all the figures set out in TAN8. That looks at having an extra 430MW of onshore wind (let along any other renewables) in SSA Area B, of which only a very small amount has to date been consented. In Area C, the figure is a further 98MW, of which none can come from two of the schemes awaiting their decision after the Mid Wales conjoined inquiry, since they are on the Welsh Government’s own admission not within the SSA as defined and will not count towards its figures. Only a few weeks ago, consent was granted on appeal for a total of up to 49MW at Garreg Lwyd in Area C on a 17 turbine wind farm opposed by the County Council, and which takes up on paper the entire allowance that is being provided for by Powys in their LDP Objectives for the whole of their area.

Of the three SSAs in part or entirely within Powys, the figures at the start of 2015 were that 109MW of the 430MW needed under the SSA approach had been built or consented in Area B; none of the 98MNW needed in Area C had been built or consented; and none of the 212MW in Area D had been built or consented (although it is unlikely that more than approximately 30MW might have been expected to come from their area). Thus as of the time when this policy was being finalised, there was a shortfall against the national policy strategic approach of the order of about 558MW inside Powys – more than ten times the amount that they now still state in the text for their LDP is what they seek to achieve.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Development both within and outside of TAN 8 should not be excluded where appropriate sites are identified, and can actively contribute towards WG targets on suitable sites. The suggested threshold of 50MW is considered to be inadequate and overly restrictive.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery** *Agent:* **CPRW Brecon & Radnor**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V4/3.2.2/** 20/07/2015  Summary: Objective 4: Climate Change and Flooding

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.18, para.3.2.2

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: 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.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: "Objective 4: Climate Change and Flooding: To support the transition to a low carbon and low waste Powys through all development, including the reduction of waste to landfill and by directing development away from high flood risk and, where possible, to reduce or better manage existing flood risk for communities, infrastructure and businesses."

PPW7 13.3 sets a higher bar for active management of flood risk in relation to development than evidenced in this objective. This LDP objective should explicitly recognise the potential for flood risk reduction through development design and conservation of landscape features with a capacity for water retention, such as flood plains and upland water catchments.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: CPRW suggest the following rewording:  
"Objective 4: To support the transition to a low carbon and low waste Powys through all development, including the reduction of waste to landfill and by directing development away from high flood risk sites. and, where possible better manage existing flood risk for communities, infrastructure and businesses Incorporate active measures to reduce flood risk to existing communities, infrastructure, businesses and permitted development through regulation of impermeable surfaces and by actively improving permeability in upland water catchments and along waterways through peat and vegetation/tree management."

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6235.V4/3.2.2/		20/07/2015	<input type="checkbox"/>			Summary: Objective 4: Climate Change and Flooding
Source: Email		Type: Objection		Mode	Written	Status Maintained
Council Response:						0

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6235.V5/3.2.2/		20/07/2015	<input type="checkbox"/>			Summary: Objectives: Planning for Growth in Sustainable Places - Objective 5
Source: Email		Type: Objection		Mode	Written	Status Maintained

Document:Draft Deposit Written Statement 2015, p.18, para.3.2.2

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Objective 5 sets out targets over the plan period for an additional 50,000KW renewable energy, 30,000KWt renewable biomass and 16,000KWt building integrated heat technology. Paras 24-31 of the Topic Paper 'Renewable and Low Carbon Energy' (Topic Paper) make clear the renewable energy target is intended to be achieved through onshore wind development, excluding 'strategic' developments over 25MW.

However, UK National Policy Statement EN1 (para 3.1.2) does not support technology specific renewable targets: 'The Government does not consider it appropriate for planning policy to set targets for or limits on different technologies'. Planning Policy Wales 7 (PPW7) 12.8.9 is taken as the justification for inclusion of specific targets but PPW7 cannot impose a requirement for targets contrary to UK energy policy. PPW7 states 'Local Planning Authorities should consider the contribution that their area can make towards developing and facilitating renewable and low carbon energy and ensuring that development plan policies enable this contribution to be delivered'. Powys have already sought to comply with this requirement through commissioning of the 2012 AECOM 'Renewable and Low Carbon Energy Assessment' document (REA) and inclusion of enabling policies within the LDP.

1.Onshore wind target 50,000KW: Since the draft LDP was written the political landscape has changed and the UK government has now announced that there is sufficient onshore wind energy in the national energy network (<http://www.publications.parliament.uk/pa/cm201516/cmhansrd/cm150618/wmstext/150618m0001.htm>) and will not support continued development. This target is therefore not only contrary to national policy but also unachievable and must be dropped. Other technologies and energy use reduction should be deployed.

Moreover, the REA should be treated with great caution in that the available 'wind resource' is calculated without reference to willingness of landowners to host wind turbines - land included as available even includes land belonging to the National Trust and land within the Brecon Beacons National Park. Constraints including those relating to accessibility by road, availability of grid connection, separation distance from bridleways, impact on rights of way and national trails, separation distance from waterways, settings (beyond a distance of 120m) of listed buildings and Scheduled Ancient Monuments have all been ignored. See REA maps 'Landscape impact on practically viable wind energy resource': from the landscape point of view, it is assumed that 2MW turbines, 120m to tip, can be placed anywhere, at a density of 5/km<sup>2</sup>, except where the footprint is in a LANDMAP Visual and Sensual aspect area for which 'Character and Scenic Quality' is listed as 'high' or 'outstanding'. The REA gives absolutely no indication of capacity for LDP purposes because it includes National Parks, ignores all other LANDMAP criteria, and ignores all views and all cumulative impacts. It also assumes turbines can infringe noise and visual amenity restrictions by being placed only 500m from houses. PPW7 12.9.3 requires a capacity study to take account of all impacts, including cumulative impacts. The REA is therefore not robust and credible evidence, has not been prepared in accordance with national policy and cannot support the targets within this objective.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V5/3.2.2/ 20/07/2015  Summary: Objectives: Planning for Growth in Sustainable Places - Objective 5

Source: Email

Type: Objection

Mode Written

Status Maintained

Targets also fail to take into account 'strategic' wind energy schemes which may be permitted within the SSAs. Powys contains 3 SSAs and the visual dominance of SSA wind farms on areas outside the SSAs already has substantial adverse landscape impacts.

The authors of the DDLDP have not considered the potential impacts of this target, which would require proliferation of turbines on such a scale as to seriously conflict with biodiversity, pollution, amenity, tourism, landscape and heritage objectives and policies. Such proliferation is also not supported by TAN 8 Annex D 8.4, according to which outside the SSAs there should be 'no significant change in landscape character from wind turbine development.' While CPRW have concerns about TAN8, it is current policy and should inform the LDP. Such proliferation would also conflict with strategies (e.g. tourism hubs) within the Wales Spatial Plan, and with ambitions within the One Powys Plan to empower people to have a greater voice in local decision making and have a sense of pride in where they live (priority 4).

2.Biomass 30,000KWt and Building Integrated Heat 16,000KWt targets: These are based (see Topic Paper paras 32-36) on an assumed need for Powys to reach the national 12% heat renewables target by 2020, although this 12% target would in any case be achieved by inclusion of the biomass target alone. These targets are set without reference to REA findings that Powys is projected to be able to satisfy well over 25% of its electricity and heat consumption in 2026 with existing renewables capacity, and without consideration of the means and impacts of their achievement. Their inclusion is also contrary to national policy on targets.

'Energy Wales : A Low Carbon Transition 2012' removes targets and replaces these with energy aspirations so targets should no longer exist. Inclusion of targets, especially where, as here, they are not based on robust and credible evidence and they are not accompanied by any strategy for their implementation or by any consideration of likely impacts of development on this scale, is certain to lead to inappropriate development.

There is no sound evidence base for the statements in paras 30 and 31 of the Topic Paper concerning compatibility of the wind target with other LDP Objectives nor any evidence base regarding acceptability of impacts of renewable heat targets. Powys's experience of serious (and, as yet, uninvestigated) turbine noise problems and the widespread unpopularity of current existing and proposed wind developments does not support conclusions of Paras 30 and 31. Para 6.4.10 of the Strategic Environmental Assessment Non-Technical Summary (SEA) relating to renewables states 'Uncertain impacts were identified against the majority of SEA Objectives including those that relate to biodiversity, population and human health (nuisance and risk), soil, water, air, climatic factors, material assets and cultural heritage (the historic environment), landscape and geodiversity. This is because, the type, scale and exact location of development that may come forward under this policy [RE1] is largely unknown/unspecified and therefore it is not possible to ascertain if this policy will result in a positive or negative impact on these objectives at this stage.' Policies DM1 and DM2 do not cater for well documented impacts of existing renewable technologies (see comments on @34.91 below) and will be insufficient to ensure proper safeguards if targets require a specific scale of development to be pushed through planning each year.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts:

- The targets for renewable energy
- are not based on robust evidence,
- conflict with national policy and with other DDLDP policies and objectives,
- have not been properly assessed as to their impacts,
- are not accompanied by any strategy for achievement,
- are inflexible,
- have no legitimacy as both technology and area specific targets have now been removed across England and Wales,
- will certainly result in inappropriate development.



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V5/3.2.2/** 20/07/2015  Summary: Objectives: Planning for Growth in Sustainable Places - Objective 5

Source: Email Type: Objection Mode Written Status Maintained

The targets must be removed from Objective 5. CPRW suggest this should now read  
 LDP Objective 5 – Energy and Water  
 To support the conservation of energy and water and to generate energy from appropriately located renewable sources to enable households, businesses and communities to meet their needs, where acceptable in terms of the economic, social, environmental and cumulative impacts.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6267 Roger Parry & Partners**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6267.V3/3.2.2/ 16/07/2015  Summary: Objectives: Planning for Growth in Sustainable Places - Alternative Site Llandyssil

Source: Website registration Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.18, para.3.2.2

New Site

Issue: 2015: Deposit Draft-12. Alternative Sites

Question Representation Texts

**Question: Council Response**

Representation Texts: Llandyssil is proposed in the LDP settlement hierarchy, as a "Small Village". Settlements classified as "Small Villages" do not benefit from designated development boundaries & allocations and a policy approach will be used to determine development proposals. No new issues or evidence are raised which lead the Council to change its conclusions in relation to its choice of settlements designated as Small Villages and Rural Settlements.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Introduction

Powys County Council has prepared its deposit proposals document for the Powys Local Development Plan (LDP) which upon adoption will replace the Powys Unitary Development Plan and will be the basis for decisions on land use planning for all of Powys. This deposit proposals document includes the Authority's vision for housing site allocations and we hereby wish to make comment about such site allocations.

Candidate Site 375 was proposed during the call for Candidate Sites in April 2011 and has subsequently failed to be allocated as a housing site within the village of Llandyssil. We hereby appeal this non-allocation and are of the opinion that the Local Development Plan fails on the ground of soundness.

Soundness of Local Development Plan

The Local Development Plan fails on the ground of soundness criteria CE2. The site allocations do not realistically nor appropriately consider the relevant alternatives nor are they allocated on a robust or credible evidence Base. Site allocations have not been considered with consistent weighting to the sustainable development aims.

Candidate Site 375

Candidate Site 375 would provide a logistical and proportionate natural extension to the village. The site represents sustainable development within a sustainable village and it is a deliverable site. It has been previously noted that the site is constrained by flooding; however there is no history of flooding at the site and the associated brook is only minor. The site is capable of development within the next plan period.

The Site Appraisal Report submitted with the Candidate Site Proposal Form concluded that the site was suitable to a residential allocation on the grounds of settlement; delivery; site quality; and the wider environment; public transport and access; environmental sustainability; well being and; sustainability.

Candidate Site 375 is an appropriate site for housing in Llandyssil. The LDP designates Llandyssil as a "small village" on the basis it has a good range of services and community amenities; the village is therefore recognized as a sustainable location.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6267.V3/3.2.2/** 16/07/2015  Summary: Objectives: Planning for Growth in Sustainable Places - Alternative Site Llandyssil

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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Candidate Site Suitability

Candidate Site 375 has good road access as it fronts the minor road at the North and east of the site. The site owner has control of the roadside boundary and can therefore provide satisfactory highway access.

Overall, Site 375 provides a huge amount of benefit to the local community of Llandyssil, the access to the village could be improved through the housing development due to better infrastructure.

The Candidate Site Report stated that all mains services were in place close by and the site could be easily connected to current services and infrastructure.

The site is a deliverable site and the site owner would be willing to enter into a planning obligation to reduce the time limits on development to deliver the site in a shorter time period and to provide the required local needs housing numbers and community contributions.

Conclusion

Candidate Site 375 therefore fulfils the LDP Sustainable Development Aims. The site is a suitable residential site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability. The site is an appropriate site for a housing allocation in Llandyssil and its range of services and community amenities; a development of this size would not be limited by any environmental and infrastructure capacity constraints. We would welcome a site visit to discuss the site and proposed housing allocation. Candidate site 375 is therefore preferable to all the other site allocations and the Local Development Plan should be amended accordingly.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocate Candidate site 375 in the LDP for future hosuing in Llandyssil

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: Candidate site 375

Council Response:

0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate site 375

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6322 REG Windpower**

*Agent:* **Turley**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6322.V1/3.2.2/** 20/07/2015  Summary: Objectives 5 - Energy & Water

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.18, para.3.2.2

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: LDP Objective 5 – Energy and Water (R.34.6)  
 The general principle of an objective supporting the generation of energy from appropriately located renewable resources is welcomed. Objective 5, however, fails the tests of soundness as currently worded – specifically Tests C2, CE1, CE2, CE3 and CE4.  
 The scope of the objective is too limited given its specific aim of supporting the generation of energy from renewable resources to enable “households, businesses and communities to meet their needs”. The scope should not be restricted to simply meeting the needs of households, businesses and communities. National policy makes it clear that the Welsh Government’s objective is to “promote the generation and use of energy from renewable and low carbon energy sources of all scales” (PPW, Para. 12.1.4).  
 The scope of Objective 5 should be extended to make it clear that the LDP will aim to generate energy from all appropriately located renewable resources (where acceptable in terms of the economic, social, environmental and cumulative impacts). Our client would have no objection to retaining reference to encouraging households, business and communities to meet their needs if it was secondary to the overall aim of supporting the generation of renewable energy.  
 It is also unclear what scale of renewable electricity generating technology Objective 5 relates to. No reference is made to specific scales of renewable electricity generating technology, which suggests that it relates to all forms and scales. The Monitoring Framework relating to renewable and low carbon energy  
 2  
 (AMR33) (R.34.106) also indicates that the 50,000kW target includes local authority wide and strategic schemes, rather than just micro and sub-local authority level installations. This is evident from the ‘indicator’ for AMR33, which refers to the number of kW renewable electricity facilitated per annum and the capacity of renewable energy development (MW) installed inside Strategic Search Areas by type.  
 Paragraph 4.10.7 of the Deposit Draft LDP, however, suggests that this is not the case and that the target relates to micro and sub-local authority scale energy schemes only. Given the significant capacity of the defined SSAs it is assumed that this position is correct and it is not intended to relate to strategic and local authority wide developments. Objective 5 should therefore be amended to clearly establish what scale of development is covered by any target set.  
 If the target of an additional 50,000kW installed capacity does relate solely to micro and sub-local authority scale schemes, it is still considered very low. Paragraph 12.9.1 of PPW states that local planning authorities should plan positively for all forms of renewable and low energy development using up to date and appropriate evidence. Paragraph 23 of the Renewable & Low Carbon Energy Topic Paper (March 2015) states that the ‘local targets’ are set in this context.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6322.V1/3.2.2/ 20/07/2015  Summary: Objectives 5 - Energy & Water

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

The Topic Paper also indicates that the 'local targets' in the LDP are derived from the Council's Renewable and Low Carbon Energy Assessment (REA). Whilst the REA forms part of the Council's evidence basis it is not entirely clear how the figure of 50,000kW was derived from this report. The REA indicates that the potential capacity from onshore wind alone, which is identified as the most dominant source of potential electricity capacity, is significant. Table 28 of the REA identifies potential renewable electricity generated in Powys by 2026, indicating that there is scope for 4,059MW installed capacity for wind (taking into account potential impacts on existing residential properties and landscape factors). Whilst identified as theoretical maximums, this indicates that there is significant potential for additional capacity from wind in Powys over and above that identified in Objective 5. PPW states that the Welsh Government is committed to using the planning system to "optimise renewable energy generation" (Para. 12.8.8). Given the potential for Powys as an authority to deliver substantial levels of energy from renewable sources (as evidenced by the REA), the current target set fails to 'optimise' renewable energy generation. Deriving a target on a pro-rata basis also fails to recognise that Powys is capable of delivering levels of renewable energy over and above that of many of the other Welsh authorities. Failing to identify a sufficiently ambitious target is also inconsistent with the Powys Regeneration Strategy (May 2011), thereby failing Test C1. The Strategy identifies renewable energy generation and green technologies as one of the principle aspects of the economy that should be targeted for support. Renewable energy is therefore identified as a key regeneration objective of the Strategy, aiming for Powys to be "a UK leader in renewable energy generation and energy conservation which will include a blend of public, private and community sector initiatives". The target set in Objective 5 is therefore not sufficiently ambitious and restricts opportunities for Powys to generate energy from renewable sources. It also limits associated benefits such as increased business rates, community benefits and employment generated by renewable energy. It is also recommended that the LDP is consistent in terms of how it expresses units of power, rather than interchange between either kilowatt (kW) or megawatt (MW). To be consistent with national policy it is recommended that the LDP refers to MW as the unit of power.

Additional information submitted: Covering Letter

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: LDP Objective 5 – Energy and Water (R.34.6)

The general principle of an objective supporting the generation of energy from appropriately located renewable resources is welcomed. Objective 5, however, fails the tests of soundness as currently worded – specifically Tests C2, CE1, CE2, CE3 and CE4.

The scope of the objective is too limited given its specific aim of supporting the generation of energy from renewable resources to enable "households, businesses and communities to meet their needs". The scope should not be restricted to simply meeting the needs of households, businesses and communities. National policy makes it clear that the Welsh Government's objective is to "promote the generation and

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6322.V1/3.2.2/ 20/07/2015  Summary: Objectives 5 - Energy & Water

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

use of energy from renewable and low carbon energy sources of all scales" (PPW, Para. 12.1.4). The scope of Objective 5 should be extended to make it clear that the LDP will aim to generate energy from all appropriately located renewable resources (where acceptable in terms of the economic, social, environmental and cumulative impacts). Our client would have no objection to retaining reference to encouraging households, business and communities to meet their needs if it was secondary to the overall aim of supporting the generation of renewable energy.

It is also unclear what scale of renewable electricity generating technology Objective 5 relates to. No reference is made to specific scales of renewable electricity generating technology, which suggests that it relates to all forms and scales. The Monitoring Framework relating to renewable and low carbon energy 2 (AMR33) (R.34.106) also indicates that the 50,000kW target includes local authority wide and strategic schemes, rather than just micro and sub-local authority level installations. This is evident from the 'indicator' for AMR33, which refers to the number of kW renewable electricity facilitated per annum and the capacity of renewable energy development (MW) installed inside Strategic Search Areas by type. Paragraph 4.10.7 of the Deposit Draft LDP, however, suggests that this is not the case and that the target relates to micro and sub-local authority scale energy schemes only. Given the significant capacity of the defined SSAs it is assumed that this position is correct and it is not intended to relate to strategic and local authority wide developments. Objective 5 should therefore be amended to clearly establish what scale of development is covered by any target set.

If the target of an additional 50,000kW installed capacity does relate solely to micro and sub-local authority scale schemes, it is still considered very low. Paragraph 12.9.1 of PPW states that local planning authorities should plan positively for all forms of renewable and low energy development using up to date and appropriate evidence. Paragraph 23 of the Renewable & Low Carbon Energy Topic Paper (March 2015) states that the 'local targets' are set in this context.

The Topic Paper also indicates that the 'local targets' in the LDP are derived from the Council's Renewable and Low Carbon Energy Assessment (REA). Whilst the REA forms part of the Council's evidence basis it is not entirely clear how the figure of 50,000kW was derived from this report. The REA indicates that the potential capacity from onshore wind alone, which is identified as the most dominant source of potential electricity capacity, is significant. Table 28 of the REA identifies potential renewable electricity generated in Powys by 2026, indicating that there is scope for 4,059MW installed capacity for wind (taking into account potential impacts on existing residential properties and landscape factors). Whilst identified as theoretical maximums, this indicates that there is significant potential for additional capacity from wind in Powys over and above that identified in Objective 5.

PPW states that the Welsh Government is committed to using the planning system to "optimise renewable energy generation" (Para. 12.8.8). Given the potential for Powys as an authority to deliver substantial levels of energy from renewable sources (as evidenced by the REA), the current target set fails to 'optimise' renewable energy generation. Deriving a target on a pro-rata basis also fails to recognise that Powys is capable of delivering levels of renewable energy over and above that of many of the other Welsh authorities.

Failing to identify a sufficiently ambitious target is also inconsistent with the Powys Regeneration Strategy (May 2011), thereby failing Test C1. The Strategy identifies renewable energy generation and green technologies as one of the principle aspects of the economy that should be targeted for support. Renewable energy is therefore identified as a key regeneration objective of the Strategy, aiming for Powys

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6322.V1/3.2.2/** 20/07/2015  Summary: Objectives 5 - Energy & Water

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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to be "a UK leader in renewable energy generation and energy conservation which will include a blend of public, private and community sector initiatives".  
 The target set in Objective 5 is therefore not sufficiently ambitious and restricts opportunities for Powys to generate energy from renewable sources. It also limits associated benefits such as increased business rates, community benefits and employment generated by renewable energy.  
 It is also recommended that the LDP is consistent in terms of how it expresses units of power, rather than interchange between either kilowatt (kW) or megawatt (MW). To be consistent with national policy it is recommended that the LDP refers to MW as the unit of power.

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: LDp Objective 5 and the Monitoring Framework (AMR33) - to enable our clients to be represented in discussions regarding the future policy direction for delivering renewable energy in Powys.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6323 RWE Innogy UK Ltd**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6323.V1/3.2.2/ 20/07/2015  Summary: Objective 5 Energy and Water

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.18, para.3.2.2

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: The inclusion of Objective 5 which explicitly supports the generation of energy from appropriately located renewable resources is welcomed, however this support should not be limited to “enable households, businesses and communities to meet their need”. The inclusion of this wording conflicts with national policy contained in Planning Policy Wales (Edition 7, July 2014) (PPW) which supports renewable energy schemes of all scales. In line with national aspirations for the delivery of renewable resources, RWE Innogy UK Ltd urge Powys County Council to be more supportive of renewables, including onshore wind, throughout the Powys County Council Local Development Plan (Deposit Draft, July 2014) (LDP).

In the interests of clarity, Objective 5 should make clear that the provision of an additional 50,000kW (50MW) installed capacity of renewable electricity generating technology applies only to micro (<50kW) and sub-local authority schemes (<5MW) as clarified later in the LDP at @34.91 - @34.92: Policy RE1 ‘Renewable Energy’ (paragraph 4.10.7). This lack of clarity will also affect the ability to properly implement and monitor Objective 5 of the LDP.

The LDP does not set out where the 50,000kW (50MW) target set in Objective 5, and also referred to subsequently at Paragraph 4.10.7 @34.91 - @34.92, has been derived. Whilst reference is made to the ‘Renewable and Low Carbon Energy Assessment’ (AECOM, October 2012), the target in the LDP does not appear to relate to the potential renewable energy capacity identified in this document. A robust and credible evidence base should be set out clearly in the document as justification for this 50,000kW (50MW) target.

Generally, there is a need throughout the LDP to ensure consistent use of either kilowatt (kW) or megawatt (MW) as the unit of power. To ensure consistency with national policy contained in PPW, together with guidance contained in Technical Advice Note 8 ‘Planning for Renewable Energy’ (July 2005) (TAN8), it is considered that the MW unit of power is more appropriate than the kW unit of power.

For the reasons set out above, it is considered that Objective 5 in its current form fails to meet the Consistency (C2) and Coherence and Effectiveness (CE1, CE2 & CE3) tests of soundness.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: In the opening paragraph of LDP Objective 5, delete “to enable households, businesses and communities to meet their needs”.

At bullet point ii. of LDP Objective 5, replace “50,000kW” with “50MW” and insert additional text to clarify that the 50MW target relates to “micro and sub-local authority energy schemes (<5MW) only and that targets for Local Authority Wide (5 to 25MW) and Strategic (25MW to 50MW) schemes are set by the Welsh and UK Governments”.

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.7 Objectives: Supporting the Powys Economy**

**439 Newtown & Llanllwchaern Town Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**439.V3/3.2.2/** 16/07/2015  Summary: Objectives: Supporting the Powys Economy

Source: Email

Type: Support

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.18, para.3.2.2

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: LDP Objectives 7 and 8: Committee strongly welcomes these objectives

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V7I3.2.2I** 20/07/2015  Summary: Objectives: Supporting the Powys Economy - Objective 8

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.18, para.3.2.2

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Objective 8 - Regeneration

We consider the objective meets Test of Soundness CE1.

(note: this rep text contained in Annex 1 to NRW letter)

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery**

Agent: **CPRW Brecon & Radnor**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6235.V6/3.2.2/ 20/07/2015  Summary: Objectives: Supporting the Powys Economy - Objective 8

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.18, para.3.2.2

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: The primary concern of CPRW is landscape and the environment but we have serious concerns as to the inclusion at 3.3.8 of 'taking forward Local Growth Zones' with respect to our interest in ensuring thriving rural communities.

There is no further elaboration of growth zones so it is impossible to assess how this will be applied in practice and whether Growth Zones these relate in any way to the previously proposed, but now discredited, Economic Corridors. If the Growth Zone concept is retained in the LDP, the function and boundaries of Growth Zones must be defined and the impacts assessed.

The plan does not clarify how the Growth Zones policy fits with any protective designations, how it applies to the Brecon Beacon National Park, or how it can be reconciled with many other LDP Policies and Objectives, for example those concerning economic regeneration, retail, transport, landscape and biodiversity and use of land.

Powys is not a county that requires economic regeneration having a strong entrepreneurial, diverse and innovative business base and virtual full employment (98.7%) with by far the best small business start up and retention rate in Wales and one of the highest in the UK. It also maintains a strong agriculture / forestry and tourism sector (together constituting 23% of Powys GDP).

An urban regeneration approach in a deeply rural area with many scattered communities and some 2/3rds of the population not living in the few relatively small towns is inappropriate.

A Growth Zone methodology could lead to the socio-economic impoverishment of the hinterland of small towns and villages leading to inequality of access and closure of local facilities and ultimately rural depopulation. It would also lead to increased use of private transport and reduced choice in education and employment for young people. If this is merely a reiteration of the employment sites policy then the LDP should say so.

Growth Zones have not been considered in an coherent and structured way. For the avoidance of any doubt CPRW proposes that all reference to Growth Zones are deleted.

Brecon and Talgarth lie within the Brecon Beacons National Park and are outside the scope of the LDP.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Delete reference to growth zones here and throughout LDP and supporting documents.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V6/3.2.2/** 20/07/2015  Summary: Objectives: Supporting the Powys Economy - Objective 8

Source: Email

Type: Objection

Mode Written

Status Maintained

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Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.8 Objectives: Infrastructure and Services**

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

5197.V8/3.2.2/ 20/07/2015  Summary: Objectives: Infrastructure and Services - Objective 9

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.19, para.3.2.2

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Objective 9 - Infrastructure and Services

We consider the objective meets Test of Soundness CE1.

(note: this rep text contained in Annex 1 to NRW letter)

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V1/3.2.2/** 17/07/2015  Summary: Objectives: Infrastructure and Services

Source: Email

Type: Support

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.19, para.3.2.2

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts:

INFRASTRUCTURE & SERVICES (34.8)

Chapter 12 of Planning Policy Wales states that the planning system has an important part to play in ensuring that the infrastructure on which communities and business' depend is adequate to accommodate proposed development. PPW also states that the capacity of existing infrastructure, and the need for additional facilities, should be taken into account in the preparation of development plans. As such we support that Deposit Plan objectives 9 & 10 recognise the importance of infrastructure and services.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.9 Objectives: Natural and Built Assets**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**27.V26/3.2.2/** 09/07/2015  Summary: Objectives: CPAT supports the intent of LDP Objective 13 in its commitment to the protection of the heritage

Source: Website registration

Type: Support

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.19, para.3.2.2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intent of LDP Objective 13 in its commitment to the protection of the heritage

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**439 Newtown & Llanllwchaearn Town Council**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**439.V4/3.2.2/** 16/07/2015  Summary: Objectives: Natural and Built Assets - Objective 13

Source: Email Type: Support Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.19, para.3.2.2

Issue: 2015: Deposit Draft-09.Development Management and Environment

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: LDP Objectives 13: Committee strongly welcomes this objective

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1612 Radnorshire Wildlife Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1612.V6/3.2.2/** 15/07/2015  Summary: Objectives: Natural and Built Assets - Obj 11 Natural Heritage

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.19, para.3.2.2

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change Objective 11.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The Radnorshire Wildlife Trust believe this objective as it stands does not allow for the effective delivery of Policy DM1 and other policies in this plan that purport to conserve and enhance biodiversity in Powys.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We suggest the following wording:

“The ecosystems and biodiversity of Powys are its life-blood and make up the green heart of Mid Wales. Powys’ biodiversity; its species and habitats are extensive and found throughout the county. Our biodiversity is finite and will be protected from inappropriate development.”

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4349 Cambrian Mountains Society**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

4349.V2/3.2.2/ 10/07/2015  Summary: Objectives: Natural and Built Assets - Concerns over prominence of Landscape

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.19, para.3.2.2

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: The Council agree to change Objective 13 to read as follows:

The Landscape and the Historic Environment

i. Landscape

To protect, preserve and/or enhance the distinctive landscapes of Powys and adjoining areas, including protected landscapes.

ii. The Historic Environment

To protect, preserve and/or enhance the distinctive built heritage, historic environment and cultural assets of Powys and adjoining areas, including its architectural and archaeological heritage and Registered Historic Landscapes and to facilitate the reduction of the number of listed buildings at risk.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: The Cambrian Mountains Society (CMS) thanks Powys CC for this opportunity to comment on the Deposit LDP. The Society's comments are general in nature and as such fall under reference point @34.1 but throughout the representation links will be made to other parts of the documentation. The Society's major concern with the LDP is that it does not follow local, national or international ideas on sustaining and enhancing areas of high value landscapes. Many of the points the Society address here were presented in its 2014 Deposit Stage Representation but these have evolved over the last year.

....

Linked to this, the Society is also worried that the LDP objectives, in particular the Natural and Built Assets Objectives 11 & 13, @34.9 fails to give sufficient weight in protecting the County's high value landscapes.

....

In conclusion CMS's preferred option for the Cambrians continues to be AONB designation, but it sees the setting-up of a network of SLAs across all three counties covering the Cambrian Mountains as a very positive move in safeguarding this unique landscape at the heart of Wales.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Reviewing all the recommendations made in the above representation, in order to help the Powys LDP sit more comfortably with a Wales-wide approach. Notably taking into account the following organisation' work in maintaining and enhancing areas of high landscape value.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>4349.V2/3.2.2/</b>		10/07/2015	<input type="checkbox"/>			Summary: Objectives: Natural and Built Assets - Concerns over prominence of Landscape
Source: Email			Type: Objection		Mode	Written
				Status		Maintained

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WG guidance,  
 NRW advice,  
 Neighbouring counties' provision of SLAs together with their linked SPGs.

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: The representation concentrates on the provision of SLAs with a linked SPG document and it is this that CMS would like to speak to.

At a hearing session the Society would expand on details of a Cambrian Mountains SLA. For instance we would detail it's;

- boundaries,
- landscape qualities and features,
- key policy and management issues.

Council Response: 0

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## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

### 5197 Natural Resources Wales

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

5197.V9/3.2.2/ 20/07/2015  Summary: Objectives: Natural and Built Assets - Objectives 11-13

Source: Email Type: Support Mode Oral (Examination) Status Maintained

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Document:Draft Deposit Written Statement 2015, p.19, para.3.2.2

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: @ 34.9 Objectives 11 – Natural Heritage, 12 - Resources, 13 – The Historic Environment

We welcome the objectives and consider they meet Test of Soundness CE1

(note: this rep text contained in Annex 1 to NRW letter)

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5201 Montgomeryshire Wildlife Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5201.V4/3.2.2/** 20/07/2015  Summary: Objectives: Natural and Built Assets - rewording of Objective 11

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.19, para.3.2.2

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change Objective 11.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The Powys wildlife trusts believe this objective as it stands does not allow for the delivery of Policy DM1 and other policies in the plan that purport to conserve and enhance biodiversity in Powys.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We suggest the following wording:  
 'The ecosystems and biodiversity of Powys are its life-blood and make up the green heart of Mid Wales. Powys' biodiversity; its species and habitats are extensive and found throughout the county. Our biodiversity is a finite resource and will be protected from inappropriate development.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery**

Agent: **CPRW Brecon & Radnor**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6235.V7/3.2.2/ 20/07/2015  Summary: Objectives: Natural and Built Assets - Objective 13

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.19, para.3.2.2

Issue: 2015: Deposit Draft-09.Development Management and Environment

Question Representation Texts

**Question: Council Response**

Representation Texts: Having considered the representations received and the Council's duties under the European Landscape Convention Objective 13 has been amended to incorporate the changes requested.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: 1. Landscapes: Powys has no 'protected' landscapes other than the BBNP, which is outside the scope of the LDP. This objective needs to make explicit its application to all Powys landscapes. There must also be special regard to the potential impact on views into and out of adjoining designated landscapes of development falling outside their boundaries.

2. Historic Environment: Including Landscape under Historic Environment is likely to lead to confusion and to overlooking the duty to preserve and/or enhance the landscape of Powys, including protected landscapes. The reduction of listed buildings at risk is very important but the other measures in Objective 13 are equally important.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Suggested change: give objective a dual remit to read:

Objective 13 – Landscape and the Historic Environment

i Landscape

To protect, preserve and/or enhance the distinctive landscapes of Powys and adjoining areas, including protected landscapes.

ii The Historic Environment

To protect, preserve and/or enhance the distinctive build heritage and historic environment and cultural assets of Powys and adjoining areas, including its architectural and archaeological heritage and Registered Historic Landscapes and to facilitate the reduction of the number of listed buildings at risk.'

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V7/3.2.2/** 20/07/2015  Summary: Objectives: Natural and Built Assets - Objective 13

Source: Email

Type: Objection

Mode Written

Status Maintained

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5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.10 Objectives: Supporting Healthy Communities****4629 Menter Iaith Maldwyn**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

4629.V1/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg/ Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r iaith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifrwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am Fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Asesiad o'r Effaith ar yr Iaith Gymraeg yn rhan o Arfarniad o Gynaliadwyedd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r iaith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr iaith Gymraeg a Diwylliant. Mae'r iaith Gymraeg a Diwylliant ym Mhowys a sut i'w diogelu a'i hyrwyddo'n cael ei ystyried yn fanwl yn y papur pwnc ar yr iaith a Diwylliant. Roedd yr Arfarniad o Gynaliadwyedd y Cynllun yn cynnwys asesiad o effeithiau sylweddol tebygol y cynllun ac ar y defnydd o'r Gymraeg ym Mhowys. Yn unol â Nodyn Cyngor Technegol 20, fe wnaeth yr Arfarniad o Gynaliadwyedd y Cynllun asesu effaith y strategaeth ofodol, polisiâu a dyraniad y Gymraeg a chafwyd iddo gael effaith positif yn gyffredinol. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynyddol y CDU a phrosesau adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the Local Development Plan (LDP) the Council did 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. Welsh Language and Culture in Powys and how to plan for its protection and enhancement is considered in detail in the Welsh Language and Culture Topic Paper. The Sustainability Appraisal of the plan included an assessment of the likely significant effects of the plan on the use of Welsh Language in Powys. In accordance with Technical Advice Note 20, the Sustainability Appraisal of the Plan assessed the impact of the spatial strategy, policies and allocations on the Welsh Language and was found to have an overall positive impact. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Fel mudiad sy'n gweithredu er budd y Gymraeg yn y gymuned, mae Menter Iaith Maldwyn yn croesawu ystyriaeth Cyngor Sir Powys i bwysigrwydd yr iaith Gymraeg o safbwynt y cynllun datblygu. Hoffwn bwysleisio bod angen gwir ystyried effaith cynlluniau datblygu ar yr iaith Gymraeg – nid yn unig mewn cymunedau lle mae canran uchel o siaradwr Cymraeg eisoes – ond ar draws y Sir.

Rydym hefyd yn croesawu penderfyniad diweddar Cyngor Sir Powys i sefydlu Gweithgor y Gymraeg ac yn falch o weld fod y cyngor yn cydnabod pwysigrwydd y cymunedau



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

4629.V1/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg/ Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Cymraeg. Mae hi'n hanfodol bwysig felly nad yw'r Cynllun Datblygu Lleol yn tansellio bwriad y Gweithgor hwnnw nac yn gwrth-ddweud yr hyn y mae Cyngor Sir Powys ei hunan wedi'i ddatgan ei fod yn bwriadu ei wneud; sef ceisio atal dirywiad pellach yng nghanran siaradwyr Cymraeg y Sir.

Rydym yn galw ar Gyngor Sir Powys i gomisiynu ymchwil ac adroddiad i weld beth fu effaith datblygu tai newydd ar gymunedau traddodiadol Cymraeg yn y Cynllun Datblygu Lleol diwethaf.

Credwn bod cyfle yma i Gyngor Sir Powys ymwymo'n glir i'w addewid i fynd i'r afael â dirywiad yng nghanran y siaradwyr Cymraeg ym Mhowys trwy gyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd traddodiadol Cymraeg.

Hoffem weld y Cyngor yn rhoi systemau asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau i'r dyfodol i weld yr effaith ar yr iaith.

#### ATODIAD

Rhai sylwadau a gyflwynwyd gan Menter Maldwyn yn ystod y cyfnod cyntaf o ymgynghori ym Medi 2014

•Rydym yn croesawu bwriad y Cyngor i ystyried y Gymraeg wrth gynllunio ("The LDP needs to consider how it can contribute to promoting the use of the language and protecting Welsh culture"). Mae'r cynllun felly yn nodi'n glir bod angen cefnogi a gwarchod yr iaith Gymraeg. Serch hynny, mae nifer o'r bwriadau yn mynd yn groes i'r egwyddor hwnnw (e.e. datblygiadau mewn cymunedau fel Llanbryn-mair, lle mae dros 48% o siaradwyr Cymraeg yn ôl Cyfrifiad 2011. Felly hefyd ardaloedd fel Llanrhaeadr YM, Penybontfawr a Phontrobert a welodd gwmp y nifer y siaradwyr Cymraeg eisoes.)

•Yn ôl Nodyn Cyngor Technegol TAN 20 Llywodraeth Cymru (Mehafin 2013), mae'r Cynllun Datblygu Lleol yn destun arfarniad cynaliadwyedd i wneud yn siŵr fod materion economaidd, cymdeithasol ac amgylcheddol yn cael eu hystyried – ac mae'r iaith Gymraeg yn dod i mewn i'r broses arfarniad hwnnw am ei bod yn "nodwedd ganolog o gymdeithas a chymunedau yn Nghymru a ganddi werth hanesyddol a diwylliannol sylweddol". Mae gofyn i'r CDLI gasglu data a thystiolaeth ynghyd ag ymgynghori. Ni welir dystiolaeth ddigonol yn y Cynllun bod data a thystiolaeth wedi'u casglu i ddangos anghenion ardaloedd penodol o ran yr iaith, nag ymgynghoriad â sefydliadau / mudiadau sy'n ymwneud â'r Gymraeg.

•O edrych ar y berthynas rhwng datblygiadau yn y gorffennol (e.e. Llangadfan yn Nyffryn Banw) mae canlyniadau Cyfrifiad 2011 o safbwynt siaradwyr Cymraeg yn dangos y gellir gwneud cysylltiad rhwng datblygu ystadau tai â chwymp yng nghanran y siaradwyr Cymraeg yn y cymunedau hynny sydd, yn ei dro, yn newid iaith gymunedol a pheryglu sefyllfa'r iaith mewn ardaloedd penodol o fewn Powys.

As an organisation who operates for the benefit of the Welsh language in the community, Menter Iaith Maldwyn welcomes the consideration that Powys County Council has given to the importance of the Welsh Language from the perspective of the development plan. I would like to emphasise that there is a need to consider the effect of development plans on the Welsh language – not only in communities where there is already a high percentage of Welsh speakers – but across the County.

We would also welcome Powys County Council's recent decision to establish a Welsh Language Working Group and are pleased to see that the council acknowledges the importance of the Welsh communities. It is therefore essential that the Local Development Plan does not undermine the intention of that Working Group or contradicts what Powys County Council itself has declared that it intends to do; that is to try and halt the further

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

4629.V1/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg/ Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

deterioration of the percentage of Welsh speakers in the county.

We would like to call on Powys County Council to commission research and a report to see what effect new housing developments have had on traditional Welsh speaking communities during the last Local Development Plan.

We believe that there is an opportunity here for Powys County Council to clearly commit to its promise to get to grips with the deterioration of the percentage of Welsh speakers in Powys by restricting new housing developments in the traditionally Welsh speaking areas.

We would also like to see the Council establishing independent assessment systems for any developments in the future to see the effect on the language.

ATTACHMENT

Some comments presented by Menter Maldwyn during the first period of consultation in September 2014.

Menter Iaith Maldwyn welcomes Powys County Council's intention to consider the Welsh language in the planning process: "The LDP needs to consider how it can contribute to promoting the use of the language and protecting Welsh culture". The plan therefore notes clearly that there is a need to support and protect the Welsh language. However, a number of the proposals go against this principle (e.g. developments within communities such as Llanbrynmair, where, according to the 2011 Census, over 48% of the population are Welsh speakers. This is also the case in areas such as Llanrhaeadr YM, Penybontfawr and Pontrobert which has already seen a drop in the number of Welsh speakers.)

According to the Welsh Government's TAN 20 Technical Advice Note (June 2013), the Local Development Plan is the subject of a sustainability evaluation to ensure that economic, social and environmental matters are considered – and the Welsh language would be considered as part of that evaluation as it is "a central feature of the society and communities in Wales and the language has a substantial historical and cultural value". The Local Development Plan has to collate data and evidence as well as consult.

There is not sufficient evidence in the Plan that data and evidence have been collated to demonstrate the needs of specific communities with regard to the language, nor has there been a consultation with institutions/organisations that relate to the Welsh language.

In looking at the relationship between past developments and the Welsh language (e.g. Llangadfan in the Banw Valley) the results of the 2011 Census clearly shows that a connection can be made between the development of housing estates and the fall in the percentage of Welsh speakers within those communities, who in turn, change the language of a community and endanger the position of the language in specific areas in Powys.

Council Response:

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4629.V1/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg/ Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Fel mudiad sy'n gweithredu er budd y Gymraeg yn y gymuned, mae Menter Iaith Maldwyn yn croesawu ystyriaeth Cyngor Sir Powys i bwysigrwydd yr iaith Gymraeg o safbwynt y cynllun datblygu. Hoffwn bwysleisio bod angen gwir ystyried effaith cynlluniau datblygu ar yr iaith Gymraeg – nid yn unig mewn cymunedau lle mae canran uchel o siaradwyr Cymraeg eisoes – ond ar draws y Sir.

Rydym hefyd yn croesawu penderfyniad diweddar Cyngor Sir Powys i sefydlu Gweithgor y Gymraeg ac yn falch o weld fod y cyngor yn cydnabod pwysigrwydd y cymunedau Cymraeg. Mae hi'n hanfodol bwysig felly nad yw'r Cynllun Datblygu Lleol yn tansellio bwriad y Gweithgor hwnnw nac yn gwrth-ddweud yr hyn y mae Cyngor Sir Powys ei hunan wedi'i ddatgan ei fod yn bwriadu ei wneud; sef ceisio atal dirywiad pellach yng nghanran siaradwyr Cymraeg y Sir.

Rydym yn galw ar Gyngor Sir Powys i gomisiynu ymchwil ac adroddiad i weld beth fu effaith datblygu tai newydd ar gymunedau traddodiadol Cymraeg yn y Cynllun Datblygu Lleol diwethaf.

Credwn bod cyfle yma i Gyngor Sir Powys ymwymo'n glir i'w addewid i fynd i'r afael â dirywiad yng nghanran y siaradwyr Cymraeg ym Mhowys trwy gyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd traddodiadol Cymraeg.

Hoffem weld y Cyngor yn rhoi systemau asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau i'r dyfodol i weld yr effaith ar yr iaith.

As an organisation who operates for the benefit of the Welsh language in the community, Menter Iaith Maldwyn welcomes the consideration that Powys County Council has given to the importance of the Welsh Language from the perspective of the development plan. I would like to emphasise that there is a need to consider the effect of development plans on the Welsh language – not only in communities where there is already a high percentage of Welsh speakers – but across the County.

We would also welcome Powys County Council's recent decision to establish a Welsh Language Working Group and are pleased to see that the council acknowledges the importance of the Welsh communities. It is therefore essential that the Local Development Plan does not undermine the intention of that Working Group or contradicts what Powys County Council itself has declared that it intends to do; that is to try and halt the further deterioration of the percentage of Welsh speakers in the county.

We would like to call on Powys County Council to commission research and a report to see what effect new housing developments have had on traditional Welsh speaking communities during the last Local Development Plan.

We believe that there is an opportunity here for Powys County Council to clearly commit to its promise to get to grips with the deterioration of the percentage of Welsh speakers in Powys by restricting new housing developments in the traditionally Welsh speaking areas. We would also like to see the Council establishing independent assessment systems for any developments in the future to see the effect on the language.

Council Response:

08/12/2015

0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4629.V1/3.2.2/DM2** 20/07/2015  Summary: Diwylliant a'r Gymraeg/ Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

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**4640 Powys Ramblers**

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**4640.V7I3.2.2I** 14/07/2015  Summary: Refer to Public rights of way in Objective 14

Source: Website registration Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.19, para.3.2.2

Issue: 2015: Deposit Draft-09.Development Management and Environment

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. Objective 14 makes reference to 'enabling access to open spaces' and 'ensuring development provides opportunities for walking and cycling'. This is felt to be sufficient without making specific reference to Public Rights of Way.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: Objective 14 should refer to public rights of way in the countryside. PROWs are one of the county's important assets. More use should be made of them by making it easier for people to walk from towns and villages into the countryside.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Insert 'public rights of way in the countryside' after 'open spaces' in the first sentence.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V10/3.2.2/** 20/07/2015  Summary: Objectives: Supporting Healthy Communities - Objective 14

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.19, para.3.2.2

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Objective 14 - Healthy Lifestyles

We welcome the objective and consider it meets Test of Soundness CE1.

(note: this rep text contained in Annex 1 to NRW letter)

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6006 Welsh Language Commissioner**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6006.V1/3.2.2/DM2 06/07/2015  Summary: Diwylliant a'r Gymraeg/Welsh Language and Culture

Source: Post or in person

Type: Comment

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question* *Representation Texts***Question: Council Response**

Representation Texts: Mae'r sylwadau hyn wedi'u nodi. Fodd bynnag, ni ystyrir bod angen gwneud unrhyw newidiadau er mwyn sicrhau bod y Cynllun yn gadarn. These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound.

Council Response:

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**Question: 3d. (i) Representation Details**

Representation Texts: Mae'r sylwadau yn y llythyr hwn yn berthnasol i'r ymgynghoriad cyhoeddus i'r Cynllun Datblygu Lleol Powys 2011-2026, Cynllun Adnau Drafft Powys 2015.

Un o brif amcanion strategol Comisiynydd y Gymraeg yw dylanwadu ar yr ystyriaeth a roddir i'r Gymraeg mewn datblygiadau polisi a deddfwriaeth, gan ddylanwadu gan amlaf ar lefel genedlaethol yng Nghymru, y Deyrnas Unedig ac ar adegau ar ddeddfwriaeth Ewropeaidd. Er hyn, mae Nodyn Cyngor Technegol 20 (TAN20) yn sefydlu rôl ymgynghorai i'r Comisiynydd ar Gynlluniau Datblygu Lleol, yn benodol, i ystyried effaith cynigion a pholisïau'r CDLI ar y Gymraeg. Rydym felly yn cyflwyno'r sylwadau isod ar sail y rôl ddiffiniedig hwn.

Cyd-destun

Prif nod y Comisiynydd yw hybu a hwyluso defnyddio'r Gymraeg. Gwneir hyn drwy ddwyn sylw at y ffaith bod statws swyddogol i'r Gymraeg yng Nghymru a thrwy osod safonau ar sefydliadau. Bydd hyn, yn ei dro yn arwain at sefydlu hawliau i siaradwyr Cymraeg.

Mae dwy egwyddor yn sail i waith y Comisiynydd:

- Ni ddylid trin y Gymraeg yn llai ffafriol na'r Saesneg yng Nghymru;
- Dylai personau yng Nghymru allu byw eu bywydau drwy gyfrwng y Gymraeg os ydynt yn dymuno gwneud hynny.

Dros amser fe fydd pwerau newydd i osod a gorfodi safonau ar sefydliadau yn dod i rym trwy is ddeddfwriaeth. Hyd nes y bydd hynny'n digwydd bydd y Comisiynydd yn parhau i arolygu cynlluniau iaith statudol trwy bwerau y mae wedi eu hetifeddu o dan Ddeddf yr Iaith Gymraeg 1993.

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6006.V1/3.2.2/DM2 06/07/2015  Summary: Diwylliant a'r Gymraeg/Welsh Language and Culture

Source: Post or in person

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Mode Written

Status Maintained

Mae'n ofynnol i Awdurdodau Cynllunio baratoi cynlluniau datblygu lleol sy'n gosod fframwaith polisi cynllunio defnydd tir dros gyfnod o 15 mlynedd. Mae Cynllun Adnau Drafft Powys (2015) yn nodi'r ddarpariaeth adeiladu i'w datblygu, ac ymhle y gellir eu hadeiladu dros gyfnod y cynllun. Mae'r Cynllun hwn eisoes wedi mynd trwy broesau amrywiol o ymgynghori ac ymgysylltu â'r cyhoedd.

Mae eich Cynllun Datblygu Lleol yn nodi fod lefelau siaradwyr Cymraeg yn amrywio ledled y sir, gyda'r ardaloedd i'r gogledd a'r de-orllewin â'r canrannau uchaf o siaradwyr Cymraeg. Un o brif amcanion y CDLI wrth ystyried datblygiadau tai newydd yw gwarchod a chefnogi'r Gymraeg a diwylliant Cymreig yn y Sir, yn benodol, cadarnleoedd y Gymraeg. Nodir yn y Cynllun bydd rhai datblygiadau tai newydd o fewn y cadarnleoedd hyn, ac y bydd cynigion am ddatblygiadau yn yr ardaloedd hyn ond yn cael eu caniatáu lle bydd effaith ar y Gymraeg wedi cael eu hystyried, a bod mesurau lliniaru unrhyw effeithiau negyddol yn eu lle.

Rhai mesurau lliniaru sy'n cael eu cynnig yn y Cynllun yw sicrhau darpariaeth tai fforddiadwy i ateb anghenion lleol, cyrsiau cynefino a gwersi iaith i staff, a cymorth a chyllid ar gyfer prosiectau a rhaglenni iaith a diwylliant. Ym Mhapur Pwnc Yr Iaith Gymraeg a'i Diwylliant 2014, cyfeirir at asesiad effaith y Gymraeg a gynhaliwyd gan Menter Iaith Castell-nedd Port Talbot yn ardal Ystradgynlais. Roedd y casgliadau o'r asesiad yn nodi'r canlynol:

- Bod cynnydd yn y ganran o bobl ifanc sy'n siarad Cymraeg, ond llai felly yn y tai newydd;
- Bod siaradwyr Cymraeg yn y datblygiad newydd yn llai tebygol o ddefnyddio'r Gymraeg yn eu bywydau beunyddiol;
- Bod darpariaeth a chefnogaeth i'r iaith, ond cyfyngir hyn gan yr arian sydd ar gael; a
- Bod y rhan fwyaf o'r ysgolion cynradd yn yr ardal yn rhai cyfrwng Saesneg.

Mae canfyddiadau'r asesiad hwn yn amlygu yr angen am fesurau lliniaru sydd yn effeithiol a chadarn, sy'n cefnogi'r iaith ar draws y sir, ac yn ateb anghenion y cymunedau hynny a ystyrir yn gadarnleoedd y Gymraeg. Bydd disgwyl i'r Cyngor arolygu effaith datblygiadau newydd ar y Gymraeg dros gyfnod y cynllun, ac ymateb yn gadarn i sicrhau nad yw datblygiadau yn cael effaith andwyol ar hyfywedd y Gymraeg.

Mae Bil Cynllunio Cymru 2014 yn ymgais i symleiddio prosesau cychwynnol cynllunio yng Nghymru, cryfhau elfennau megis gweithdrefnau gorfodi ac apeliadau, a rhoi pwerau i Weinidogion Cymru i benderfynu ar geisiadau cynllunio penodol. O fewn y ddeddfwriaeth, ceir darpariaethau yn ymwneud â'r Gymraeg, ac am y tro cyntaf, yn sefydlu sail statudol i'r angen i ystyried y Gymraeg yn y gyfundrefn gynllunio.

Mae'r ddeddfwriaeth yn gosod dyletswyddau statudol ar awdurdodau cynllunio i asesu



by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6006.V1/3.2.2/DM2 06/07/2015  Summary: Diwylliant a'r Gymraeg/Welsh Language and Culture

Source: Post or in person

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Mode Written

Status Maintained

effaith eu polisiau cynllunio ar y Gymraeg, tra hefyd yn gwneud yr iaith Gymraeg yn ystyriaeth berthnasol statudol o fewn y system gynllunio. Rhoddir yr hawl statudol felly i gynghorwyr ganiatáu neu wrthod datblygiadau ar sail eu heffaith ar yr iaith.

Bydd canllawiau atodol Llywodraeth Cymru, megis Polisi Cynllunio Cymru a TAN20 yn cael eu diwygio maes o law i adlewyrchu newidiadau i'r gyfraith, ac er bod cynlluniau datblygu lleol presennol wedi eu datblygu ar sail y gyfundrefn flaenorol, bydd disgwyl i awdurdodau cynllunio weithredu ar sail y ddeddfwriaeth newydd.

The comments in this letter are relevant to the public consultation on Powys Local Development Plan 2011-2026, Powys Draft Deposit Plan 2015.

One of the Welsh Language Commissioner's main strategic objectives is to influence the consideration given to the Welsh language in policy developments and legislation, usually on a national level in Wales, the United Kingdom and on occasion on European legislation. Despite this, Technical Advice Note 20 (TAN20) establishes a consultee role for the Commissioner in the case of Local Development Plans, specifically, to consider the impact of the LDP's proposals and policies regarding the Welsh language. We therefore submit the comments below on the basis of this defined role.

#### Context

The Commissioner's main aim is to promote and facilitate the use of the Welsh language. This is accomplished by drawing attention to the fact that the Welsh language has official status in Wales, and by setting the standards for organisations. This, in turn, will lead to establishing the entitlements of Welsh speakers.

The Commissioner's work is based on two principles:

- The Welsh language should not be treated less favourably than the English language in Wales;
- People in Wales should be able to live their lives through the medium of Welsh if they wish to do so.

Over time, secondary legislation will give new powers to set and enforce standards for organisations. Until such a time, the Commissioner will continue to review statutory language schemes through the powers inherited under the Welsh Language Act 1993.

Planning Authorities are required to prepare local development plans establishing the land use planning policy framework for a period of 15 years. Powys Draft Deposit Plan (2015) records the building provision to be developed and the locations where building will be permitted during the lifetime of the plan. This plan has already been through various consultation and public engagement processes.

Your Local Development Plant notes that the levels of Welsh speakers varies across the county, with the areas in the north and the south-west having the highest percentages of Welsh speakers. One of the main objectives of the LDP in considering new housing developments is safeguarding and supporting the Welsh language and the Welsh culture in the County, specifically in the Welsh-speaking strongholds. The Plan notes that there will be some new housing developments within these areas, and that proposals for developments in these locations will only be permitted where the effect on the Welsh language has been considered, including measures to mitigate any negative effects.

Some of the mitigation measures proposed in the Plan are ensuring the provision of affordable houses to meet local need, induction courses and language lessons for staff, and assistance and finance for projects and language and culture programmes. In the Welsh Language and Culture Topic Paper 2014, there is a reference to the impact assessment on the Welsh language held by Menter Iaith Castell-nedd Port Talbot in the Ystradgynlais area. The assessment's conclusions noted the following:

by: Representation No

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6006.V1/3.2.2/DM2** 06/07/2015  Summary: Diwylliant a'r Gymraeg/Welsh Language and Culture

Source: Post or in person

Type: Comment

Mode Written

Status Maintained

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- There was an increase in the percentage of young people speaking Welsh, but it was lower in the new houses;
- That Welsh-speakers in the new developments were less likely to use Welsh in their everyday lives;
- That there was provision and support for the language, but that this was limited by the money available; and
- That most of the primary schools in the area were English-medium ones.

The assessment's findings demonstrate the need for mitigation measures which are effective and robust, which support the language across the county, and satisfy the needs of those communities which are considered to be strongholds of the Welsh language. The Council will be expected to review the effect of the new developments on the language over the period of the plan, and respond positively to ensure that developments do not have a detrimental effect on the viability of the Welsh language.

The Planning (Wales) Bill 2014 is an attempt to simplify initial planning processes in Wales, to strengthen elements such as enforcement and appeal procedures and give powers to Welsh Ministers to decide on specific planning applications. Within the legislation, there are provisions relating to the Welsh language, and for the first time, they establish a statutory basis for the need to consider the language in the planning system.

The legislation places statutory duties on planning authorities to assess the effects of their planning policies on the Welsh language whilst making the language a relevant statutory consideration within the planning system. The councillors have therefore been given a statutory entitlement to permit or refuse developments on the basis of their effects on the Welsh language.

Welsh Government supplementary planning guidance, such as Planning Policy Wales and TAN20 will eventually be amended to reflect changes in the law, and although the present local development plans have been developed on the basis of the previous organization, planning authorities will be expected to act on the basis of the new legislation.

Council Response:

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by: Representation No

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**6089 Vaughan, Mr Elwyn**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

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Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.25, para.3.2.2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

Question Representation Texts

**Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth baratoi'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Nid yn unig yr oedd categorïau aneddiadau (gan gynnwys Llanbrynmair a Phontrobert) yn gysylltiedig â nifer y gwasanaethau ym mhob un o'r cymunedau hyn, ond roedd hefyd yn cynnwys dyfarniadau'n seiliedig ar resymau cynllunio a chynaliadwyedd. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r polisi hwn yn rhoi gwell cydnabyddiaeth i sensitifrwydd ieithyddol cymunedau Cymraeg (gan gynnwys cymunedau megis Llanbrynmair a Phontrobert) ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Mae'r laith Gymraeg a Diwylliant ym Mhowys a sut i'w diogelu a'i hyrwyddo'n cael ei ystyried yn fanwl yn y papur pwnc ar yr laith a Diwylliant. Roedd yr Arfarniad o Gynaliadwyedd y Cynllun yn cynnwys asesiad o effeithiau sylweddol tebygol y cynllun ac ar y defnydd o'r Gymraeg ym Mhowys. Yn unol â Nodyn Cyngor Technegol 20, fe wnaeth yr Arfarniad o Gynaliadwyedd y Cynllun asesu effaith y strategaeth ofodol, polisïau a dyraniad y Gymraeg a chafwyd iddo gael effaith positif yn gyffredinol ynghyd ag Arfarniad o Gynaliadwyedd y cynllun, cynhaliwyd hefyd Asesiad o'r Effaith ar y Gymraeg. Mae'r asesiad hwn yn rhan o'r Arfarniad ar Gynaliadwyedd ac fe'i gynhaliwyd er mwyn ceisio deall beth fydd effeithiau tebygol datblygiad tai newydd ar gymunedau Cymraeg, gan gynnwys effeithiau datblygiad tai newydd ar gymeriad a chydbwysedd ieithyddol cymuned. Os yw cais yn debygol o gael effaith ar grynodiad lleol o siaradwyr Cymraeg, daeth yr asesiad i'r casgliad y byddai angen asesu hyn a chael mesurau lliniaru fel y nodwyd yn yr asesiad. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The categorisation of settlements (including Llanbrynmair and Pontrobert) was not only linked to the number of services in each of these communities but also included matters of judgement based on planning and sustainability reasons. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. This policy approach better recognises the linguistic sensitivity of Welsh speaking communities (including communities such as Llanbrynmair and Pontrobert) and includes policy that seeks to mitigate against the impact of large housing developments within these areas. See Focused Changes for details. Welsh Language and Culture in Powys and how to plan for its protection and enhancement is considered in detail in the Welsh Language and Culture Topic Paper. The Sustainability Appraisal of the plan included an assessment of the likely significant effects of the plan on the use of Welsh Language in Powys. In accordance with Technical Advice Note 20, the Sustainability Appraisal of the Plan assessed the impact of the spatial strategy, policies and allocations on the Welsh Language and was found to have an overall positive impact. In conjunction with the Sustainability Appraisal of the plan a Welsh Language Impact Assessment was also undertaken. This assessment forms part of the Sustainability Appraisal and was undertaken to help understand the likely impacts of new housing development on Welsh speaking communities including impacts on the character and linguistic balance of a community associated with new housing development. The assessment concluded that should a development proposal be likely to affect a local concentration of Welsh speakers then this would need to be assessed and if necessary mitigated using methods identified in the assessment."

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6089.V1/3.2.2/ 20/07/2015  Summary: Diwylliant a'r Gymraeg/Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion clodwiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrwydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

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**6089.V1/3.2.2/** 20/07/2015  Summary: Diwylliant a'r Gymraeg/Welsh Language and Culture

Source: Email Type: Objection Mode Written Status Maintained

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needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh-speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language. Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6089.V4/3.2.2/** 20/07/2015  Summary: Diwylliant a'r Gymraeg/Welsh Language and Culture

Source: Email Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.25, para.3.2.2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Gweler yn yr atodiad fy ymateb i'r CDLI newydd. Carwn nodi ei fod ar sail ymateb i'r ddogfen gyfan ond efo cyfeiriad at datblygiadau penodol ee yn Llanbryn-mair ac ati.

Carwn nodi hefyd dymuniad i fod yn rhan mewn unrhyw ymchwiliad cyhoeddus a gynhelir yn y dyfodol oni fydd ystyriaeth wedi'u gwneud cyn hynny o'r materion hyn

by: Representation No

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Source: Email

Type: Objection

Mode Written

Status Maintained

## C. Y GYMRAEG

Yn y lle cyntaf dylid croesawu'r ffaith fod y Cyngor Sir yn cydnabod pwysigrwydd y Gymraeg ar ddechrau'r ddogfen. Er enghraifft, nodir;

"Levels of Welsh language use vary across the county with higher usage found in the west and south west, although there are concerns that usage is falling in these traditional Welsh language strongholds. The LDP needs to consider how it can contribute to promoting the use of the language and protecting Welsh culture."

Yn yr un modd nodir fel nod ac amcan dan y pennawd 'Supporting Healthy Communities'; "LDP Objective 15 – Welsh Language and Culture: to support and protect Welsh language and culture in Powys and specifically the Welsh speaking strongholds of the north west and south west"

Hefyd croesawir y ffaith bod cydnabyddiaeth o fodolaeth TAN 20 a bodolaeth y cymunedau lle ceir mwy na 25% o siaradwyr Cymraeg.

"These documents require the Council to consider whether it has any communities where the use of the Welsh language is part of the social fabric and where it is so, it is appropriate that this be taken into account in land use planning"

Serch hynny, tra bo'r egwyddorion hyn i'w croesawu gwelir bwlch rhwng hyn a'r gweithredu ymarferol a'r hyn a fwriedir yn y Cynllun Datblygu.

Mae Nodyn Cyngor Technegol TAN20 Llywodraeth Cymru a gyhoeddwyd fis Mehefin 2014 yn datgan yn glir fel a ganlyn:

1.8 "Wrth lunio mae modd asesu effeithiau cronol a chyfunol llawer o ddatblygiadau ar y Gymraeg. Mae hyn yn gyfle i ystyried effeithiau ar gymunedau lleol ac ardaloedd ehangach y cynllun gyda'i gilydd."

2.2 "Er mwyn sicrhau y caiff materion economaidd, cymdeithasol ac amgylcheddol eu hystyried, mae'r CDLI yn destun i arfarniad o gynaliadwyedd. Mae'r iaith Gymraeg yn ffitio ym mhroses arfarniad o gynaliadwyedd am ei fod yn nodwedd ganolog o gymdeithas a chymunedau yng Nghymru a ganddi werth hanesyddol a diwylliannol sylweddol. Dylid felly asesu effeithiau iaith strategaeth, polisiâu a dyraniadau safle'r CDLI."

Casglu data perthnasol

2.8 "Disgwylir i Awdurdodau Cynllunio Lleol gasglu amrywiaeth o dystiolaeth i ategu strategaeth, polisiâu a dyraniadau safle'r CDLI, Gall ffynonellau defnyddiol o ddata ar y Gymraeg gynnwys y

## Appendix 1 - Deposit LDP Repts & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

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canlyniol:

- Adrannau eraill o fewn yr awdurdod lleol
- Swyddfa Ystadegau Gwladol
- Comisiynydd y Gymraeg
- Stats Cymru – Gwasanaeth ystadegol Llywodraeth Cymru
- Prif dystiolaeth: arolygon o breswylwyr, grwpiau ffocws ac ati

2.9 Gall y dystiolaeth ganlyniol fod yn ddangosyddion perthnasol o bwysigrwydd y Gymraeg i gymunedau yn ardal y Cynllun:

Data'r Cyfrifiad:

- Nifer y siaradwyr Cymraeg/canran y boblogaeth sy'n siarad Cymraeg ar lefel ardal cynllun, cymuned, adran etholiadol, ward. A oes crynodiadau gofodol lle y ceir canran uchel o siaradwyr Cymraeg? Ble mae'r newidiadau mwyaf yn digwydd?
- Sut mae'r data mwyaf diweddar yn cymharu â 2001, 1991 ac ati. A yw nifer y siaradwyr Cymraeg yn cynyddu neu'n lleihau neu a ydynt yn sefydlog?
- Ydy patrymau mudo yn effeithio nodweddion iaith yr ardal?
- Ydy proffil oedran siaradwyr Cymraeg yn destun pryder?

Strategaethau a mentrau lleol:

- Beth yw nodau ac amcanion yr awdurdod yn ei strategaeth iaith?
- Ydy strategaethau'r awdurdod yn gyson a'i Gynllun Gweithredu ar yr Iaith Gymraeg?
- Beth yw blaenoriaethau a phrif weithredoedd y Fenter Iaith leol? Ffactorau economaidd
- Amcangyfrif o faint o bobl sy'n defnyddio'r Gymraeg yn eu gweithle?
- Beth yw'r cyfleoedd i ddefnyddio'r iaith yn y gweithle? A yw'n cael ei defnyddio bob amser, yn aml, yn achlysurol ac ati?
- Beth yw'r sefyllfa bresennol a disgwylidig o ran cyflogaeth? A yw diweithdra yn

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broblem benodol, yn arbennig ymhlith pobl ifanc?

· Oes casgliad o siaradwyr Cymraeg mewn sectorau cyflogaeth benodol?  
Cyfleusterau cymunedol:

· Pa weithgareddau/cymdeithasau sydd ar gael drwy gyfrwng y Gymraeg?

· A oes cyfryngau lleol cyfrwng Cymraeg ee gorsafoedd radio, papurau newydd?

· Ble mae'r cyfleusterau cymunedol sy'n cynnig cyfleoedd i bobl sgwrsio yn Gymraeg? A ydynt mewn lleoliadau hygyrch, cynaliadwy? Beth yw darpariaeth gynlluniedig y fath gyfleusterau yn y dyfodol?

2.10 "Ar ôl casglu data bydd angen ei ddadansoddi ac ystyried i ba raddau, a sut, y mae defnydd tir yn effeithio ar y Gymraeg."

2.11 "Y dasg allweddol ar yr adeg hon yw i'r awdurdod nodi'r hyn y mae am i'r CDLI ei gyflawni ar gyfer yr iaith Gymraeg."

2.12 "Bydd rhai neu bob un o'r ffactorau canlynol yn debygol o ddylanwadu ar ddull gweithredu'r ACLI:

· Ydy'r Gymraeg yn brif iaith, neu'n iaith bwysig i grwpiau penodol o fewn cymunedau yn ardal y cynllun?

· Ydy'r Gymraeg yn tyfu neu'n dirywio ar y cyfan?

· Patrymau mudo a phroffil oedran y rhai sy'n symud allan o'r ardal ac i mewn iddi. Faint o bwysau y mae hyn yn eu rhoi ar wasanaethau a seilwaith?

2.13 "Gall CDLI hefyd ystyried pa bolisiau a darpariaethau ar gyfer y Gymraeg a gynhwyswyd mewn cynlluniau datblygu blaenorol yn yr ardal:

· A gyflawnwyd yr amcanion?

· A ddefnyddiwyd polisiau ac a wnaed defnydd priodol ohonynt?

· Pa wersi a ddysgwyd o gynlluniau blaenorol a all lywio dull gweithredu'r CDLI?

Opsiynau'r Cynllun

2.16 "Mewn ardaloedd a chynllun lle mae'r Gymraeg yn agwedd bwysig ar gymunedau lleol dylai'r awdurdod cynllunio ystyried sut bydd pob opsiwn yn effeithio ar y Gymraeg wrth benderfynu pa opsiwn y dylid ei ddewis."



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Dyraniad safle:

2.22 "Bydd maint a daliadaeth anheddau yn ffactorau sy'n cael effaith ar bennu os yw datblygiad yn ddylanwad cadarnhaol neu negyddol ar yr iaith"

Rheoli Datblygu

a. "Drwy gasglu tystiolaeth fanwl gywir y gellir ei mesur ac ymgysylltu ag ymgynghorwyr perthnasol, gan gynnwys Comisiynydd y Gymraeg, ar gam llunio'r cynllun mae disgwyl;

bod awdurdodau cynllunio lleol yn nodi eu safbwynt ar gynllunio a'r iaith Gymraeg drwy strategaeth a pholisïau'r CDLI a thrwy ddefnyddio Canllawiau Cynllunio Atodol."

Mae hyn yn amlygu nifer o ddiffygion yn y Cynllun Datblygu arfaethedig.

1. Nid yw'r Cynllun yn edrych ar y darlun llawn o ran y Gymraeg ac effaith cronus nifer o ddatblygiadau dros amser ar y cymunedau Cymraeg fel y adnabyddir hwy yn y Cynllun

2. Nid yw'r asesiad cynladwyedd a gyhoeddwyd gan y Cyngor yn cymryd digon o ystyriaeth o'r Gymraeg nac yn dangos dealltwriaeth iawn o natur fregus y cymunedau hynny. Nid yw'n ystyried yn llawn effaith datblygiadau tai mewn cymunedau Cymraeg megis Llanbrynmair, Pontrobert, Pen-y-bont-fawr a Llanrhaeadr ym Mochnant, i gyd yn gymunedau lle y gwelwyd gostyngiad sylweddol yn y canran o siaradwyr Cymraeg yng Nghyfrifiad 2011.

3. Ni ymddengys unrhyw broses ymchwil o gasglu data ar y Gymraeg oddi wrth Gomisiynydd y Gymraeg, Mentrau Iaith Maldwyn a Brycheiniog a Maesyfed;

4. Ni cheir unrhyw ddadansoddiad o ganlyniadau Cyfrifiad 2011 o ran y Gymraeg. Fel y nodir:

2.10 "Ar ôl casglu data bydd angen ei ddadansoddi ac ystyried i ba raddau, a sut, y mae defnydd tir yn effeithio ar y Gymraeg."

5. Noda TAN 20 yn glir: 2.16 "Mewn ardaloedd a chynllun lle mae'r Gymraeg yn agwedd bwysig ar gymunedau lleol dylai'r awdurdod cynllunio ystyried sut bydd pob opsiwn yn effeithio ar y Gymraeg wrth benderfynu pa opsiwn y dylid ei ddewis."

Er hyn maent yn awgrymu codi stad o 22 o dai yn safle Bryncoch, Llanbrynmair ynghyd a stadau o dai yn Penybontfawr, Llanrhaeadr ym Mochnant a Phontrobert i gyd mewn cymunedau lle gwelwyd cwmp sylweddol o ran y Gymraeg yng nghyfrifiad 2011.

6. Eto noda Tan 20: 2.22 "Bydd maint a daliadaeth anheddau yn ffactorau sy'n cael effaith ar bennu os yw datblygiad yn ddylanwad cadarnhaol neu negyddol ar yr iaith" ac eto bwriedir rhoi

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datblygiad tai yn Llanbryn-mair heb:

- Wneud unrhyw waith ymchwil na chasglu data o dystiolaeth o anghenion yr ardal
- Heb ystyried y ffaith fod Cyfrifiad 2011 yn dangos gostyngiad o 5% yn y nifer o siaradwyr Cymraeg

## CH. DYSGU O BROFIAD

Ardal Cyngor Cymuned 1991 % (3+) 2001 % (3+) 2011 (3+)

Llanerfyl 73% 57% 56%

Banwy 60% 60% 56%

Glantwymyn 69% 58% 53%

Llanfihangel 70% 64% 53%

Machynlleth 60% 54% 52%

Pen-y-bont-fawr 69% 55% 50%

Llanbryn-mair 69% 53% 48%

Llanrhaeadr-ym-Mochnant 64% 53% 43%

Llanwddyn 62% 60% 38%

Llangynog 64% 50% 37%

Carno 57% 45% 36%

Llanfair Caereinion 42% 38% 36%

Un elfen sy'n drist iawn yn hyn oll, ac sy'n grisial clir, yw'r diffyg dysgu gwersi o'r hyn a wnaed dan gynlluniau blaenorol a'r effaith negyddol amlwg mae nifer o benderfyniadau blynyddoedd a fu wedi'u cael ar y cymunedau Cymraeg eu hiaith ym Mhowys.

Mae'r tabl uchod yn dangos yn glir y newid ym mhatrwm ieithyddol nifer o gymunedau Powys dros yr ugain mlynedd diwethaf ac yn ddi-os mae polisiâu cynllunio'r gorffennol wedi cyfrannu at hyn. Boed o ran diffyg dealltwriaeth neu ddiffyg gweledigaeth mae'n allweddol nad yw'r cynllun newydd yma yn ail adrodd camgymeriadau.

Er enghraifft cafwyd datblygiad tai cymdeithasol yn Nolfach ger Llanbryn-mair a dim ond un person lleol sy'n byw yno. Mae hyn yn amlygu'r diffyg gwaith cartref o ran tystiolaeth o anghenion lleol. Yn yr un modd gwelwyd stadau eraill yn Llanbryn-mair dros y ddegawd ddiwethaf ac mae'r mwyafrif llethol o'r preswylwyr yn methu a siarad Cymraeg. Mae hyn yn cael ei amlygu yn ffigyrau'r Cyfrifiad diwethaf lle gwelwyd gostyngiad o 5% yn y nifer o siaradwyr Cymraeg.

Yn yr un modd gwelwyd y Cyngor yn caniatáu i 15 o fynglo's cael eu hadeiladu yn Y Foel, Dyffryn Banw. Eto dim ond un person lleol sy'n byw ynddynt a'r gweddill ddim yn medru'r Gymraeg. Cymaint mae hyn yn ei wneud yw creu 'geto' Seisnig ar gyrion cymuned arferai fod yn Gymraeg ei hiaith.

Hefyd adeiladwyd 16 o dai yn Llangadfan, yn groes i ddymuniad llawer, ac eto dim ond 4 person lleol

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sydd yno. Effaith uniongyrchol hyn yw newid patrwm ieithyddol y gymuned a thanseilio'r ychydig gymunedau ym Mhowys lle arferai'r Gymraeg fod yn iaith pob dydd.

Fel y dywed Emyr Lewis, mewn papur diweddar ar 'Cynllunio a'r Gymraeg':

"Gymaint yn fwy felly yw'r anawsterau i'r Gymraeg mewn llefydd lle mae hi'n iaith fwyafrifol o drwch blewyn, neu'n iaith lleiafrif swmpus. Yma mae'n parhau i gael ei defnyddio fel iaith gymunedol, ond nid iaith y cyfarchiad cyntaf. Mae datblygiadau tai mawrion yn prysuro ei thranc fel iaith gymunedol, ac mae'r ymdrechion i gymhathu hyd yn oed yn anos".

A dyna'n union yw sefyllfa cymunedau fel Llanbrynmair, Llangadfan, Pen-y-bont-fawr ac ati. Does dim ond rhaid edrych ar Gyfrifiad 2011 a'r canrannau o siaradwyr Cymraeg a medrir priodoli yn glir datblygiad stadau tai newydd yn y cymunedau hyn a'r gostyngiad yn y canran o siaradwyr Cymraeg.

Onid yw'n bryd agor llygaid a dysgu gwersi o hyn?

Please find attached my response to the new Local Development Plan. I would like to note that it is a response to the whole document with references to specific developments e.g. in Llanbrynmair etc. I would also like to note my wish to take part in any public inquiry that is conducted in the future unless due consideration is given to these matters prior to this.

#### C. THE WELSH LANGUAGE

Firstly, the fact that the County Council has acknowledged the importance of the Welsh Language at the start of the document should be welcomed. For example, it is noted;

"Levels of Welsh language use vary across the county with higher usage found in the west and south west, although there are concerns that usage is falling in these traditional Welsh language strongholds. The LDP needs to consider how it can contribute to promoting the use of the language and protecting Welsh culture."

In the same way, as an aim and objective under the heading 'Supporting Healthy Communities';

"LDP Objective 15 – Welsh Language and Culture: to support and protect Welsh language and culture in Powys and specifically the Welsh speaking strongholds of the north west and south west"

Also, the fact that recognition of the existence of TAN 20 is to be welcomed. Along with the existence of communities where more than 25% are Welsh speakers.

"These documents require the Council to consider whether it has any communities where the use of the Welsh language is part of the social fabric and where it is so, it

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is appropriate that this be taken into account in land use planning”

Mae Nodyn Cyngor Technegol TAN20 Llywodraeth Cymru a gyhoeddwyd fis Mehefin 2014 yn datgan yn glir fel a ganlyn:

However, although these principles are welcomed, there is a gap between this and the practical actions and what is intended in the Development Plan.

The Welsh Government's Technical Advice Note TAN20 which was issued last June clearly states the following:

1.8 “During the process of drawing up the plan, it is possible to assess the cumulative and combined effects of many developments on the Welsh language. This is an opportunity to consider the overall effects of the plan on local communities and wider areas.”

2.2 “In order to ensure that economic, social and environmental matters are taken into consideration, the LDP is subject to a sustainability appraisal. The Welsh Language fits into the sustainability appraisal process as it is a central feature of society and communities in Wales, and has substantial historical and cultural value. Therefore, the effects of language strategy, policies and site allocations of the LDP should be assessed.”

Collecting relevant data

2.8 “It is expected that Local Planning Authorities will collect a variety of evidence to complement the strategy, policies and site allocations for the LDP; amongst useful sources for

Welsh language data are:

- Other departments within the local authority
- National Statistics Office
- The Welsh Language Commissioner
- Stats Wales –The Welsh Government Statistical Service
- Primary evidence: surveys of residents, focus groups etc

2.9 The following evidence could provide relevant indicators of the importance of the Welsh language to communities in the Plan area:

Census Data:

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· The number of Welsh speakers / percentage of population which speaks Welsh at plan area level, community, electoral area, ward. Is there spatial concentration with a high percentage of Welsh speakers? Where are the biggest changes happening?

· How does the latest data compare with 2001, 1991 etc. Is the number of Welsh speakers increasing or decreasing, or is it stable?

· Do migration patterns affect the linguistic characteristics of the area?

· Is the profile of Welsh speakers a cause for concern?

Local strategies and initiatives:

· What are the authority's aims and objectives in its language strategy?

· Are the authority's strategies consistent with its Welsh Language Action Plan?

· What are the local Language Initiative's priorities and main actions?

Economic factors:

· An estimate of the number of people using Welsh in the workplace?

· What opportunities are there to use the language in the workplace. Is it always used, often, occasionally etc?

· What is the current and anticipated situation in regard to employment? Is unemployment a specific problem, especially amongst young people?

· Is there a predominance of Welsh speakers within specific employment sectors?

Community facilities:

· What activities/societies are available through the medium of Welsh?

· Are there local Welsh medium media available e.g. radio stations, newspapers?

· Where are the community facilities which offer the chance for people to chat in Welsh? Are they in accessible, sustainable locations? What planned provision is there for such facilities in the future?

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2.10 "After collecting data, it will need to be analysed and consider to what extent, and how, use of land affects the Welsh language."

2.11 "The key task at this point in time is for the authority to note what it wants the LDP to achieve for the Welsh language."

2.12 "Some or all of the following factors are likely to influence the Local Planning Authority's approach:

- Is Welsh the main language, or is it the important language to certain groups within communities in the plan area?
- Is the Welsh language growing or diminishing on the whole?
- Migration patterns and age profile of those moving from and into the area. How much pressure does this put on services and infrastructure?

2.13 "The LDP could also consider what policies and provisions for Welsh were included in previous development plans for the area:

- Were the objectives fulfilled?
- Were policies used and was appropriate use made of them?
- What lessons were learned from previous plans which could guide the LDP approach?

Plan Options

2.16 "In areas which have a plan where the Welsh language is an important aspect of the local communities, the planning authority should consider how each option with affect the Welsh language, when deciding which option to choose."

Site allocation:

2.22 "Size and occupancy of dwellings are factors which affect determining if a development has a positive or negative influence on the language"

Managing Development

a. "By collecting measurable accurate evidence and engaging in relevant consultations, including the Welsh language Commissioner, at the planning stage of the plan, it is expected: that local planning authorities will note their point of view on planning and the Welsh language through the LDP strategy and policies and by using Supplementary Planning Guidelines."

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This highlights a number of failings in the proposed Development Plan.

1. The Plan does not look at the whole picture in regard to the Welsh language, and the cumulative effect of a number of developments over time on Welsh communities as identified in the Plan

2. The sustainability assessment published by the Council does not give sufficient consideration to the Welsh language, and neither does it demonstrate a true understanding of the fragile nature of those communities. It does not fully consider the effect housing developments would have on Welsh communities such as Llanbrynmair, Pontrobert, Pen-y-bont-fawr and Llanrhaeadr ym Mochnant - all communities that have seen a substantial reduction in the percentage of Welsh speakers in the 2011 Census.

3. There is no evidence of research and data collection on the Welsh language from the Welsh Language Commissioner or from the Language Initiatives of Montgomeryshire and Brecon & Radnor;

4. There is no analysis of the 2011 Census results in relation to the Welsh language. As noted: 2.10 "After collecting data, it will need to be analysed and consider to what extent, and how, use of land affects the Welsh language."

5. TAN 20 clearly states: 2.16 "In areas which have a plan where the Welsh language is an important aspect of the local communities, the planning authority should consider how each option with affect the Welsh language, when deciding which option to choose."

6. Despite this, they suggest building an estate of 22 houses on the Bryncoch site in Llanbrynmair along with housing estates in Pen-y-bont-fawr, Llanrhaeadr ym Mochnant and Pontrobert – all communities which have seen a substantial reduction in Welsh speakers in the 2011 Census.

7. Again, Tan 20 states: 2.22 "Size and occupancy of dwellings are factors which affect determining if a development has a positive or negative influence on the language" and yet again, housing development is planned for Llanbrynmair without:

- Any research or data collection of evidence of need in the area
- Considering the fact that the 2011 Census showed a 5% reduction in the number of Welsh speakers

D. LEARNING FROM EXPERIENCE

Community Council Area 1991 % (3+) 2001 % (3+) 2011 (3+)  
Llanerfyl 73% 57% 56%

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Banwy 60% 60% 56%  
 Glantwymyn 69% 58% 53%  
 Llanfihangel 70% 64% 53%  
 Machynlleth 60% 54% 52%  
 Pen-y-bont-fawr 69% 55% 50%  
 Llanbrynmair 69% 53% 48%  
 Llanrhaeadr-ym-Mochnant 64% 53% 43%  
 Llanwddyn 62% 60% 38%  
 Llangynog 64% 50% 37%  
 Carno 57% 45% 36%  
 Llanfair Caereinion 42% 38% 36%

One very sad element in all of this, and which is crystal clear, is the failure to learn from previous plans and the obvious negative effect that decisions made in the past have had on Welsh communities in Powys.

The above table clearly shows the change in the linguistic pattern of a number of communities in Powys over the last twenty years and undoubtedly the planning policies of the past have contributed to this. Be that due to a lack of understanding or lack of vision, it is essential that this new plan does not repeat the same mistakes.

For example, a social housing development took place in Dolfach near Llanbrynmair, and only one local person lives there. This highlights the lack of homework in regard to evidence of local need. In the same way, other estates in Llanbrynmair have been built over the last ten years, and the overwhelming majority of residents are not Welsh speakers. This is highlighted in the statistics from the last Census, which shows a decrease of 5% in the number of Welsh speakers.

In the same way, the council gave permission to build 15 bungalows in Foel, in the Banwy Valley. Yet again, only one local person lives on the estate with none of the remaining residents able to speak Welsh. This has led to the creation of an English 'ghetto' on the outskirts of what was a Welsh speaking community.

Also, 16 houses were built in Llangadfan, against the wishes of many, and yet again, only 4 local people live in these dwellings. A direct effect of this development is that is changing the linguistic pattern of the community, and undermining communities in Powys where the Welsh language used to be the language used on a daily basis.

As Emyr Lewis stated, in a recent paper on 'Planning and the Welsh language':

"The difficulties for the Welsh language are so much greater in places where it is only the majority language by a very small margin, or the language of a considerable minority. Here it is still used as a community language, but not the language of initial greetings. Development of large houses is speeding up its' demise as a community language, and efforts at integration are



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even more difficult".

And that is the exact situation for communities such as Llanbrynmair, Llangadfan, Pen-y-bontfawr etc. We only have to look at the 2011 census results and the percentages of Welsh speakers to be able to attribute the development of new housing estates in these communities to the decrease in the percentage of Welsh speakers.

Isn't it time that we opened our eyes, and lessons were learnt from this?

Council Response:

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**6132 Cymdeithas yr Iaith Gymraeg**

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Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r iaith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr iaith Gymraeg yn rhan o Arfarniad o Gynaliadwyedd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r iaith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr iaith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

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**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion clodwiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6132.V1/3.2.2/DM2 16/07/2015  Summary: Diwylliant a'r Gymraeg/Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh--speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language. Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6132.V2/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg/Welsh Language and Culture

Source: Email Type: Objection Mode Written Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

Question Representation Texts

Question: Council Response

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth baratoi'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Nid yn unig yr oedd categorïau aneddiadau (gan gynnwys Llanbrynmair a Phontrobert) yn gysylltiedig â nifer y gwasanaethau ym mhob un o'r cymunedau hyn, ond roedd hefyd yn cynnwys dyfarniadau'n seiliedig ar resymau cynllunio a chynaliadwyedd. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r Iaith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r polisi hwn yn rhoi gwell cydnabyddiaeth i sensitifrwydd ieithyddol cymunedau Cymraeg (gan gynnwys cymunedau megis Llanbrynmair a Phontrobert) ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am Fanylion. Mae'r Iaith Gymraeg a Diwylliant ym Mhowys a sut i'w diogelu a'i hyrwyddo'n cael ei ystyried yn fanwl yn y papur pwnc ar yr Iaith a Diwylliant. Roedd yr Arfarniad o Gynaliadwyedd y Cynllun yn cynnwys asesiad o effeithiau sylweddol tebygol y cynllun ac ar y defnydd o'r Gymraeg ym Mhowys. Yn unol â Nodyn Cyngor Technegol 20, fe wnaeth yr Arfarniad o Gynaliadwyedd y Cynllun asesu effaith y strategaeth ofodol, polisiau a dyraniad y Gymraeg a chafwyd iddo gael effaith bositif yn gyffredinol ynghyd ag Arfarniad o Gynaliadwyedd y cynllun, cynhaliwyd hefyd Asesiad o'r Effaith ar y Gymraeg. Mae'r asesiad hwn yn rhan o'r Arfarniad ar

by: Representation No

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Mode Written

Status Maintained

Gynaliadwydd ac fe'i gynhaliwyd er mwyn ceisio deall beth fydd effeithiau tebygol datblygiad tai newydd ar gymunedau Cymraeg, gan gynnwys effeithiau datblygiad tai newydd ar gymeriad a chydbwysedd ieithyddol cymuned. Os yw cais yn debygol o gael effaith ar grynodiad lleol o siaradwyr Cymraeg, daeth yr asesiad i'r casgliad y byddai angen asesu hyn a chael mesurau lliniaru fel y nodwyd yn yr asesiad. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The categorisation of settlements (including Llanbrynmair and Pontrobert) was not only linked to the number of services in each of these communities but also included matters of judgement based on planning and sustainability reasons. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. This policy approach better recognises the linguistic sensitivity of Welsh speaking communities (including communities such as Llanbrynmair and Pontrobert) and includes policy that seeks to mitigate against the impact of large housing developments within these areas. See Focused Changes for details. Welsh Language and Culture in Powys and how to plan for its protection and enhancement is considered in detail in the Welsh Language and Culture Topic Paper. The Sustainability Appraisal of the plan included an assessment of the likely significant effects of the plan on the use of Welsh Language in Powys. In accordance with Technical Advice Note 20, the Sustainability Appraisal of the Plan assessed the impact of the spatial strategy, policies and allocations on the Welsh Language and was found to have an overall positive impact. In conjunction with the Sustainability Appraisal of the plan a Welsh Language Impact Assessment was also undertaken. This assessment forms part of the Sustainability Appraisal and was undertaken to help understand the likely impacts of new housing development on Welsh speaking communities including impacts on the character and linguistic balance of a community associated with new housing development. The assessment concluded that should a development proposal be likely to affect a local concentration of Welsh speakers then this would need to be assessed and if necessary mitigated using methods identified in the assessment."

Council Response:

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**Question: 3d. (i) Representation Details**

Representation Texts: Cynllun Datblygu Lleol Powys

Ymateb Cangen Maldwyn Cymdeithas yr Iaith Gymraeg

Mae nifer o elfennau sy'n destun pryder mewn perthynas â'r Cynllun Datblygu Lleol newydd gan gynnwys:

Sail yr amcangyfrif o 6,071 o dai newydd i Bowys

Dosraniad y tai hynny i gymunedau penodol

Ystyriaeth o'r iaith Gymraeg fel iaith gymunedol ac effaith datblygiadau arfaethedig

Diffyg dysgu o brofiad effaith datblygiadau blaenorol

CRYNODEB O'R HYN A ELWIR AMDANO

1. Credaf nad yw'r dystiolaeth fod angen 6,071 o dai yn gadarn ac felly dylif lleihau'r ffigwr yn sylweddol.

2. Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi seilio ar anghenion lleol.

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

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3. Bod y Cyngor yn ail edrych ar yr elfennau yn ymwneud a'r Gymraeg a chynnaladwyedd cymunedau sensitif ieithyddol yn sgil Bil Cynllunio 2015 lle'r cydnabyddir y Gymraeg yn ystyriaeth berthnasol yn y drefn gynllunio.

4. Yn sgil y Bil Cynllunio, gelwir ar y Cyngor i gomisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg, y rhai y cydnabyddir iddynt fod yn sensitif yn ieithyddol a dros 25% o siaradwyr Cymraeg, yn ystod y Cynllun Datblygu Lleol diwethaf.

5. O dderbyn sensitifwydd ieithyddol y cymunedau hynny, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r cyfnod blaenorol wedi'u setlo.

6. O ystyried bodolaeth y Ddeddf Gynllunio 2015 newydd, sydd yn cydnabod y Gymraeg fel ystyriaeth cynllunio gyflawn a bod y gwaith yma gan Bowys heb ystyried hynny, bod y Cyngor hefyd yn rhoi mewn lle trefn o gomisiynu cwmni annibynnol allanol i wneud asesiadau iaith ar unrhyw ddatblygiadau oddi fewn yr ardaloedd o sensitifwydd ieithyddol.

### A. SAIL YR AMCANGYFRIF

Mae sawl agwedd o'r amcangyfrif yn y cynllun yn peri pryder. Yn y lle cyntaf mae'r ffigwr o 5,519 o dai a nodir sydd angen ar ddechrau'r ddogfen yn ymddangos yn ffigwr wedi'u dynnu o'r awyr. Oherwydd yn ddiweddarach yn y ddogfen nodir bod angen safleoedd ar gyfer 6,071 o dai er mwyn sicrhau'r 5,519. Golyga hyn eich bod yn clustnodi 552 o safleoedd yn fwy na'r hyn rydych yn cydnabod sydd eu hangen go iawn.

Yn ychwanegol at hynny, rydych yn datgan i 194 o dai cael eu hadeiladu'n flynyddol rhwng 2009 a 2013. Petai'r ffigwr hynny felly'n parhau am gyfnod y Cynllun o 2011 i 2026 dim ond 2,910 o safleoedd fyddai eu hangen.

Hyd yn oed petai rywun yn cymryd cyfartaledd yr adeiladu yn ystod yr 8 mlynedd diwethaf, sef 274 y flwyddyn, byddai'n golygu cyfanswm i Bowys o 4,110 o safleoedd. Golyga hynny bod y targed bron i 33% yn fwy nac hyd yn oed yr hyn oedd yn cael ei ddatblygu yn ystod penllanw adeiladu cyn y dirwasgiad.

Yn ychwanegol at hynny, mae nifer o ffactorau eraill sydd angen eu hystyried wrth gynllunio i'r dyfodol.

Fel y dengys ffigyrau'r Swyddfa Ystadegau a gyhoeddwyd ym Mehefin 2014, ymddengys bod poblogaeth Powys yn y cyfnod o ganol 2012 i 2013 wedi gostwng o 133,000 yn 2012 i 132,700 yn 2013, sef gostyngiad o 300 neu 0.2%.

Hefyd cyhoeddwyd pecyn o ystadegau defnyddiol gan Y Gwasanaethau Gwybodaeth a Dadansoddi

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Llywodraeth Cymru ar yr 20fed o Ragfyr 2013. Dengys y rheini fod patrwm mudo ar gyfer y sir rhwng 2001 a 2011. Dangosir bod 5,810 wedi mewnfudo tra bo allfudiad o 4,990 yn gadael ffigwr net o 820 o fewnfudwyr. O ddefnyddio'r ffigwr net yma fel cynsail ar gyfer oes y Cynllun Datblygu, sef 15 mlynedd rhwng 2011 a 2026, yna byddai ffigwr net o 1,230 o fewnfudwyr.

Ffactor arall allweddol ydy'r ffaith bod cydnabyddiaeth yn yr un ddogfen y rhagwelir gostyngiad yn y boblogaeth rhwng 0 a 15 yn y sir hyd at 2026.

"For a handful of authorities, (Powys ac eraill) the population aged 0 to 15 is expected to decrease based on both the higher and lower population variants and the principal projection"  
Rhagwelir gostyngiad o 17.1% yn 2011 i 15.5% yn 2026, efo'r niferoedd posib yn gostwng o 22,800 i 21,100.

Yr elfen arall dylanwadol ym mhoblogaeth Powys ydy'r canran o rhai dros 65 oed a rhagwelir hynny o bosib yn cynyddu o 22.9% yn 2011 i 30% yn 2026. Y pwynt allweddol yma ydy bydd hynny yn cynyddu'r galw am gartrefi henoed, fflatiau gwarchodol a gwasanaethau cyffelyb yn hytrach na stadau o dai newydd.

Yn ychwanegol at hyn, cyhoeddwyd ystadegau newydd gan Lywodraeth Cymru ym mis Chwefror 2014 gan gydnabod bod y rhagolygon blaenorol o ran twf poblogaeth yn anghywir. Yn lle gweld cynnydd o 284,000 o gartrefi yng Nghymru hyd at 2033 gostyngwyd hynny i 175,000, sef tua 7,954 y flwyddyn neu 119,318 hyd at 2026 sef oes y cynlluniau datblygu.

O dynnu ffigyrau twf Caerdydd ac Abertawe allan, cedwir tua 59,318 ar gyfer gweddill Cymru sy'n golygu mae 3,000 o dai ar y mwyaf y dylid ei adeiladu ym Mhowys hyd at 2026.

I grynhoi felly o ran yr elfen yma:

Mae'r rhagolwg o dai hyd at 2026 yn fwy yn flynyddol na'r hyn a ddiwyddodd dros yr 8 mlynedd diwethaf sy'n golygu dylai'r rhagolwg fod o leiaf 2,000 yn llai

Yn ychwanegol at hynny, dengys ffigyrau cyhoeddus bod y boblogaeth wedi gostwng rhwng 2012 a 2013

Dengys patrwm mudo'r ddegawd ddiwethaf mai ffigwr net y 15 mlynedd nesaf fyddai 1,230. Go brin fyddai'r rhain i gyd yn mynd i gartrefi newydd, ac felly unwaith eto mae'n anodd cyfiawnhau'r bwriad o 6,071 o dai newydd

Ceir cytundeb bydd y niferoedd hyd at 15 oed yn gostwng bydd wedyn yn dylanwadu ar y niferoedd o gartrefi i rai ifanc fydd eu hangen

Rhagwelir cynnydd yn y rhai dros 65 oed ac eto nid ystadau o dai newydd fydd angen arnynt ond yn hytrach gofal mewn cartrefi henoed, gofal gwarchodol ac ati.

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Dengys ffigyrau diwygiedig Llywodraeth Cymru bod eu rhagolygon gwreiddiol ymhell ohoni ac ar sail hynny mai 3,000 ar y mwyaf o dai y dylid eu hadeiladu ym Mhowys ac nid 5,000.

#### B. DOSRANIAD Y TAI

Agwedd arall sy'n creu pryder yw'r dosraniad tai. Unwaith eto mae'r agwedd yma yn anwybyddu'r hyn a ddatganwyd mewn rhan arall o'r ddogfen, sef pwysigrwydd y Gymraeg mewn rhannau o'r Sir. Rhoddir Llanbrynmair fel pentref mawr, er bod Glantwymyn, Llangadfan a Llanerfyl yn cael eu nodi fel pentrefi bach. Mewn gwirionedd mae llawn cymaint o wasanaethau i'w cael yn y naill gymuned a'r llall ac mae'r dull arwynebol hyn o weithredu yn anwybyddu realiti ar lawr gwlad, sef bod pentrefi fel Glantwymyn neu Langadfan yn gwasanaethu ardal ddaearyddol llawer ehangach a bod rhwydweithiau cymdeithasol mewn ardal o'r fath yn bwysig.

Yn yr un modd prin y medrir honni fod Pontrobert yn bentref mawr. Dylid felly trosglwyddo Llanbrynmair a Phontrobert o'r categori pentrefi mawr i bentrefi bach.

Yn yr un modd dylid dileu'r ffin gaeth o amgylch Llanbrynmair er mwyn newid y pwyslais oddi wrth ddatblygu ystâd o dai diangen i un lle y medrid adlewyrchu gwir anghenion lleol ac un lle byddai modd adeiladu tai unigol fel bo angen yn y dyfodol. Mae'r patrwm o osod ffin gaeth o amgylch pentref gwledig yn newid natur y gymuned o fod yn un gwledig i fod yn un drefol ei naw.

Pryderon eraill a geir mewn perthynas â'r bwriad o ddatblygu safle Bryncoch, Llanbrynmair yw:

Ni wnaed unrhyw waith ymchwil na chasglu unrhyw ddata o dystiolaeth o anghenion yr ardal

Ni chymerwyd i ystyriaeth y ffaith bod hawl i 5 annedd wedi bod yno ers degawd a neb eisiau nhw

Ni ystyriwyd canlyniadau Cyfrifiad 2011, y gostyngiad o 5% yn y nifer o siaradwyr Cymraeg a'r newid cymdeithasol.

Mae hyd yn oed un o swyddogion Cyngor Powys wedi datgan yn bersonol i mi fod y ffigwr o 17 tŷ arall yma yn anghywir ac mewn gwirionedd ei fod o leiaf 14 yn fwy na'r hyn y dylai fod

Mae amheuaeth mai'r hyn sydd wedi digwydd felly yw fel y nodir yng nghymal 3.4.24 y Cynllun Datblygu sef;

"Lle nad yw anheddiad wedi gallu ymdopi â'i lefel datblygu pro rata, mae'r CDLI wedi ceisio ailneilltuo tir ar gyfer y diffyg mewn mannau eraill i sicrhau bod cyfanswm gofynion cyfnod y cynllun yn cael ei gyflawni. Yn yr achos cyntaf, mae'r CDLI wedi ceisio neilltuo tir ar gyfer y diffyg mewn aneddiadau gerllaw sydd yn y categori Trefi neu Bentrefi Mawr"

Mae gweithredu fel hyn yn mynd yn hollol groes i'r egwyddorion honedig o fewn y cynllun sef "Cefnogi a gwarchod yr iaith Gymraeg a diwylliant Cymreig ym Mhowys" (amcan 15).



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## C. Y GYMRAEG

Yn y lle cyntaf dylid croesawu'r ffaith fod y Cyngor Sir yn cydnabod pwysigrwydd y Gymraeg ar ddechrau'r ddogfen. Er enghraifft, nodir:

"Mae lefelau'r iaith Gymraeg yn amrywio ledled y sir, gyda mwy o bobl yn ei defnyddio yn y gorllewin a'r de-orllewin, er bod yna bryderon bod ei defnyddio ar drai yn y cadarnleoedd y Gymraeg traddodiadol hyn. Mae angen i'r CDLI ystyried sut gall gyfrannu at hybu defnyddio'r iaith a gwarchod diwylliant Cymreig"

Yn yr un modd nodir fel nod ac amcan dan y pennawd 'Cefnogi Cymunedau Iach';

"Amcan 15 y CDLI – Yr iaith Gymraeg a Diwylliant Cymreig: Cefnogi a gwarchod yr iaith Gymraeg a diwylliant Cymreig ym Mhowys ac, yn benodol, cadarnleoedd y Gymraeg yn y gogledd-orllewin a'r de-orllewin."

Hefyd croesawir y ffaith bod cydnabyddiaeth o fodolaeth TAN 20 a bodolaeth y cymunedau lle ceir mwy na 25% o siaradwyr Cymraeg.

"These documents require the Council to consider whether it has any communities where the use of the Welsh language is part of the social fabric and where it is so, it is appropriate that this be taken into account in land use planning"

Serch hynny, tra bo'r egwyddorion hyn i'w croesawu gwelir bwch rhwng hyn a'r gweithredu ymarferol a'r hyn a fwriedir yn y Cynllun Datblygu.

Mae Nodyn Cyngor Technegol TAN20 Llywodraeth Cymru a gyhoeddwyd fis Mehefin 2014 yn datgan yn glir fel a ganlyn:

1.8 "Wrth lunio mae modd asesu effeithiau cronol a chyfunol llawer o ddatblygiadau ar y Gymraeg. Mae hyn yn gyfle i ystyried effeithiau ar gymunedau lleol ac ardaloedd ehangach y cynllun gyda'i gilydd."

2.2 "Er mwyn sicrhau y caiff materion economaidd, cymdeithasol ac amgylcheddol eu hystyried, mae' destun i arfarniad o gynaliadwyedd. Mae'r iaith Gymraeg yn ffio ym mhroses arfarniad o gynaliadwyedd am fod yn nodweddig ganolog o gymdeithas a chymunedau yng Nghymru a ganddi werth hanesyddol a diwylliannol sylweddol. Dylid felly asesu effeithiau iaith strategaeth, polisiau a dyraniadau safle'r CDLI." Casglu data perthnasol

2.8 "Disgwylir i Awdurdodau Cynllunio Lleol gasglu amrywiaeth o dystiolaeth i ategu strategaeth, polisiau a dyraniadau safle'r CDLI, Gall ffynonellau defnyddiol o ddata ar y Gymraeg gynnwys y canlynol:

Adrannau eraill o fewn yr awdurdod lleol

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Swyddfa Ystadegau Gwladol  
Comisiynydd y Gymraeg  
Stats Cymru – Gwasanaeth ystadegol Llywodraeth Cymru  
Prif dystiolaeth: arolygon o breswylwyr, grwpiau ffocws ac ati

2.9 Gall y dystiolaeth ganlynol fod yn ddangosyddion perthnasol o bwysigrwydd y Gymraeg i gymunedau yn ardal y Cynllun:

Data'r Cyfrifiad:

Nifer y siaradwyr Cymraeg/canran y boblogaeth sy'n siarad Cymraeg ar lefel ardal cynllun, cymuned, adran etholiadol, ward. A oes crynodiadau gofodol lle y ceir canran uchel o siaradwyr Cymraeg? Ble mae'r newidiadau mwyaf yn digwydd?

Sut mae'r data mwyaf diweddar yn cymharu â 2001, 1991 ac ati. A yw nifer y siaradwyr Cymraeg yn cynyddu neu'n lleihau neu a ydynt yn sefydlog?

Ydy patrymau mudo yn effeithio nodweddion iaith yr ardal?  
Ydy proffil oedran siaradwyr Cymraeg yn destun pryder?

Strategaethau a mentrau lleol:

Beth yw nodau ac amcanion yr awdurdod yn ei strategaeth iaith?  
Ydy strategaethau'r awdurdod yn gyson a'i Gynllun Gweithredu ar yr iaith Gymraeg?  
Beth yw blaenoriaethau a phrif weithredoedd y Fenter iaith leol?

Ffactorau economaidd

Amcangyfrif o faint o bobl sy'n defnyddio'r Gymraeg yn eu gweithle?  
Beth yw'r cyfleoedd i ddefnyddio'r iaith yn y gweithle? A yw'n cael ei defnyddio bob amser, yn aml, achlysurol ac ati?

Beth yw'r sefyllfa bresennol a disgwylidig o ran cyflogaeth? A yw diweithdra yn broblem benodol, yn arbennig ymhlith pobl ifanc?

Oes casgliad o siaradwyr Cymraeg mewn sectorau cyflogaeth benodol?

Cyfleusterau cymunedol:

Pa weithgareddau/cymdeithasau sydd ar gael drwy gyfrwng y Gymraeg?  
A oes cyfryngau lleol cyfrwng Cymraeg ee gorsafoedd radio, papurau newydd?  
Ble mae'r cyfleusterau cymunedol sy'n cynnig cyfleoedd i bobl sgwrsio yn Gymraeg? A ydynt mewn lleoliadau hygrych, cynaliadwy? Beth yw darpariaeth gynlluniedig y fath gyfleusterau yn y dyfodol?

2.10 "Ar ôl casglu data bydd angen ei ddadansoddi ac ystyried i ba raddau, a sut, y mae defnydd tir yn effeithio ar y Gymraeg."

2.11 "Y dasg allweddol ar yr adeg hon yw i'r awdurdod nodi'r hyn y mae am i'r CDLI ei gyflawni ar gyfer yr

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

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iaith Gymraeg.”

2.12 “Bydd rhai neu bob un o'r ffactorau canlynol yn debygol o ddylanwadu ar ddull gweithredu'r ACLI:

Ydy'r Gymraeg yn brif iaith, neu'n iaith bwysig i grwpiau penodol o fewn cymunedau yn ardal y

Ydy'r Gymraeg yn tyfu neu'n dirywio ar y cyfan?

Patrymau mudo a phroffil oedran y rhai sy'n symud allan o'r ardal ac i mewn iddi. Faint o bwysau y mae hyn yn eu rhoi ar wasanaethau a seilwaith?

2.13 “Gall CDLI hefyd ystyried pa bolisiau a darpariaethau ar gyfer y Gymraeg a gynhwyswyd mewn cynlluniau datblygu blaenorol yn yr ardal:

A gyflawnwyd yr amcanion?

A ddefnyddiwyd polisiau ac a wnaed defnydd priodol ohonynt?

Pa wersi a ddysgwyd o gynlluniau blaenorol a all lywio dull gweithredu'r CDLI?

Opsiynau'r Cynllun

2.16 “Mewn ardaloedd a chynllun lle mae'r Gymraeg yn agwedd bwysig ar gymunedau lleol dylai'r awdurdod cynllunio ystyried sut bydd pob opsiwn yn effeithio ar y Gymraeg wrth benderfynu pa opsiwn y dylid ei ddewis. Dyraniad safle:

2.22 “Bydd maint a daliadaeth anheddau yn ffactorau sy'n cael effaith ar bennu os yw datblygiad yn ddylanwad cadarnhaol neu negyddol ar yr iaith”

Rheoli Datblygu

a. “Drwy gasglu tystiolaeth fanwl gywir y gellir ei mesur ac ymgysylltu ag ymgynghorwn perthnasol, gan gynnwys Comisiynydd y Gymraeg, ar gam llunio'r cynllun mae disgwyl; bod awdurdodau cynllunio lleol yn nodi eu safbwynt ar gynllunio a'r iaith Gymraeg drwy strategaeth a pholisiau CDLI a thrwy ddefnyddio Canllawiau Cynllunio Atodol.”  
Mae hyn yn amlygu nifer o ddiffygion yn y Cynllun Datblygu arfaethedig.

1. Nid yw'r Cynllun yn edrych ar y darlun llawn o ran y Gymraeg ac effaith cronus nifer o ddatblygiadau dros amser ar y cymunedau Cymraeg fel y adnabyddir hwy yn y Cynllun

2. Nid yw'r asesiad cynladwyedd a gyhoeddwyd gan y Cyngor yn cymryd digon o ystyriaeth o'r Gymraeg nac yn dangos dealltwriaeth iawn o natur fregus y cymunedau hynny. Nid yw'n ystyried yn llawn effaith datblygiadau tai mewn cymunedau Cymraeg megis Llanbrynmair, Pontrobert, Penybontfawr a Llanrhaeadr ym Mochnant, i gyd yn gymunedau lle y gwelwyd gostyngiad sylweddol yn y ganran o siaradwyr Cymraeg yng Nghyfrifiad 2011.

3. Ni ymddengys unrhyw broses ymchwil o gasglu data ar y Gymraeg oddi wrth Gomisiynydd y Gymraeg, Mentrau Iaith Maldwyn a Brycheiniog a Maesyfed;

4. Ni cheir unrhyw ddadansoddiad o ganlyniadau Cyfrifiad 2011 o ran y Gymraeg. Fel y nodir: 2.10 casglu data bydd angen ei ddadansoddi ac ystyried i ba raddau, a sut, y mae defnydd tir yn effeithio ar y

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Gymraeg.”

5. Noda TAN 20 yn glir: 2.16 “Mewn ardaloedd a chynllun lle mae'r Gymraeg yn agwedd bwysig ar gymunedau lleol dylai'r awdurdod cynllunio ystyried sut bydd pob opsiwn yn effeithio ar y Gymraeg wrth benderfynu pa opsiwn y dylid ei ddewis.”

Er hyn, maent yn awgrymu codi stad o 22 o dai yn safle Bryncoch, Llanbrynmair ynghyd a stadau o dai ym Mhenybontfawr, Llanrhaeadr ym Mochnant a Phontrobert i gyd mewn cymunedau lle gwelwyd cwmp sylweddol o ran y Gymraeg yng nghyfrifiad 2011.

6. Eto noda Tan 20: 2.22 “Bydd maint a daliadaeth anheddau yn ffactorau sy'n cael effaith ar bennu os yw datblygiad yn ddylanwad cadarnhaol neu negyddol ar yr iaith” ac eto bwriedir rhoi datblygiad tai yn Llanbrynmair heb:

Wneud unrhyw waith ymchwil na chasglu data o dystiolaeth o anghenion yr ardal

Heb ystyried y ffaith fod Cyfrifiad 2011 yn dangos gostyngiad o 5% yn y nifer o siaradwyr Cymraeg

## CH. DYSGU O BROFIAD

Ardal Cyngor

Cymuned

1991 %

(3+)

2001 % (3+) 2011 (3+)

Llanerfyl 73% 57% 56%

Banwy 60% 60% 56%

Glantwymyn 69% 58% 53%

Llanfihangel 70% 64% 53%

Machynlleth 60% 54% 52%

Pen-y-bont-fawr 69% 55% 50%

Llanbrynmair 69% 53% 48%

Llanrhaeadr-ym-Mochnant 64% 53% 43%

Llanwddyn 62% 60% 38%

Llangynog 64% 50% 37%

Carno 57% 45% 36%

Llanfair Caereinion 42% 38% 36%

Un elfen sy'n drist iawn yn hyn oll, ac sy'n grisial clir, yw'r diffyg dysgu gwersi o'r hyn a wnaed dan gynlluniau blaenorol a'r effaith negyddol amlwg mae nifer o benderfyniadau blynyddoedd a fu wedi'u cael ar y cymunedau Cymraeg eu hiaith ym Mhowys.

Mae'r tabl uchod yn dangos yn glir y newid ym mhatarwm ieithyddol nifer o gymunedau Powys dros yr ugain mlynedd diwethaf ac yn ddios

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mae polisiau cynllunio'r gorffennol wedi cyfrannu at hyn. Boed o ran diffyg dealltwriaeth neu ddiffyg gweledigaeth mae'n allweddol nad yw'r cynllun newydd yma yn ail adrodd camgymeriadau.

Er enghraifft cafwyd datblygiad tai cymdeithasol yn Nolfach ger Llanbryn-mair a dim ond un person lleol sy byw yno. Mae hyn yn amlygu'r diffyg gwaith cartref o ran tystiolaeth o anghenion lleol. Yn yr un modd gwelwyd stadau eraill yn Llanbryn-mair dros y ddegawd ddiwethaf ac mae'r mwyafrif llethol o'r preswylwyr yn methu a siarad Cymraeg. Mae hyn yn cael ei amlygu yn ffigurau'r Cyfrifiad diwethaf lle gwelwyd gostyngiad o 5% yn y nifer o siaradwyr Cymraeg.

Yn yr un modd gwelwyd y Cyngor yn caniatáu i 15 o dai unllawr gael eu hadeiladu yn Y Foel, Dyffryn Banw. Eto dim ond un person lleol sy'n byw ynddynt a'r gweddill ddim yn medru'r Gymraeg. Cymaint mae hyn yn ei wneud yw creu 'geto' Seisnig ar gyrion cymuned arferai fod yn Gymraeg ei hiaith.

Hefyd adeiladwyd 16 o dai yn Llangadfan, yn groes i ddymuniad llawer, ac eto dim ond 4 person lleol sydd yno. Effaith uniongyrchol hyn yw newid patrwm ieithyddol y gymuned a thansellio'r ychydig gymunedau ym Mhowys lle arferai'r Gymraeg fod yn iaith pob dydd.

Fel y dywed Emyr Lewis, mewn papur diweddar ar 'Cynllunio a'r Gymraeg':

"Gymaint yn fwy felly yw'r anawsterau i'r Gymraeg mewn llefydd lle mae hi'n iaith fwyafrifol o drwch neu'n iaith lleiafrif swmpus. Yma mae'n parhau i gael ei defnyddio fel iaith gymunedol, ond nid iaith y cyfarchiad cyntaf. Mae datblygiadau tai mawrion yn prysuro ei thranc fel iaith gymunedol, ac mae'r ymdrechion i gymhathu hyd yn oed yn anos".

A dyna'n union yw sefyllfa cymunedau fel Llanbryn-mair, Llangadfan, Penybontfawr ac ati. Does dim ond

rhad edrych ar Gyfrifiad 2011 a'r canrannau o siaradwyr Cymraeg, a medrir priodoli'n glir datblygiad stadau tai newydd yn y cymunedau hyn â'r gostyngiad yn y ganran o siaradwyr Cymraeg. Onid yw'n bryd agor llygaid a dysgu gwersi o hyn?

Powys Local Development Plan

There are a number of elements that are a cause for concern in relation to the new Local Development Plan, including:

- The basis for the estimated 6,071 new homes for Powys
- The distribution of these homes to specific communities
- Consideration of the Welsh language as a community language, and the effect of the proposed developments

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- Failure to learn from experience of the effect of previous developments

A SYNOPSIS OF WHAT IS BEING CALLED FOR

1. I do not believe that the evidence is robust in demonstrating the need for 6,071 of houses and therefore the figure should be substantially reduced.

2. The distribution of the houses in the plan is not appropriate as it is not based on local need.

3. That the Council revisits the elements relating to the Welsh language and the sustainability of linguistically sensitive communities in the wake of the Planning Act 2015 where the Welsh language is acknowledged as a planning factor.

4. In view of the Planning Act, the Council is called upon to commission research to look at the effect of new housing developments on the traditional Welsh speaking communities, those communities that are acknowledged to be linguistically sensitive with over 25% of Welsh speakers, during the period of the last Local Development Plan.

5. Accepting the linguistic sensitivity of those communities, that the plan restricts new housing developments in those areas for a decade until the effects of the previous period of changes have been settled.

6. In consideration of the existence of the new Planning Act 2015, which acknowledges the Welsh language as a full planning consideration and due to the fact that this work from Powys has not considered this, that the Council puts in place a procedure for commissioning an external independent company to undertake a language assessment on any developments within these areas of linguistic sensitivity.

A. THE BASIS OF THE ESTIMATE

A number of aspects of the estimate in the plan cause concern. In the first place, the figure of 5,519 homes which is noted as the number of houses needed at the start of the document appears to be a number which has been plucked from the sky. As later in the document it is noted that sites are needed for 6,071 houses to ensure the achievement of 5,519. This means that you are designating 552 more sites than you acknowledge are really needed.

In addition to this, you state that 194 houses were built every year between 2009 and 2013. If such a figure was to continue therefore during the period of the Plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

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from 2011 to 2026 only 2,910 sites would be needed.

Even if someone was to take the average of the building work during the last 8 years, that is 274 per year, this would mean a total of 4,110 sites for Powys. This means that the target is nearly 33% more than what was developed during the pinnacle of building work before the recession.

In addition, a number of other factors need to be considered in planning for the future.

As the National Statistics Office figures published in June 2014 demonstrate, it appears that the population in Powys from the period of mid 2012 — 2013 had reduced by 300 i.e. a reduction of 0.2% from 133,000 in 2012 to 132,700 in 2013. Also, a pack of useful statistics was published by the Welsh Assembly's Information and Analytical Services Division on 20th December 2013. These indicate the migration pattern for the county between 2001 and 2011. They showed that inward migration was 5,810, with outward migration at 4,990 leaving a net total of 820 immigrants. Using this net figure as a basis for the length of the Development Plan for 15 years between 2011 and 2026, the net figure would be a total of 1,230 immigrants.

Another key factor is the fact that is acknowledged in the same document that a decrease in population of those 0—15 is envisaged in the county up to 2026.

“For a handful of authorities, (Powys and others) the population aged 0 to 15 is expected to decrease, based on both the higher and lower population variants and the principal projection”

A reduction of 17.1% is expected in 2011 to 15.5% in 2026, with possible numbers reducing from 22,800 to 21,100.

The other influential element within the Powys population is the percentage of those over 65 years of age, and it is anticipated that this could possibly increase from 22.9% in 2011 to 30% in 2026. The key point here is that it would mean an increase in the need for homes for the elderly, sheltered accommodation and similar services rather than estates of new houses.

In addition, the Welsh Government published new statistics in February 2014 acknowledging that the previous population growth forecasts were incorrect.

Instead of seeing an increase of 284,000 homes in Wales up to 2033, this was cut to 175,000, i.e. approximately 7,954 per annum, or 119,318 up to 2026, which is the lifetime of the development plans.

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If the growth figures for Cardiff and Swansea are taken out, that leaves approximately 59,318 for the rest of Wales, which means that at most, 3,000 homes should be built in Powys up to 2026.

To sum up this element therefore:

- The estimate for houses up to 2026 is a higher annual figure than the figure for the last 8 years, which means the estimate should be approximately at least 2,000 less.
- In addition to that, the public statistics show that the population has fallen between 2012 and 2013
- The migration pattern for the last decade shows that the net figure for the last fifteen years would be 1,230. It's highly unlikely that these would all move to new homes, so yet again, it's difficult to justify the intention to build 6,071 new homes.
- It is agreed that the number of young people up to 15 years of age will reduce, which will then have an effect on the number of homes needed by young people
- It is anticipated that the number of over 65 year olds will increase, and again these will not need estates of new houses, but rather care in homes for the elderly, sheltered accommodation etc.
- The revised Welsh Government figures show that their original forecasts were a long way off, and based on that, a maximum of 3000 homes should be built in Powys not 5,000.

**B. ALLOCATION OF HOUSING**

Another aspect which causes concern is the allocation of housing. Once again, this aspect ignores what has already been stated in another part of the document, namely the importance of the Welsh language in parts of the county. Llanbrynmair is identified as a large village, although Cemmaes Road, Llangadfan and Llanerfyl are identified as small villages. In fact, there are an equal number of services in each of these communities, and this very superficial method ignores the reality of the situation, namely that villages like Cemmaes Road or Llangadfan serve a much larger geographical area, and that social networks in such an area are extremely important.

In the same way, you can hardly claim that Pontrobert is a large village. Therefore



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Llanbrynmair and Pontrobert should be moved from the large village category to that of small villages.

And in the same way, the confined boundary around Llanbrynmair should be eliminated in order to change the emphasis from developing an estate of unnecessary houses to one which would truly represent local needs, and one where individual houses could be built as and when needed in the future. The pattern of placing a confined boundary around rural villages changes the whole nature of a community from a rural to an urban one.

Other concerns in relation to the intention to develop the Bryncoch site in Llanbrynmair are as follows:

- No research has been done and no data collected on the evidence of need in the area.
- The fact that there has been permission to build 5 dwellings there for ten years and no-one wants to build has not been taken into account.
- The results of the 2011 Census have not been taken into account, showing a reduction of 5% in the number of Welsh speakers, and the social change.
- One of Powys County Council's officers has told me personally that the figure of another 17 houses here is incorrect and that it is actually 14 more that it should be for the community.
- There are misgivings that what has actually happened is as noted in clause 3.4.25 of the Development Plan, namely;

"Where a settlement has been unable to accommodate its pro-rata level of development, the LDP has sought to re-allocate the shortfall elsewhere to ensure that the total requirements for the plan period are met. In the first instance, the LDP has sought to allocate the shortfall to nearby settlements categorised as Towns or Large Villages"

- Acting in this manner goes completely against the supposed principles within the plan: "to support and protect the Welsh language"

#### C. THE WELSH LANGUAGE

Firstly, the fact that the County Council has acknowledged the importance of the Welsh Language at the start of the document should be welcomed. For example, it is noted;

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“Levels of Welsh language use vary across the county with higher usage found in the west and south west, although there are concerns that usage is falling in these traditional Welsh language strongholds. The LDP needs to consider how it can contribute to promoting the use of the language and protecting Welsh culture.”

In the same way, as an aim and objective under the heading ‘Supporting Healthy Communities’;

“LOP Objective 15— Welsh Language and Culture: to support and protect Welsh language and culture in Powys and specifically the Welsh speaking strongholds of the north west and south west”

Also, the fact that recognition of the existence of TAN 20 is to be welcomed. Along with the existence of communities where more than 25% are Welsh speakers.

“These documents require the Council to consider whether it has any communities where the use of the Welsh language is part of the social fabric and where it is so, it is appropriate that this be taken into account in land use planning”

Mae Nodyn Cyngor Technegol TAN20 Llywodraeth Cymru a gyhoeddwyd fis Mehefin 2014 yn datgan yn glir fel a ganlyn:

However, although these principles are welcomed, there is a gap between this and the practical actions and what is intended in the Development Plan.

The Welsh Government’s Technical Advice Note TAN20 which was issued last June clearly states the following:

1.8 “During the process of drawing up the plan, it is possible to assess the cumulative and combined effects of many developments on the Welsh language. This is an opportunity to consider the overall effects of the plan on local communities and wider areas.”

2.2 “In order to ensure that economic, social and environmental matters are taken into consideration, the LOP is subject to a sustainability appraisal. The Welsh Language fits into the sustainability appraisal process as it is a central feature of society and communities in Wales, and has substantial historical and cultural value. Therefore, the effects of language strategy, policies and site allocations of the LOP should be assessed.”

Collecting relevant data

2.8 “It is expected that Local Planning Authorities will collect a variety of evidence to complement the strategy, policies and site allocations for the LDP; amongst useful sources for Welsh language data are:

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6132.V2/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg/Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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- Other departments within the local authority
- National Statistics Office
- The Welsh Language Commissioner
- Stats Wales —The Welsh Government Statistical Service
- Primary evidence: surveys of residents, focus groups etc

2.9 The following evidence could provide relevant indicators of the importance of the Welsh language to communities in the Plan area:

Census Data:

- The number of Welsh speakers/percentage of population which speaks Welsh at plan area level, community, electoral area, ward. Is there spatial concentration with a high percentage of Welsh speakers? Where are the biggest changes happening?
- How does the latest data compare with 2001, 1991 etc. Is the number of Welsh speakers increasing or decreasing, or is it stable?
- Do migration patterns affect the linguistic characteristics of the area?
- Is the profile of Welsh speakers a cause for concern?

Local strategies and initiatives:

- What are the authority's aims and objectives in its language strategy?
- Are the authority's strategies consistent with its Welsh Language Action Plan?

- What are the local Language Initiative's priorities and main actions?

Economic factors:

- An estimate of the number of people using Welsh in the workplace?
- What opportunities are there to use the language in the workplace. Is it always used, often, occasionally etc?
- What is the current and anticipated situation in regard to employment? Is unemployment a specific problem, especially amongst young people?
- Is there a predominance of Welsh speakers within specific employment

by: Representation No

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6132.V2/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg/Welsh Language and Culture

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Mode Written

Status Maintained

sectors?

Community facilities:

- What activities/societies are available through the medium of Welsh?
- Are there local Welsh medium media available e.g. radio stations, newspapers?
- Where are the community facilities which offer the chance for people to chat in Welsh? Are they in accessible, sustainable locations? What planned provision is there for such facilities in the future?

2.10 "After collecting data, it will need to be analysed and consider to what extent, and how, use of land affects the Welsh language."

2.11 "The key task at this point in time is for the authority to note what it wants the LOP to achieve for the Welsh language."

2.12 "Some or all of the following factors are likely to influence the Local Planning Authority's approach:

- Is Welsh the main language, or is it the important language to certain groups within communities in the plan area?
- Is the Welsh language growing or diminishing on the whole?
- Migration patterns and age profile of those moving from and into the area. How much pressure does this put on services and infrastructure?

2.13 "The LDP could also consider what policies and provisions for Welsh were included in previous development plans for the area:

- Were the objectives fulfilled?
  - Were policies used and was appropriate use made of them?
  - What lessons were learned from previous plans which could guide the LDP approach?
- Plan Options

2.16 "In areas which have a plan where the Welsh language is an important aspect of the local communities, the planning authority should consider how each option will affect the Welsh language, when deciding which option to choose."

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6132.V2/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg/Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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Site allocation:

2.22 "Size and occupancy of dwellings are factors which affect determining if a development has a positive or negative influence on the language"

Managing Development

a. "By collecting measurable accurate evidence and engaging in relevant consultations, including the Welsh language Commissioner, at the planning stage of the plan, it is expected: that local planning authorities will note their point of view on planning and the Welsh language through the LOP strategy and policies and by using Supplementary Planning Guidelines."

This highlights a number of failings in the proposed Development Plan.

1. The Plan does not look at the whole picture in regard to the Welsh language, and the cumulative effect of a number of developments over time on Welsh communities as identified in the Plan

2. The sustainability assessment published by the Council does not give sufficient consideration to the Welsh language, and neither does it demonstrate a true understanding of the fragile nature of those communities. It does not fully consider the effect housing developments would have on Welsh communities such as Llanbrynmair, Pontrobert, Pen-y-bont-fawr and Llanrhaeadr ym Mochnant - all communities that have seen a substantial reduction in the percentage of Welsh speakers in the 2011 Census.

3. There is no evidence of research and data collection on the Welsh language from the Welsh Language Commissioner or from the Language Initiatives of Montgomeryshire and Brecon & Radnor;

4. There is no analysis of the 2011 Census results in relation to the Welsh language. As noted: 2.10 "After collecting data, it will need to be analysed and consider to what extent, and how, use of land affects the Welsh language."

5. TAN 20 clearly states: 2.16 "In areas which have a plan where the Welsh language is an important aspect of the local communities, the planning authority should consider how each option with affect the Welsh language, when deciding which option to choose."

6. Despite this, they suggest building an estate of 22 houses on the Bryncoch site in Llanbrynmair along with housing estates in Pen-y-bont-fawr, Llanrhaeadr ym Mochnant and Pontrobert — all communities which have seen a substantial reduction in Welsh speakers in the 2011 Census.

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Status Maintained

Z Again, Tan 20 states: 2.22 "Size and occupancy of dwellings are factors which affect determining if a development has a positive or negative influence on the language" and yet again, housing development is planned for Llanbrynmair without:

- Any research or data collection of evidence of need in the area
- Considering the fact that the 2011 Census showed a 5% reduction in the number of Welsh speakers

D. LEARNING FROM EXPERIENCE

Community Council Area 1991 % (3+) 2001 % (3+) 2011 (3+)

IJanerfyl 73% 57% 56%

Banwy 60% 60% 56%

Glantwymyn 69% 58% 53%

Llanfihangel 70% 64% 53%

Machynlleth 60% 54% 52%

Pen-y-bont-fawr 69% 55% 50%

Llanbrynmair 69% 53% 48%

Llanrhaeadr-ym-Mochnant 64% 53% 43%

Llanwddyn 62% 60% 38%

Llangynog 64% 50% 37%

Carno 57% 45% 36%

LlanfairCaereinion 42% 38% 36%

One very sad element in all of this, and which is crystal clear, is the failure to learn from previous plans and the obvious negative effect that decisions made in the past have had on Welsh communities in Powys.

The above table clearly shows the change in the linguistic pattern of a number of communities in Powys over the last twenty years and undoubtedly the planning policies of the past have contributed to this. Be that due to a lack of understanding or lack of vision, it is essential that this new plan does not repeat the same mistakes.

For example, a social housing development took place in Dolfach near Llanbrynmair, and only one local person lives there. This highlights the lack of homework in regard to evidence of local need. In the same way, other estates in Llanbrynmair have been built over the last ten years, and the overwhelming majority of residents are not Welsh speakers. This is highlighted in the statistics from the last Census, which shows a decrease of 5% in the number of Welsh speakers. In the same way, the council gave permission to build 15 bungalows in Foel, in the Banwy Valley. Yet again, only one local person lives on the estate with none of the remaining residents able to speak Welsh. This has led to the creation of an English 'ghetto' on the outskirts of what was a Welsh speaking community.

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6132.V2/3.2.2/DM2** 20/07/2015  Summary: Diwylliant a'r Gymraeg/Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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Also, 16 houses were built in Llangadfan, against the wishes of many, and yet again, only 4 local people live in these dwellings. A direct effect of this development is that is changing the linguistic pattern of the community, and undermining communities in Powys where the Welsh language used to be the language used on a daily basis.

As Emyr Lewis stated, in a recent paper on 'Planning and the Welsh language':  
 "The difficulties for the Welsh language are so much greater in places where it is only the majority language by a very small margin, or the language of a considerable minority. Here it is still used as a community language, but not the language of initial greetings. Development of large houses is speeding up its' demise as a community language, and efforts at integration are even more difficult".

And that is the exact situation for communities such as Llanbrynmair, Llangadfan, Pen-y-bont fawr etc. We only have to look at the 2011 census results and the percentages of Welsh speakers to be able to attribute the development of new housing estates in these communities to the decrease in the percentage of Welsh speakers.

Isn't it time that we opened our eyes, and lessons were learnt from this?

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery**

Agent: **CPRW Brecon & Radnor**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6235.V8/3.2.2/ 20/07/2015  Summary: Objectives: Supporting Healthy Communities - Objective 14

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.19, para.3.2.2

Issue: 2015: Deposit Draft-14.Miscellaneous

Question Representation Texts

**Question: Council Response**

Representation Texts: It is beyond the scope of the LDP to facilitate this therefore the objective should remain as it is.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: "Objectives 14: Healthy Lifestyles: To encourage healthy lifestyles by enabling access to open spaces, areas for recreation and amenity including allotments or growing spaces, and to ensure development provides opportunities for walking, cycling, open and play spaces where required."

CPRW have suggested an addition which would satisfy the requirements of PPW7 11.1.8 & 11.1.13, accord with the One Powys Plan 'Healthy Lifestyles' priority, and with the aims of the consultation document 'Improving opportunities to access the outdoors for responsible recreation'.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: CPRW suggest: Objective 14: To encourage healthy lifestyles by enabling access to open spaces, areas for recreation and amenity including allotments or growing spaces, and to ensure development provides opportunities for walking, cycling, open and play spaces where required. Facilitate longer distance outdoor activities by protecting and enhancing the quality and character of rights of way in rural areas.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6274** c/o Mr Robin Farrar,

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6274.V1/3.2.2/DM2 16/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question* *Representation Texts***Question:** **Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i)** **Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6274.V1/3.2.2/DM2 16/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh-speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6274.V1/3.2.2/DM2** 16/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

0

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by: Representation No

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**6308 Thomas, Iorwerth**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6308.V1/3.2.2/DM2 19/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth baratoi'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

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\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh-speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6308.V1/3.2.2/DM2** 19/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6310 Roberts, Sian**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6310.V1/3.2.2/DM2 19/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion clodwiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6310.V1/3.2.2/DM2 19/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh-speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6310.V1/3.2.2/DM2** 19/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6311 Pritchard, Mr Alwyn**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6311.V1/3.2.2/DM2 19/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth baratoi'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blyneddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6311.V1/3.2.2/DM2 19/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

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\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

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## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6311.V1/3.2.2/DM2** 19/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

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The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6312 Rees, Henry**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6312.V1/3.2.2/DM2 19/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6312.V1/3.2.2/DM2 19/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh-speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6312.V1/3.2.2/DM2** 19/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6313 Davies, Fflur**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6313.V1/3.2.2/DM2 19/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth baratoi'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwyedd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynnyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion clodwiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6313.V1/3.2.2/DM2 19/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh-speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6313.V1/3.2.2/DM2** 19/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6314 Jones, Mr Alun**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

**6314.V1/3.2.2/DM2** 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynnyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion clodwiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6314.V1/3.2.2/DM2 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

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\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

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Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6314.V1/3.2.2/DM2** 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

---

should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6316 Mair, Rhian**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6316.V1/3.2.2/DM2 19/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question* *Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwyedd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6316.V1/3.2.2/DM2 19/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh-speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6316.V1/3.2.2/DM2** 19/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6317 Pughe, Magwen**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6317.V1/3.2.2/DM2 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynnyddol y CDU a phrosesau adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

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**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6317.V1/3.2.2/DM2 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

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Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6317.V1/3.2.2/DM2** 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6324 Sugar, Mr Gethin**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6324.V1/3.2.2/DM2 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwyedd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion clodwiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6324.V1/3.2.2/DM2 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

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\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

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## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6324.V1/3.2.2/DM2** 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

---

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The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6325 Pughe, Mr Rhydian**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6325.V1/3.2.2/DM2 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question* *Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynnyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

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## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6325.V1/3.2.2/DM2 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh--speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6325.V1/3.2.2/DM2** 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6326 Jones, Meinir**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6326.V1/3.2.2/DM2 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question* *Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blyneddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

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**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion clodwiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6326.V1/3.2.2/DM2 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh--speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6326.V1/3.2.2/DM2** 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6327 Talfryn, Mr Owain**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6327.V1/3.2.2/DM2 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynnyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6327.V1/3.2.2/DM2 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

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\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

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\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

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## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6327.V1/3.2.2/DM2** 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6328 Glyn, Heledd**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6328.V1/3.2.2/DM2 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth baratoir CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynnyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

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## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6328.V1/3.2.2/DM2 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifwydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh-speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6328.V1/3.2.2/DM2** 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6329 Williams, Rhobert**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6329.V1/3.2.2/DM2 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question* *Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth baratoi'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwyedd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blyneddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6329.V1/3.2.2/DM2 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh-speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6329.V1/3.2.2/DM2** 18/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

---

should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6330 Davies, Tamsin**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6330.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynyddol y CDU a phrosesau adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6330.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

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\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

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## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6330.V1/3.2.2/DM2** 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

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Status Maintained

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The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6331 Davies, Mr Aled Wyn**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6331.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question* *Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynnyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

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## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6331.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh-speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6331.V1/3.2.2/DM2** 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6332 Walters, Mr Gareth**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6332.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question* *Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynnyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6332.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh-speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6332.V1/3.2.2/DM2** 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6334 Evans, Mr William**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6334.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth baratoi'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynnyddol y CDU a phrosesau adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6334.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

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\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

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## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6334.V1/3.2.2/DM2** 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

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Status Maintained

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The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6335 Evans, Mr Richard**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6335.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynnyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6335.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh-speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6335.V1/3.2.2/DM2** 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6336 Williams, Miriam**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6336.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question* *Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn.Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy.Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion.Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwyedd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant.Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynnyddol y CDU a phrosesau adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol.Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion clodwiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6336.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh-speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6336.V1/3.2.2/DM2** 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

---

should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6337 Pughe, Llion**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6337.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6337.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

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\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

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## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6337.V1/3.2.2/DM2** 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6338 Hughes, Swyn**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6338.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn.Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy.Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion.Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwyedd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant.Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynyddol y CDU a phrosesau adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol.Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6338.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh-speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6338.V1/3.2.2/DM2** 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6339 Jones, Siwan**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6339.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question* *Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwyedd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6339.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

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\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

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\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

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The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

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## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6339.V1/3.2.2/DM2** 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6340 Parry, Mr Mark**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6340.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question* *Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwyedd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6340.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

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\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

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Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

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## Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6340.V1/3.2.2/DM2** 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6342 Roberts, Bethan**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6342.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blyneddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6342.V1/3.2.2/DM2 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh--speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6342.V1/3.2.2/DM2** 17/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6344 Crowley, Elin**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6344.V1/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynnyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

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**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6344.V1/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh--speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6344.V1/3.2.2/DM2** 20/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6345 Hughes, Berwyn**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6345.V2/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynnyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6345.V2/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

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\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

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## Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6345.V2/3.2.2/DM2** 20/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6346 Davalan, Gwawr**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6346.V1/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynnyddol y CDU a phrosesau adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion clodwiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6346.V1/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

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The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh-speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6346.V1/3.2.2/DM2** 20/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6353 Lewis, Mr Mark**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6353.V1/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question* *Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwyedd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynnyddol y CDU a phrosesau adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

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**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion clodwiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6353.V1/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

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\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

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\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

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Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6353.V1/3.2.2/DM2** 20/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6354 Evans, Lowri**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6354.V1/3.2.2/DM2 21/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwydd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynnyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6354.V1/3.2.2/DM2 21/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

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\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

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## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6354.V1/3.2.2/DM2** 21/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

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Status Maintained

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The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6355 Parri, Mr Geraint**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6355.V1/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth barato'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwyedd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blyneddol y CDU a phrosesau adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

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## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6355.V1/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

I don't believe firm evidence exists that 6,071 houses are required, since the methodology does not consider the local housing need. The figure should be substantially reduced.

The distribution of the houses in the plan is not suitable since it is not based on local needs. Evidence needs to be collected of the local housing need, and the distribution needs to be changed between and within communities.

The council should commission research to see the effect the new housing developments have had on traditional Welsh--speaking communities during the period of the last Local Development Plan.

Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6355.V1/3.2.2/DM2** 20/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

The Council should accept the principle of local need as a basis before allowing any developments in those areas.

The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6356 Jones, Margaret**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6356.V1/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.36, para.3.2.2

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question* *Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn. Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth baratoir CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwyedd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant. Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynyddol y CDU a phrosesu adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did commission 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. The LDP 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."

Council Response:

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**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion cloddiw hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6356.V1/3.2.2/DM2 20/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigur yn sylweddol.

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\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg.

Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon.

I should like you to note my comments as part of your consultation on Powys Local Development Plan. I welcome the target of a growth in the percentage of Welsh-speakers in the county, as well as the recognition of the importance of Welsh communities. But if you wish to realise these commendable objectives, then there is a need to make some basic changes to the plan, in particular:

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Given the linguistic sensitivity of the traditional Welsh-speaking communities, the plan

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6356.V1/3.2.2/DM2** 20/07/2015  Summary: Diwylliant a'r Gymraeg / Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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should limit new housing developments in those areas for a decade until the effects of the previous decade's changes of have settled.

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The Council has an independent assessment system in place for any proposed developments, to look at the effect on the Welsh language.  
Without the above measures, I don't believe that the Local Development Plan is sufficiently robust.

I look forward to receiving your response to my concerns.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6359 Llywelyn, Nia**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6359.V1/3.2.2/ 20/07/2015  Summary: Diwylliant a'r Gymraeg/Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.25, para.3.2.2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question* *Representation Texts***Question: Council Response**

Representation Texts: "Ar ôl ystyried y sylwadau a dderbyniwyd a thystiolaeth ategol bellach a luniwyd, ystyrir bod y lefel hwn o ddarpariaeth tai'n parhau i fod yn briodol er mwyn sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflwyno'r strategaeth, ei amcanion economaidd-gymdeithasol allweddol a'r hyblygrwydd eithaf i ymateb i dwf economaidd yn y dyfodol. Rydym yn ystyried y byddai gwro o'r ddarpariaeth tai hwn yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn.Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth baratoir CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy.Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifwydd ieithyddol cymunedau Cymraeg ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion.Fel rhan o'r broses o lunio'r Cynllun Datblygu Lleol, comisiynodd y Cyngor ymchwil i weld yr effaith a gafodd datblygiadau mawr ar gymunedau Cymraeg traddodiadol. Mae'r Aseiad o'r Effaith ar yr laith Gymraeg yn rhan o Arfarniad o Gynaliadwyedd y Cynllun ac mae ei ganfyddiadau'n ategu'r agwedd ddiwygiedig o ran polisi'r laith Gymraeg. Bydd hefyd yn cael ei ystyried wrth lunio'r Canllawiau Cynllunio Atodol ar fesurau lliniaru priodol ar yr laith Gymraeg a Diwylliant.Mae'r CDU yn cynnwys meini prawf digonol ar fonitro er mwyn ystyried ac adolygu polisi'r Gymraeg a cheisiadau cynllunio cysylltiedig fel rhan o Adroddiadau Monitro Blynyddol y CDU a phrosesau adolygu'r Cynllun a ddaw o dan ganllawiau cynllunio cenedlaethol.Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. 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. See Focused Changes for details. As part of the preparation of the LDP the Council did 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. The LDP 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."

Council Response:

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**Question: 3d. (i) Representation Details**

Representation Texts: Hoffwn i chi nodi fy sylwadau fel rhan o'ch ymgynghoriad ar Gynllun Datblygu Lleol Powys. Rwy'n croesawu'r targed y bydd y ganran sy'n siarad Cymraeg yn y Sir yn tyfu, yn ogystal â'r gydnabyddiaeth o bwysigrwydd cymunedau Cymraeg. Ond os am wireddu'r amcanion clodwih hyn, mae angen newidiadau sylfaenol i'r cynllun, yn benodol:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6359.V1/3.2.2/ 20/07/2015  Summary: Diwylliant a'r Gymraeg/Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

\* Credaf nad yw'r tystiolaeth fod angen 6,071 o dai yn gadarn, gan nad yw'r methodoleg yn ystyried yr angen lleol am dai. Dylid lleihau'r ffigwr yn sylweddol.

\* Nid yw dosbarthiad y tai yn y cynllun yn addas gan nad yw wedi selio ar anghenion lleol. Mae angen casglu tystiolaeth o'r angen lleol am dai, ac ail-lunio'r dosbarthiad o dai rhwng ac o fewn cymunedau.

\* Bod y Cyngor yn comisiynu gwaith ymchwil i weld effaith datblygiadau tai newydd ar y cymunedau traddodiadol Cymraeg yn ystod y Cynllun Datblygu Lleol diwethaf.

\* O dderbyn sensitifrydd ieithyddol y cymunedau traddodiadol Cymraeg, bod y cynllun yn cyfyngu ar ddatblygiadau tai newydd yn yr ardaloedd hynny am ddegawd hyd fydd effaith newidiadau'r ddegawd flaenorol wedi setlo.

\* Bod y Cyngor yn derbyn yr egwyddor o angen lleol yn sail cyn caniatáu unrhyw ddatblygiadau yn yr ardaloedd hynny.

\* Bod y Cyngor yn rhoi system asesu annibynnol mewn lle ar gyfer unrhyw ddatblygiadau arfaethedig i weld yr effaith ar y Gymraeg. Heb gymryd y camau uchod, credaf nad yw'r Cynllun Datblygu Lleol yn gadarn. Edrychaf ymlaen at dderbyn eich ymateb i fy mhryderon a phryderon nifer fawr o bobl eraill sy'n byw ym Mhowys.

I would like to you note my comments as part of your consultation on Powys' Local Development Plan. I welcome the target that the number of Welsh speakers in the County will increase, as well as acknowledging the importance of Welsh communities. But if these commendable objectives are to be realised, fundamental changes need to be made to the plan, specifically:

\* I don't believe that the evidence that 6,071 houses are needed is robust, as the methodology hasn't considered the need for local housing. This figure should be greatly reduced.

\* The distribution of housing in the plan isn't appropriate as it isn't based on local needs. Evidence is needed of the local need for housing and realign the distribution of housing between and within communities.

\* That the Council commissions research to measure the effect of new housing developments on traditional Welsh communities during the previous Local Development Plan.

\* In considering the linguistic sensitivity of traditional Welsh communities, that the

## Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6359.V1/3.2.2/** 20/07/2015  Summary: Diwylliant a'r Gymraeg/Welsh Language and Culture

Source: Email

Type: Objection

Mode Written

Status Maintained

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plan limits new housing developments within those areas for a decade until the effects of changes over the previous decade have settled.

\* That the Council accepts the principle of local need as a basis before approving any developments in these areas.

\* That the Council has an independent assessment system in place for any proposed development to measure the effect on the Welsh language.  
Without these steps, I don't believe the Local Development Plan is robust. I look forward to receiving your response to my concerns which also concern many others who live in Powys.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.12 Employment Land Growth**

**542 Abermule (with) Llandyssil Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

542.V7/3.3.1/ 20/07/2015  Summary: Employment Land Growth

Source: Post or in person

Type: Comment

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.20, para.3.3.1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Measures supporting the sustainable and organic growth of our successful SMEs are preferred to a 'growth zones' approach which fails to respond to the unique employment patterns, flexibility, low unemployment and rurality. It is of considerable concern that villages outside of the 'Growth Zones' could be left with few facilities or infrastructure and with reduced or removed bus services. Residents without private transport would have no means of accessing area facilities.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1084 Welsh Government**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

1084.V8/3.3.1 16/07/2015  Summary: Employment Land Growth

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.20, para.3.3.1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts: Employment

Spatial distribution of employment land

The Welsh Government supports economic growth however, it is crucial that this economic growth meets the authority's objectives.

The authority's evidence identifies that manufacturing is expected to decline and that there are no individual sectors expected to grow (Economy – Employment & Economic Development topic paper 4.5.2). There are significant concerns about the loss from the County of people in their 20s and 30s. The evidence states that a large proportion of the workforce works outside the traditional B-class uses and that self-employed businesses and small start-ups are important for the local economy. It is not clear how the allocated sites or employment policies have been shaped by this evidence. The authority needs to explain how the policy framework and allocations will support small business growth, new start-ups and support an economy more likely to retain young workers. It is not clear how the authority's approach has been influenced by wider regional evidence or the larger than local approach set out in TAN 23.

Employment Provision

The LDP allocates 49 hectares for B1, B2 & B8 uses. The employment land review projects a requirement for 3 – 5 hectares (Economy – Employment & Economic Development topic paper 4.4.2). By making allowances for upgrading the existing employment stock, ensuring choice and a range of sites and a flexibility allowance, the projected requirement is increased to 40-56 hectares.

Some explanation is provided in the background papers (e.g. para 4.6.6 of the LDP Strategy topic paper). However, further clarification is required to justify the scale of provision. In particular, whilst there may be a need to upgrade and/or replace existing employment stock for modern business occupiers, it is unclear how this upgrading/replacing is likely to require an estimated 21 to 29 hectares of land. It is not clear who the future modern business occupiers will be or the likelihood of business relocating to the allocated sites, especially based on the conclusions of the viability study (para. 12.12).

Planning policy supports flexibility and a range and choice of sites and recognises that large historical employment sites can require considerable time to come forward. However, in the absence of likely demand for this scale of provision, it is important the authority further clarifies how these sites have been considered for other potential uses and whether sites could be released for other uses which could support the delivery of other objectives.

The authority should clarify what the implications would be on types of jobs (skills and salaries) and homes if land take were to meet the allocated 49ha over the plan period. Further clarification is necessary to explain how the supporting assessment work, in particular the Welsh Language Impact Assessment (WLIA), has taken account of the scale of employment allocations. Further clarification is required on what kind of jobs the authority is expecting for the allocated sites. Are the required skills available locally, or would this encourage job migration into the area and increase pressure on housing/Welsh language?

Site Selection



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>1084.V8/3.3.1/</b>		16/07/2015	<input type="checkbox"/>			Summary: Employment Land Growth
Source: Email			Type: Objection			Mode Written
						Status Maintained

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TAN 23 requires a sequential approach to site selection for employment sites in rural areas. Further clarification is required on whether a sequential approach was used.

Deliverability

The majority of the allocated employment sites were included in the UDP. The authority's explanation as to why these sites have not come forward (LDP Strategy topic paper; Appendix E) should be expanded to clarify why these sites have remained in the plan. How can the authority be confident these sites will be deliverable and meet employment requirements over the life of the plan? Being candidate sites alone is not enough of a justification to include them in the LDP. More certainty on deliverability and viability is required.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5197.V11/3.3.1/ 20/07/2015  Summary: Employment Land Growth

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.20, para.3.3.1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The Deposit Plan and the Powys Employment Needs Assessment (October 2012) recognises that the proposed 49ha provision is considerably higher than take up rates during the UDP period, and higher than the estimated future land required.

We recognise that the level of provision should reflect expected demand whilst allowing flexibility in the type, location, and scale of sites. However, we remain concerned regarding the deliverability of the proposed level particularly given that the Assessment states the "low levels of historic take up, coupled with a weaker economic outlook across the LDP period compared to the preceding 15 year period suggest the results of the quantitative assessment will be very challenging to deliver, particularly with adverse development economics in Powys and a constrained public sector."

We therefore have concerns regarding the realistic delivery of the proposed level of land allocated for employment, and consider that it fails to meet Test of Soundness CE2

(note: this rep text contained in Annex 1 to NRW letter, this is duplicate text to that recorded at RepPoint 34.6)

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The Deposit Plan and the Powys Employment Needs Assessment (October 2012) recognises that the proposed 49ha provision is considerably higher than take up rates during the UDP period, and higher than the estimated future land required.

We recognise that the level of provision should reflect expected demand whilst allowing flexibility in the type, location, and scale of sites. However, we remain concerned regarding the deliverability of the proposed level particularly given that the Assessment states the "low levels of historic take up, coupled with a weaker economic outlook across the LDP period compared to the preceding 15 year period suggest the results of the quantitative assessment will be very challenging to deliver, particularly with adverse development economics in Powys and a constrained public sector."

We therefore have concerns regarding the realistic delivery of the proposed level of land allocated for employment, and consider that it fails to meet Test of Soundness CE2

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery**

Agent: **CPRW Brecon & Radnor**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6235.V9/3.3.1/ 20/07/2015  Summary: Employment Land Growth - Powys economy and Growth Zones

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.20, para.3.3.1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: CPRW broadly supports a planned, low level expansion of employment land which sits well with the full employment economy and the defining characteristics of entrepreneurship, innovation and small, sustainable, steadily growing business. Powys does not have a failing economy and imposed 'regeneration' strategies or an economy skewed artificially towards construction risk destabilising a sound and organically growing economic base. It is not a high wage economy but official data shows that there has been a steady increase in average wages over the last 12months.

Empty industrial units on the existing well landscaped sites must be fully upgraded and utilised before seeking further land.

Paragraph 3.3.8

It is evident that the Growth Zone concept has not been considered in any cogent and structured way. Please see our comments on Objective 8 where CPRW proposes that all reference to Growth Zones is deleted.

Brecon and Talgarth lie within the Brecon Beacons National Park and are outside the scope of the LDP.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Delete reference to growth zones throughout LDP and supporting documents.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response: 0

**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6269 Jones, Mr & Mrs G**

*Agent:* **Davis Meade**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6269.V2/3.3.6/** 08/07/2015  Summary: Loss of employment land in Powys and Llanfyllin

Source: Post or in person Type: Comment Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.20, para.3.3.6

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Represntor, this land is not used for employment at the moment and has yet to secure planning permission so cannot be seen as a net loss. Additionally this site would be permitted for employment land in the LDP under Policy E2.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Ref Point 34.12 states that 49 ha of employment land is required "in order to sustain the communities and the economy of Powys and to provide job opportunities for all ages, particularly young people, it is important that the LDP supports economic development."

The Powys CC target for the Supply of Employment Land / Development - AMR 14 as stated on p.125 of the revised Deposit LDP 2015 sets out that there should be no net loss of employment land.

Removal of sites such as the loss of the Old Station Yard Llanfyllin contradicts this target and goes against the policies DM1 93), E1, E2 and E3 that in turn contribute to AMR 14.

Not only is there a net loss but a total loss of employment land in Llanfyllin.

Additional Evidence:

A) Accordance with LDP's Strategy and Candidate Site Assessment Methodology

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.13 Retail Growth**

**439 Newtown & Llanllwchaearn Town Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**439.V5/3.3.9/** 16/07/2015  Summary: Retail Growth

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.21, para.3.3.9

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Plan seeks to support existing centres as directed by National Policy. However, no changes are considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Paragraph 3.3.9: Committee prefers to see retail and retail growth in town centres rather than at outskirts, for reasons that a vibrant town centre economy act as an economic regenerator to the centres.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery**

Agent: **CPRW Brecon & Radnor**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6235.V10/3.3.9/ 20/07/2015  Summary: Retail Growth - Market Towns

Source: Email

Type: Support

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.21, para.3.3.9

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

Question Representation Texts

**Question: Council Response**

Representation Texts: This Representation is considered to be in support of the Deposit Local Development Plan. The Plan seeks to direct development to the main centres best served by public transport. This town centre first approach means retail development is directed to the most appropriate locations. No changes are therefore required.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: CPRW supports the retail strategy based on revitalising the centre of market towns; the realistic assessment of what a low population area requires and limiting new retail development to sites within walking distance of centres rather than taking out of town green field sites and increasing traffic volume. The transport policy, particularly regarding public transport, must support this strategy.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.14 Housing Growth**

**10 Guinane, Mr. Simon**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

10.V1/3.3.12/H1 17/07/2015  Summary: Housing Growth

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.50, para.3.3.12

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council does not agree that the LDP housing land target should be increased to 6,600 dwellings or more or that additional housing land allocations are required. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). 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.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: There are major concerns regarding the soundness of the housing land requirements in the Deposit LDP Strategy and is objected to on the grounds highlighted in the accompanying Submission Document. .

The LDP Housing Requirement 2011 – 2026 of 6,071 dwellings to deliver a dwelling requirement of 5,519 is objected to. Whilst it is acknowledged that this represents an increase in provision from the previous 2014 Deposit Plan, which stood at 5,000, it is considered that the figure continues to constitute under-provision. In this context the objection is justified by an analysis of the detailed reasons given for the current dwelling requirement in the Topic Paper : Population and Housing

Additional Supporting Information

A) Submission Document

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>10.V1/3.3.12/H1</b>		17/07/2015	<input type="checkbox"/>			Summary: Housing Growth
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained

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Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: A minimum requirement of 6,000 dwellings, allowing for a build rate of 400 units a year, should be applied, with an additional 10% flexibility allowance. As a consequence specific housing land allocations for an additional 1,000 dwellings, which should include the site being promoted, are necessary.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding the scale of development proposed.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1084 Welsh Government**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1084.V1/3.3.12/H1 16/07/2015  Summary: Housing Deliverability

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.50, para.3.3.12

Policy: H1

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts: A. Objection under soundness tests C2, CE2: Fundamental issues that we consider present a significant degree of risk for the authority if not addressed prior to submission stage, and may have implications for the plan's strategy:

## 1 Housing Deliverability

The authority has not adequately demonstrated that the level of housing provision in the LDP is viable and deliverable within the plan period. This raises signification questions regarding the delivery of both affordable and market housing, implications for the strategy, key issues and objectives, and the ability of the authority to maintain a 5 year land supply. The delivery of housing is central to the plan's strategy and therefore goes to the heart of the plan.

Whilst the Welsh Government supports aspirational authorities who wish to deliver on the key issues and objectives through housing growth, it is unclear if an assessment of site delivery and the relationship to the trajectory has been undertaken in Powys.

We note that build rates are required to increase to double the average of the past ten years (+140 units per annum to approximately 650 units between 2020-2022). The authority and the industry are best placed to explain the capacity of the development industry to accommodate this step change. The Welsh Government does not seek to speculate on what this number may be; all plans must be based on a robust assessment of viability. The authority has a challenging housing target; therefore it is imperative that annual completion rates are delivered as expected. This is to ensure that a five year supply can be maintained. The low level of completions at the start of the plan period (2011-2013) will significantly increase the annual build requirement of 368 units over the remaining plan period. Raising the annual build requirement will impact on the housing trajectory and the ability of the authority to demonstrate a 5-year housing land supply.

The Council's viability assessment implies that a significant proportion of housing provision is unviable raising questions regarding the deliverability of the plan as a whole. The Assessment (Powys Local Development Plan and Community Infrastructure Levy Viability Assessment October 2014) models 12 residential sites against a range of affordable housing targets (including a zero rate) across different sub-areas of the County. In each price area, the study indicates the sites "are broadly representative of the type of development that is likely to come forward in Powys in the future" (para 9.2, page 89). Whilst the model includes assumptions comparable with others across Wales, it is difficult to ascertain how the assumptions lead to negative land values in the majority of cases. The authority must demonstrate how these negative values affect the deliverability of the housing provision.

Having considered Table 10.5 (CIL viability assessment) the authority needs to demonstrate that the housing provision included in the plan is deliverable. The authority should provide further information to give certainty that over 40% of the housing required can be delivered in the identified timescales. The authority must demonstrate how the viability findings affect all components of the housing supply.

The Population and Housing topic paper provides evidence on past windfall rates and completions over the last three years (Table 18). Given the historical completions on small and windfall sites, this appears at odds with the Councils own viability evidence. This requires clarification. In addition, the viability evidence also indicates that brownfield sites are unviable across Powys. The authority must demonstrate how this approach has informed Policy H4 and whether any of the housing provision is located on such sites.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>1084.V1/3.3.12/H1</b>		16/07/2015	<input type="checkbox"/>			Summary: Housing Deliverability
Source: Email			Type: Objection		Mode	Written
				Status		Maintained

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Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1933 Price, Mr John** *Agent:* **Geraint John Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1933.V1/3.3.12/** 17/07/2015  Summary: Housing Growth

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.21, para.3.3.12

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council does not agree that the LDP housing land target should be increased or that additional housing land allocations are required. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. The evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). 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. As regards the phasing of sites, the delivery trajectory is not intended to artificially restrict development, it is a tool to provide information on how the Plan will meet the requirement of a 5 year supply and will not be applied rigidly. The Council would not wish to stymie suitable development coming forward.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Consideration of Housing Supply by the Plan

Overall / Plan-Wide Housing Land Supply (@ 34.14)

Housing Requirement

With regards to the supply of housing land across the Authority over the plan period, it is noted that the Local Authority has updated its housing requirement in the Deposit LDP to be based on the Welsh Government's local authority level 2011-based Household Projections. For Powys, this shows a projected growth of 4,600 households over the plan period (2011-2026), from 58,429 to 62,964 in 2026. Having deducted the 17.74% of households living in the BBNP and accounting for an 8% conversion rate (based on vacancy rates), this gives a starting point of 4,087 dwellings. Taking into account various factors, including the need to plan for a higher level of housing growth, the LDP includes a forecasted dwelling requirement of 5,519 dwellings (368 p.a.). An additional 10% contingency means that the plan makes provision for 6,071 dwellings, which is equivalent to 405 dwellings p.a.

Household Formation

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

1933.V1/3.3.12/ 17/07/2015  Summary: Housing Growth

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

It is acknowledged in the Deposit LDP that the average household size in Powys is projected to decrease from 2.24 persons per household in 2011 to 2.13 persons per household over the period to 2026. Bearing this in mind, we would make the case that the proposed housing supply fails to fully account for the increase in levels of single person households projected over the Plan period, which is projected to account for 34% of all households by 2026 (with one- and two-person households accounting for 74% of all households). Although the 2011 Census found that the number of households had not grown as fast as previously believed (resulting in a perceived reduced requirement for new housing by 2026), we would argue that the combination of an ageing population, an increased supply of housing and economic upturn enabling more young people to live alone/in smaller households, will result in increased household formation over the plan period. Accordingly, the resulting proposed level of housing supply is considered to be too low.

Leading on from this, it is not considered that the Deposit Plan housing projections adequately consider the impacts of any latent demand for housing, which has been temporarily suppressed during the recent economic downturn and recession. It is considered that a more stable economic situation which is now beginning to emerge will result in a future increase in housing requirements and housing growth, as those who have awaited improvements in the economic situation progress with currently dormant demands for additional / different housing requirements.

Accordingly, lower building rates in recent years will likely reverse and result in significantly higher building rates in the coming years - as house builders aim to 'catch-up' with, and provide for, this latent housing demand across the Authority. In any event the Plan period (which extends to 2026) needs to factor in patterns of demand over a considerable period, and should not just be based on the short term historic situation (which is universally accepted as being unprecedented).

Likewise, it should be noted that Powys County Council's most recent Joint Housing Land Availability Assessment (February 2015) shows that the Council could only demonstrate a 1.5 year housing supply on 1st April 2014, and confirms that the Authority has not maintained a five year land supply since 2011. The low levels of supply, in conjunction with the recent economic downturn, has therefore further limited and subdued development rates across the County – this was particularly evident in 2011/12 when the number of completions fell to just 98. It is also noted that the Land Supply Assessment table included in the Council's 'Housing and Delivery of New Housing' Topic Paper (2015) shows an expected 4.1 year supply in 2014, as opposed to 1.5 years. This Topic Paper, which provides background information to the Deposit LDP, does not therefore accurately represent the current housing land supply position and it is as such considered that it is also likely to be inaccurate in terms of calculating the supply going forwards over the plan period.

Furthermore, it is considered that the LDP fails to provide for a pro-growth strategy, as advocated by Carl Sargeant, Minister for Housing and Regeneration in his recent written statement – 'Stimulating Home Building in Wales.' This confirms that the Welsh Government's main priority is to build homes. It is not considered that the housing provision proposed within the Deposit LDP would be consistent with these objectives, as it does not encourage or give priority to housing growth, but may in effect subdue it over the plan period.

#### Reliance on Windfall Sites

It is noted that around 17% of Powys's dwelling supply is planned to be delivered through windfall sites. This relates to 1,008 dwellings and equates to approximately 84 dwellings per annum over the remaining 12 years of the plan period.

It is not considered sound that such a high percentage of the total housing supply relies on windfall sites coming forward for development. Such a situation is likely to result in an under provision in the total dwelling supply and will restrict the ability of the LDP to provide for the housing needs of the local population over the plan period. It is considered that only through specific and well considered/evidenced allocations can delivery accurately and robustly be achieved. Accordingly, the provision for windfall and small sites within the total dwelling supply should be reduced, with a consequential identification and allocation of further suitable and deliverable sites for residential development.

#### Phased Housing Land Supply

In terms of the phased housing land supply proposed within the Deposit LDP, a number of issues are raised with the proposals. These relate to both the phasing itself, and the sites allocated within the phasing periods – these concerns are discussed further below.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

1933.V1/3.3.12/ 17/07/2015  Summary: Housing Growth

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

The need for the phasing of housing sites over the LDP period is questioned, as it is considered that this artificially 'splits' up the housing land supply across the Plan, and will give developers and landowners uncertainty as to when they are 'permitted' to progress with an otherwise allocated site. The proposed phasing of sites therefore unduly restricts an already constricted housing market and one which is in need of immediate and short-term intervention.

Furthermore, it is considered that the phasing will reduce the ability of the Plan to be flexible when sites allocated within early phases do not come forward at the 'correct' time, when other allocated sites provided later within the plan period (and which have been assessed as being suitable for development) are able to be brought forward more quickly. This will further artificially and unduly restrict the ability of the Plan to provide for the housing needs of the Authority within a timely manner.

It is acknowledged that the 'Housing and Delivery of New Housing' Topic Paper (2015) accepts that to ensure that the shortfall during the early years of the LDP is addressed, build rates will at some point need to surpass the average annual build requirement of 368 new housing units. Nevertheless, the Council does not expect annual build rates to peak until the middle part of the plan, in years 2020 to 2021, and only anticipates a 5.1 year housing supply in 2015. The 'performance' of the Plan in providing for housing growth, and ensuring an adequate supply of housing land, is therefore highly risky and prone to failure.

Notwithstanding our comments above, it is considered that the highest number of dwelling units should be encouraged to be delivered within the initial period of the remaining plan period. This will allow for greater flexibility in the early part of the Plan, and will give the opportunity for greater numbers of sites to come forward over this initial period. This is particularly important considering that the Council has not managed to maintain a housing land supply since the beginning of the plan period, and moreover given the immediate and pressing need to address the current acute shortage and the need to respond to the market

Summary

To summarise, it is our view that the Plan does not sufficiently take account of the projected decrease in household size and the related steady rise in single households up to 2026. In addition, it is argued that the Plan does not provide for latent demand, which has been temporarily suppressed during the recent economic downturn and recession, as demonstrated by the council's lack of 5 year supply over the past few years. It therefore fails to meet the Welsh Government's demands for a pro-growth strategy.

Moreover, the Plan's reliance on windfall sites is likely to result in an under-provision in the total dwelling supply and will restrict the ability of the LDP to provide for the housing needs of the local population over the plan period. This makes the case for the allocation of further and additional new sites in a range and choice of locations and which are deliverable.

Furthermore, it is considered that there should be greater flexibility and provision in the early part of the Plan, to give the opportunity for greater numbers of sites to come forward over this initial period. Accordingly, it is our view that the proposed phasing arrangements should be removed from the plan, to ensure that sites are able to come forward in a timely manner in response to market demands.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Increase the overall housing numbers to ensure that the needs of the Authority are provided for, including a reduction in the provision for windfall sites and removal of the phasing requirements.

Council Response:

0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1933.V1/3.3.12/** 17/07/2015  Summary: Housing Growth

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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Representation Texts: We would wish to speak to the Inspector regarding our representations on the council's proposed housing supply and provision, in particular the Council's strategy at the small villages and regarding the allocation of land south of Willow Glade at Llanigon.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1938**      **Vaynor Park - Estate Office, Berriew**      *Agent:*      **Kembertons**

*Rep'n/Para/Policy*   *AccessnNo*   *DateLodgd*   *Late?*   *Status*   *Modified*   *Summary*

**1938.V1/3.3.12/**      17/07/2015            Summary: Housing Growth

Source: Email      Type: Objection      Mode: Oral (Examination)      Status: Maintained

Document:Draft Deposit Written Statement 2015, p.21, para.3.3.12

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question*      *Representation Texts*

**Question:**      **Council Response**

Representation Texts:      i. The Plan's dwelling requirement is explained in detail in the Population and Housing Topic Paper, which has been updated through the LDP process as new evidence and issues emerge. The plan has been written having regard to the LDP's being prepared by neighbouring authorities such as the Brecon Beacons National Park Authority to ensure consistency. The BBNPA's adopted LDP will continue to be monitored by the BBNPA and should it fail to deliver in terms of housing provision, this will necessitate further action by the BBNPA and potentially a review of its LDP.

The most recent source of comparable measure of the number of households and the number dwellings is the 2011 Census which showed across Powys there were 63,482 dwellings of which 53,345 were occupied by resident households. The home vacancy rate in the dwelling stock is therefore calculated to be 8.1%.

ii. The Council agrees that the flexibility allowance of 10% may need to be reviewed as the overall housing requirement is being reviewed to be in accordance with the recently updated TAN 1 which requires that a 5 year supply is demonstrated which may require a reduction in the housing requirement.

iii. The amount of housing expected from windfalls was calculated in the Deposit LDP on the average from last the 3 years of windfall applications which is considered a conservative number considering the 3 years used follow a period of recession and recent monitoring of planning applications being processed by the Council indicates that housing from windfall will be a reliable source going forward into the LDP and in line if not more than the annual number estimated.

Iv. Additional work is being carried out by the Council on the delivery of housing to ensure that a 5 year supply of housing land is provided by the LDP. This work will be published through an updated Housing Delivery / Trajectory topic paper (to be published in Jan 2016).

V. Refail and Berriew are addressed in the Council's response to 1938.V3.

Council Response:

0

**Question: 3d. (i)**      **Representation Details**

Representation Texts:      The calculation of future housing requirement is difficult to follow and appears to be based on assumption rather than evidence.

For instance, it appears to be assumed that 17.7% of all new development will take place within the BBNP, the same percentage as exists at present. This is too broad an assumption. It may well be that permission to develop becomes increasingly difficult to obtain in the BBNP, and thus persons who might be expected to go there would have to be accommodated elsewhere in the County, that is, outside the BBNP, thus adding to the total housing need in the remainder of the County.

Whilst it may be correct that 8.0% of existing dwellings were unoccupied on census night 2011, this does not mean that they are not occupied on other nights or there may be legitimate reasons for non-occupation – second homes, for instance. The reason for this discrepancy does not appear to have been explored and it cannot simply be assumed that the same percentage will be carried forward into the future. It may be that some of the houses were unfit, but new houses would all be fit to live in and so the percentage might be different.

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
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1938.V1/3.3.12/		17/07/2015	<input type="checkbox"/>			Summary: Housing Growth
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Source: Email

Type: Objection

Mode: Oral (Examination)

Status: Maintained

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It is suggested that a 10% flexibility allowance may not be sufficiently generous, particularly in an area that does not attract major housebuilders wishing to build out sites as quickly as possible. The flexibility allowance should be tested against past trends to see if it is appropriate in achieving overall targets.

To achieve the target provision a significantly higher level of housing may need to be allocated, reliance on windfall development is a risky strategy that might or might not deliver the appropriate amount of development. The Plan should be based on certainty, or measures that will take the risk element out of the equation.

Council Response:

0

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### Question: 3d. (ii) Desired changes to Document

Representation Texts: The figures for the provision of housing should be more carefully examined and explained, and positive policies aimed at ensuring that the required levels of housing are produced should be adopted, rather than policies that simply try to allocate sites without corresponding certainty of delivery.

Further sites should be allocated, having regard to the function of the various settlements and their ability to produce additional housing.

Elsewhere it has been argued that development in certain small villages might assist the sustainability of larger villages. In this submission the case of Berriew and Refail is spotlighted. These villages very much work together, albeit they are recognisable as separate entities. Nevertheless they are separated by the draft plan into different categories of settlement, one being classified as a large village (Berriew) though there is no additional specified new allocation for housing, and the other (Refail) a small village, where development is to be restricted.

Given the proximity of these villages to each other and to the main road network in the County, it would be appropriate to regard them as a sustainable community, and seek to guide further development towards them.

Council Response:

0

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### Question: 4b Reason For Request To Speak At Hearing And Subject

Representation Texts: Housing figures and the ability of plan to produce appropriate levels of housing require detailed examination and discussion.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**2200 Roberts, Mr and Mrs**

*Agent:* **Geraint John Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2200.V1/3.3.12/** 17/07/2015  Summary: Housing Growth

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.21, para.3.3.12

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council does not agree that the LDP housing land target should be increased or that additional housing land allocations are required. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. The evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). 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. As regards the phasing of sites, the delivery trajectory is not intended to artificially restrict development, it is a tool to provide information on how the Plan will meet the requirement of a 5 year supply and will not be applied rigidly. The Council would not wish to stymie suitable development coming forward.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Overall / Plan-Wide Housing Land Supply (@ 34.14)

Housing Requirement

With regards to the supply of housing land across the Authority over the plan period, it is noted that the Local Authority has updated its housing requirement in the Deposit LDP to be based on the Welsh Government's local authority level 2011-based Household Projections. For Powys, this shows a projected growth of 4,600 households over the plan period (2011-2026), from 58,429 to 62,964 in 2026. Having deducted the 17.74% of households living in the BBNP and accounting for an 8% conversion rate (based on vacancy rates), this gives a starting point of 4,087 dwellings. Taking into account various factors, including the need to plan for a higher level of housing growth, the LDP includes a forecasted dwelling requirement of 5,519 dwellings (368 p.a.). An additional 10% contingency means that the plan makes provision for 6,071 dwellings, which is equivalent to 405 dwellings p.a.

Household Formation

It is acknowledged in the Deposit LDP that the average household size in Powys is projected to decrease from 2.24 persons per household in 2011 to 2.13 persons per household over the period to 2026. Bearing this in mind, we would make the case that the proposed housing supply fails to fully account for the increase in levels of single person

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

2200.V1/3.3.12/ 17/07/2015  Summary: Housing Growth

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

households projected over the Plan period, which is projected to account for 34% of all households by 2026 (with one- and two-person households accounting for 74% of all households). Although the 2011 Census found that the number of households had not grown as fast as previously believed (resulting in a perceived reduced requirement for new housing by 2026), we would argue that the combination of an ageing population, an increased supply of housing and economic upturn enabling more young people to live alone/in smaller households, will result in increased household formation over the plan period. Accordingly, the resulting proposed level of housing supply is considered to be too low.

Leading on from this, it is not considered that the Deposit Plan housing projections adequately consider the impacts of any latent demand for housing, which has been temporarily suppressed during the recent economic downturn and recession. It is considered that a more stable economic situation which is now beginning to emerge will result in a future increase in housing requirements and housing growth, as those who have awaited improvements in the economic situation progress with currently dormant demands for additional / different housing requirements.

Accordingly, lower building rates in recent years will likely reverse and result in significantly higher building rates in the coming years - as house builders aim to 'catch-up' with, and provide for, this latent housing demand across the Authority. In any event the Plan period (which extends to 2026) needs to factor in patterns of demand over a considerable period, and should not just be based on the short term historic situation (which is universally accepted as being unprecedented).

Likewise, it should be noted that Powys County Council's most recent Joint Housing Land Availability Assessment (February 2015) shows that the Council could only demonstrate a 1.5 year housing supply on 1st April 2014, and confirms that the Authority has not maintained a five year land supply since 2011. The low levels of supply, in conjunction with the recent economic downturn, has therefore further limited and subdued development rates across the County – this was particularly evident in 2011/12 when the number of completions fell to just 98. It is also noted that the Land Supply Assessment table included in the Council's 'Housing and Delivery of New Housing' Topic Paper (2015) shows an expected 4.1 year supply in 2014, as opposed to 1.5 years. This Topic Paper, which provides background information to the Deposit LDP, does not therefore accurately represent the current housing land supplyposition and it is as such considered that it is also likely to be inaccurate in terms of calculating the supply going forwards over the plan period.

Furthermore, it is considered that the LDP fails to provide for a pro-growth strategy, as advocated by Carl Sargeant, Minister for Housing and Regeneration in his recent written statement – 'Stimulating Home Building in Wales.' This confirms that the Welsh Government's main priority is to build homes. It is not considered that the housing provision proposed within the Deposit LDP would be consistent with these objectives, as it does not encourage or give priority to housing growth, but may in effect subdue it over the plan period.

Reliance on Windfall Sites

It is noted that around 17% of Powys's dwelling supply is planned to be delivered through windfall sites. This relates to 1,008 dwellings and equates to approximately 84 dwellings per annum over the remaining 12 years of the plan period.

It is not considered sound that such a high percentage of the total housing supply relies on windfall sites coming forward for development. Such a situation is likely to result in an under provision in the total dwelling supply and will restrict the ability of the LDP to provide for the housing needs of the local population over the plan period. It is considered that only through specific and well considered/evidenced allocations can delivery accurately and robustly be achieved. Accordingly, the provision for windfall and small sites within the total dwelling supply should be reduced, with a consequential identification and allocation of further suitable and deliverable sites for residential development.

Phased Housing Land Supply

In terms of the phased housing land supply proposed within the Deposit LDP, a number of issues are raised with the proposals. These relate to both the phasing itself, and the sites allocated within the phasing periods – these concerns are discussed further below.

The need for the phasing of housing sites over the LDP period is questioned, as it is considered that this artificially 'splits' up the housing land supply across the Plan, and will give developers and landowners uncertainty as to when they are 'permitted' to progress with an otherwise allocated site. The proposed phasing of sites therefore unduly restricts

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

2200.V1/3.3.12/ 17/07/2015  Summary: Housing Growth

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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an already constricted housing market and one which is in need of immediate and short-term intervention.

Furthermore, it is considered that the phasing will reduce the ability of the Plan to be flexible when sites allocated within early phases do not come forward at the 'correct' time, when other allocated sites provided later within the plan period (and which have been assessed as being suitable for development) are able to be brought forward more quickly. This will further artificially and unduly restrict the ability of the Plan to provide for the housing needs of the Authority within a timely manner.

It is acknowledged that the 'Housing and Delivery of New Housing' Topic Paper (2015) accepts that to ensure that the shortfall during the early years of the LDP is addressed, build rates will at some point need to surpass the average annual build requirement of 368 new housing units. Nevertheless, the Council does not expect annual build rates to peak until the middle part of the plan, in years 2020 to 2021, and only anticipates a 5.1 year housing supply in 2015. The 'performance' of the Plan in providing for housing growth, and ensuring an adequate supply of housing land, is therefore highly risky and prone to failure.

Notwithstanding our comments above, it is considered that the highest number of dwelling units should be encouraged to be delivered within the initial period of the remaining plan period. This will allow for greater flexibility in the early part of the Plan, and will give the opportunity for greater numbers of sites to come forward over this initial period. This is particularly important considering that the Council has not managed to maintain a housing land supply since the beginning of the plan period, and moreover given the immediate and pressing need to address the current acute shortage and the need to respond to the market

Summary

To summarise, it is our view that the Plan does not sufficiently take account of the projected decrease in household size and the related steady rise in single households up to 2026. In addition, it is argued that the Plan does not provide for latent demand, which has been temporarily suppressed during the recent economic downturn and recession, as demonstrated by the council's lack of 5 year supply over the past few years. It therefore fails to meet the Welsh Government's demands for a pro-growth strategy.

Moreover, the Plan's reliance on windfall sites is likely to result in an under-provision in the total dwelling supply and will restrict the ability of the LDP to provide for the housing needs of the local population over the plan period. This makes the case for the allocation of further and additional new sites in a range and choice of locations and which are deliverable.

Furthermore, it is considered that there should be greater flexibility and provision in the early part of the Plan, to give the opportunity for greater numbers of sites to come forward over this initial period. Accordingly, it is our view that the proposed phasing arrangements should be removed from the plan, to ensure that sites are able to come forward in a timely manner in response to market demands.

Council Response:

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: An increase in the overall housing numbers to ensure that the needs of the Authority are provided for, including a reduction in the provision for windfall sites and removal of the phasing requirements.

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4849 Richards, Mr Jason** *Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4849.V1/3.3.12/** 18/07/2015  Summary: Housing Growth - Plan needs more houses

Source: Email Type: Objection Mode Written Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Written Statement 2015, p.21, para.3.3.12

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council does not agree that the LDP housing land target should be increased to 6,600 dwellings or more or that additional housing land allocations are required. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). 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.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: There are major concerns regarding the soundness of the housing land requirements in the Deposit LDP Strategy and is objected to on the grounds highlighted in the accompanying Submission Document. .

The LDP Housing Requirement 2011 – 2026 of 6,071 dwellings to deliver a dwelling requirement of 5,519 is objected to. Whilst it is acknowledged that this represents an increase in provision from the previous 2014 Deposit Plan, which stood at 5,000, it is considered that the figure continues to constitute under-provision. In this context the objection is justified by an analysis of the detailed reasons given for the current dwelling requirement in the Topic Paper : Population and Housing (See accompanying Submission Document)

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: A minimum requirement of 6,000 dwellings, allowing for a build rate of 400 units a year, should be applied, with an additional 10% flexibility allowance. As a consequence specific housing land allocations for an additional 1,000 dwellings, which should include the site being promoted, are necessary.

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5330 Bufton, Mr G**

*Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5330.V3/3.3.12/H1** 17/07/2015  Summary: Housing Growth

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Written Statement 2015, p.50, para.3.3.12

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council does not agree that the LDP housing land target should be increased or that additional housing land allocations are required. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). 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. Please note that site allocation representations will be responded to separately.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: There are major concerns regarding the soundness of the housing land requirements in the Deposit LDP Strategy and is objected to on the grounds highlighted in the accompanying Submission Document. .

The LDP Housing Requirement 2011 – 2026 of 6,071 dwellings to deliver a dwelling requirement of 5,519 is objected to. Whilst it is acknowledged that this represents an increase in provision from the previous 2014 Deposit Plan, which stood at 5,000, it is considered that the figure continues to constitute under-provision. In this context the objection is justified by an analysis of the detailed reasons given for the current dwelling requirement in the Topic Paper : Population and Housing (See accompanying Submission Document).

ADDITIONAL SUPPORTING EVIDENCE

- A) Submission in Response to Powys LDP Deposit Draft (June 2015) Land to the West of Ithon Road, Llandrindod Wells
- B) Proposed Site Boundary Plan
- C) SA Options Appraisal Toolkit Assessment

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
5330.V3/3.3.12/H1		17/07/2015	<input type="checkbox"/>			Summary: Housing Growth
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained
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D) Access Statement						
E) Compatibility with Environmental Report						
Council Response:						0
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<b>Question: 3d. (ii)</b>	<b>Desired changes to Document</b>					
Representation Texts:	A minimum requirement of 6,000 dwellings, allowing for a build rate of 400 units a year, should be applied, with an additional 10% flexibility allowance. As a consequence specific housing land allocations for an additional 1,000 dwellings, which should include the site being promoted, are necessary.					
Council Response:						0
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<b>Question: 3e. (ii)</b>	<b>Candidate Site No/Name</b>					
Representation Texts:	Candidate Site 70 – Land to the West of Ithon Road, Llandrindod Wells					
Council Response:						0
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<b>Question: 4b</b>	<b>Reason For Request To Speak At Hearing And Subject</b>					
Representation Texts:	To contribute to overall discussions regarding the scale of development proposed.					
Council Response:						0
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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5706**      **Bletchley Park Developments Ltd**      *Agent:*    **Tim Roberts Planning**

*Rep'n/Para/Policy*   *AccessnNo*   *DateLodgd*   *Late?*   *Status*   *Modified*   *Summary*

**5706.V1/3.3.12/**      17/07/2015          Summary: Housing Growth - Increase Housing Requirement

Source: Email      Type: Objection      Mode: Written      Status: Maintained

Document: Draft Deposit Written Statement 2015, p.21, para.3.3.12

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question*      *Representation Texts*

**Question:**      **Council Response**

Representation Texts: Thank you for your comments. The Council does not agree that the LDP housing land target should be increased to 7,700 or that additional housing land allocations are required. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). 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.

Council Response:

0

**Question: 3d. (i)**      **Representation Details**

Representation Texts: Over the Plan period (2011-2026), Policy H1 seeks to maintain a 5 year supply of land for housing and purports to provide land for 6,071 dwellings to meet the dwelling requirement of 5,519 additional dwellings.

This provision equates to an average completion rate of 368 dwellings per annum. This is well below the average annual completion rate of 423 dwellings per annum achieved in Powys in more buoyant years between 2004/5 and 2006/7, according to the 'Welsh Housing Statistics' and the UDP required annual completions rate of 410 dpa.

This level of house building is unlikely to support sustainable economic growth, while also accommodating a growth in households accompanied by a decline in household size. There is insufficient evidence to justify the proposed level of growth and consequently insufficient headroom to be able to respond to upturns in the market and achieve the desired sustainable economic growth, and what the house building industry could deliver in the future. The proposed level is significantly below the (circa) 7,700 dwellings for PCC as the recommended growth option set out in the Sustainability Appraisal Report: Powys Local Development Plan, April 2015 (Appendix 2 - Consideration of Growth Options and Alternatives at Preferred Strategy). This was considered the option that would "provide enough scope to provide a range of housing types, sizes & tenures which reflect housing needs until 2026". The proposed housing requirement does not seek to address the factors that PCC says are important when setting a housing requirement, including: the need to increase levels of net migration; the retention of young out-migrants; and the need to deliver affordable housing.

The Minister for Housing and Regeneration has made it clear to Local Planning Authorities that it may not be wise to plan for a future on the basis of evidence from a period of economic downturn, as appears to be the case with PCC's proposal to meet a dwelling requirement of 5,519 dwellings over the period 2011-2026. (Ref: PPW paragraphs 9.2.2 and 9.2.1.)



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**5706.V1/3.3.12/** 17/07/2015  Summary: Housing Growth - Increase Housing Requirement

Source: Email

Type: Objection

Mode Written

Status Maintained

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Certainly, the 2011 principal projection uses a five year migration, which has been calculated over a period of economic recession which could have reduced in-migration for that period. Moreover, the recession itself will have reduced the expressed demand for housing over that period due to affordability and limited mortgage liquidity.

In February 2014 a new set of household projections for Wales, based on 2011 census, were published by the Welsh Government's Knowledge and Analytical Service. The assumptions underlying these projections are based on past trends, which have been significantly affected by recent past economic conditions resulting from the global economic downturn. As a consequence they may give rise to lower household projections and higher household sizes than in previous projections. It is therefore important that this is borne in mind when using the projections for planning.

Planning Policy Wales (PPW) sets out the Welsh Government's planning policy on how the projections should be used when planning for new homes. It states that the latest Welsh Government local authority level household projections should form the starting point for assessing housing requirements. However, PPW is clear that local planning authorities should consider the appropriateness of the projections for their area, based on all sources of local evidence and it is not prudent for plans to replicate a period of exceptionally poor economic performance.

Moreover, partly as a consequence of the above and partly as consequence of a lack of further evidence on deliverability, as set out in the final column against proposed allocations at Appendix1, we do not believe PCC can demonstrate that sufficient land would be genuinely available or will become available and deliverable to provide a 5-year supply of land for housing judged against the general objectives and the scale and location of development that should be provided for in the development plan. This means that sites must be free, or readily freed, from planning, physical and ownership constraints, and economically feasible for development, so as to create and support sustainable communities where people want to live. There must be sufficient sites suitable for the full range of housing types. For land to be regarded as genuinely available it must be a site included in a Joint Housing Land Availability Study (Ref: PPW Housing - Chapter 9 paragraphs 9.2.3).

The Powys County Council Joint Housing Land Availability Study (JHLAS) April 2014 (published February 2015) concludes that there was only 1.5 years supply of housing land in the Powys Local Planning Authority (LPA) area on 01/04/2014

See V5 (New site)

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Increase the Housing Requirement to the figure of 7,700 as the recommended growth option set out in the Sustainability Appraisal Report: Powys Local Development Plan, April 2015 (Appendix 2 - Consideration of Growth Options and Alternatives at Preferred Strategy).

(See V5- New Site)

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6071 Hopkins, Mr Craig**

*Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6071.V3/3.3.12/** 18/07/2015  Summary: Housing Growth - concerns over under provision

Source: Email Type: Objection Mode Written Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Written Statement 2015, p.21, para.3.3.12

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council does not agree that the LDP housing land target should be increased or that additional housing land allocations are required. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). 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. Please note that site allocation representations will be responded to separately.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: There are major concerns regarding the soundness of the housing land requirements in the Deposit LDP Strategy and is objected to on the grounds highlighted in the accompanying Submission Document. .

The LDP Housing Requirement 2011 – 2026 of 6,071 dwellings to deliver a dwelling requirement of 5,519 is objected to. Whilst it is acknowledged that this represents an increase in provision from the previous 2014 Deposit Plan, which stood at 5,000, it is considered that the figure continues to constitute under-provision. In this context the objection is justified by an analysis of the detailed reasons given for the current dwelling requirement in the Topic Paper : Population and Housing (See accompanying Submission Document)

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: A minimum requirement of 6,000 dwellings, allowing for a build rate of 400 units a year, should be applied, with an additional 10% flexibility allowance. As a consequence specific housing land allocations for an additional 1,000 dwellings, which should include the site being promoted, are necessary.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6071.V3/3.3.12/</b>		18/07/2015	<input type="checkbox"/>			Summary: Housing Growth - concerns over under provision
Source: Email		Type: Objection		Mode	Written	Status Maintained

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: No previous Candidate Site submission - land at former Cynlais School Playing Field

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding the scale of development proposed

Council Response: 0

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Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6138 Chester Master Ltd.**

*Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6138.V3/3.3.12/** 13/07/2015  Summary: Housing Growth

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.50, para.3.3.12

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council does not agree that the LDP housing land target should be increased to 6,600 dwellings or more or that additional housing land allocations are required. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). 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.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: There are major concerns regarding the soundness of the housing land requirements in the Deposit LDP Strategy and is objected to on the grounds highlighted in the accompanying Submission Document.

The LDP Housing Requirement 2011 – 2026 of 6,071 dwellings to deliver a dwelling requirement of 5,519 is objected to. Whilst it is acknowledged that this represents an increase in provision from the previous 2014 Deposit Plan, which stood at 5,000, it is considered that the figure continues to constitute under-provision. In this context the objection is justified by an analysis of the detailed reasons given for the current dwelling requirement in the Topic Paper : Population and Housing.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: A minimum requirement of 6,000 dwellings, allowing for a build rate of 400 units a year, should be applied, with an additional 10% flexibility allowance. As a consequence specific housing land allocations for an additional 1,000 dwellings are necessary.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6138.V3/3.3.12/** 13/07/2015  Summary: Housing Growth

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding the scle of development proposed.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6139**      **Potter, Mr John**      *Agent:*      **Asbri Planning Ltd**

*Rep'n/Para/Policy*   *AccessnNo*   *DateLodgd*   *Late?*   *Status*   *Modified*   *Summary*

**6139.V2/3.3.12/**      13/07/2015            Summary: Housing Growth

Source: Email      Type: Objection      Mode: Oral (Examination)      Status: Maintained

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Additional material submitted      SA/SEA submitted

Document: Draft Deposit Written Statement 2015, p.21, para.3.3.12

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question*      *Representation Texts*

**Question:**      **Council Response**

Representation Texts: Thank you for your comments. The Council does not agree that the LDP housing land target should be increased or that additional housing land allocations are required. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). 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. Please note that site allocation representations will be responded to separately.

Council Response:

0

**Question: 3d. (i)**      **Representation Details**

Representation Texts: There are major concerns regarding the soundness of the housing land requirements in the Deposit LDP Strategy and is objected to on the grounds highlighted in the accompanying Submission Document. .

The LDP Housing Requirement 2011 – 2026 of 6,071 dwellings to deliver a dwelling requirement of 5,519 is objected to. Whilst it is acknowledged that this represents an increase in provision from the previous 2014 Deposit Plan, which stood at 5,000, it is considered that the figure continues to constitute under-provision. In this context the objection is justified by an analysis of the detailed reasons given for the current dwelling requirement in the Topic Paper : Population and Housing

We generally support the categorisation of settlements, particularly in this case the identification of Newbridge on Wye as one of the 44 large villages identified. In promoting the site in question, we do however, object to the scale of development proposed in Newbridge on Wye. We elaborate on this in our representations on Housing Policies.

ADDITIONAL SUPPORTING EVIDENCE:

A) Submission Document

B) Proposed Site Boundary Plan

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6139.V2/3.3.12/</b>		13/07/2015	<input type="checkbox"/>			Summary: Housing Growth
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained

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C) SA Options Appraisal Tool

D) Compatibility with Environmental Report assessment

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: A minimum requirement of 6,000 dwellings, allowing for a build rate of 400 units a year, should be applied, with an additional 10% flexibility allowance. As a consequence specific housing land allocations for an additional 1,000 dwellings, which should include the site being promoted, are necessary.

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding the scale of development proposed.

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6196 CME Developments Ltd**

*Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccesssNo DateLodgd Late? Status Modified Summary*

**6196.V3/3.3.12/** 18/07/2015  Summary: Housing Growth - under provision of housing

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.21, para.3.3.12

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council does not agree that the LDP housing land target should be increased or that additional housing land allocations are required. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). 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. Please note that site allocation representations will be responded to separately.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: There are major concerns regarding the soundness of the housing land requirements in the Deposit LDP Strategy and is objected to on the grounds highlighted in the accompanying Submission Document. .

The LDP Housing Requirement 2011 – 2026 of 6,071 dwellings to deliver a dwelling requirement of 5,519 is objected to. Whilst it is acknowledged that this represents an increase in provision from the previous 2014 Deposit Plan, which stood at 5,000, it is considered that the figure continues to constitute under-provision. In this context the objection is justified by an analysis of the detailed reasons given for the current dwelling requirement in the Topic Paper : Population and Housing (See accompanying Submission Document)

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: A minimum requirement of 6,000 dwellings, allowing for a build rate of 400 units a year, should be applied, with an additional 10% flexibility allowance. As a consequence specific housing land allocations for an additional 1,000 dwellings, which should include the site being promoted, are necessary.

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6196.V3/3.3.12/** 18/07/2015  Summary: Housing Growth - under provision of housing

Source: Email Type: Objection Mode Written Status Maintained

Representation Texts:

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding the scale of development proposed.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6196.V6/3.3.12/** 18/07/2015  Summary: Housing Growth - under provision of housing

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.21, para.3.3.12

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council does not agree that the housing land requirement in the Deposit LDP constitutes under-provision. It is proposed that policy H1 is amended through a Focussed Change - see Focussed Changes document. This is so that the policy reflects updated housing evidence as detailed in the revised Housing Topic Paper (December 2015). Please note that site allocation representations will be responded to separately.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: There are major concerns regarding the soundness of the housing land requirements in the Deposit LDP Strategy and is objected to on the grounds highlighted in the accompanying Submission Document. .

The LDP Housing Requirement 2011 – 2026 of 6,071 dwellings to deliver a dwelling requirement of 5,519 is objected to. Whilst it is acknowledged that this represents an increase in provision from the previous 2014 Deposit Plan, which stood at 5,000, it is considered that the figure continues to constitute under-provision. In this context the objection is justified by an analysis of the detailed reasons given for the current dwelling requirement in the Topic Paper : Population and Housing (See accompanying Submission Document)

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6196.V6/3.3.12/** 18/07/2015  Summary: Housing Growth - under provision of housing

Source: Email

Type: Objection

Mode Written

Status Maintained

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Representation Texts: A minimum requirement of 6,000 dwellings, allowing for a build rate of 400 units a year, should be applied, with an additional 10% flexibility allowance. As a consequence specific housing land allocations for an additional 1,000 dwellings, which should include the site being promoted, are necessary.

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding proposals in the Ystradgynlais area.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6282 Hayward and Johnson, Mr G & Mrs V**

*Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6282.V3/3.3.12/** 16/07/2015  Summary: Housing Growth

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Written Statement 2015, p.21, para.3.3.12

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council does not agree that the LDP housing land target should be increased or that additional housing land allocations are required. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). 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. Please note that site allocation representations will be responded to separately.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: There are major concerns regarding the soundness of the housing land requirements in the Deposit LDP Strategy and is objected to on the grounds highlighted in the accompanying Submission Document. .

The LDP Housing Requirement 2011 – 2026 of 6,071 dwellings to deliver a dwelling requirement of 5,519 is objected to. Whilst it is acknowledged that this represents an increase in provision from the previous 2014 Deposit Plan, which stood at 5,000, it is considered that the figure continues to constitute under-provision. In this context the objection is justified by an analysis of the detailed reasons given for the current dwelling requirement in the Topic Paper : Population and Housing

We generally support the categorisation of settlements, particularly in this case the identification of Newbridge on Wye as one of the 44 large villages identified. In promoting the site in question, we do however, object to the scale of development proposed in Glasbury. We elaborate on this in our representations on Housing Policies in the accompanying Submission document and on a separate form.

ADDITIONAL SUPPORTING EVIDENCE:

A) Submission Document

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6282.V3/3.3.12/</b>		16/07/2015	<input type="checkbox"/>			Summary: Housing Growth
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained

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B) Proposed Site Plan

C) SA Assessment

D) Compatability with Environmental Report assessment

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: A minimum requirement of 6,000 dwellings, allowing for a build rate of 400 units a year, should be applied, with an additional 10% flexibility allowance. As a consequence specific housing land allocations for an additional 1,000 dwellings, which should include the site in glasvury east of the A438 being promoted, are necessary.

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding the scale of development proposed.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6284 Nisamdeen, Mr S**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6284.V1//H1 24/06/2015  Summary: Comments on the plan for housing - Support for Meeting Local Needs//Self-Build

Source: Post or in person Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. The Representor does not raise new issues or evidence which lead the Council to change its conclusions in relation to the Strategy or its Sustainable Settlement Hierarchy. Development in the open countryside away from existing settlements is strictly controlled in line with national policy contained in Planning Policy Wales. Policy H1 section 3. and supporting text at 4.6.2. sets out the circumstances in which development in locations outside of Towns, Large Villages and Small Villages will be determined in accordance with national policy and technical advice notes. No changes are considered necessary to ensure that the Plan is sound.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: In my opinion Powys Local Development Plan (LDP) is unsound and should be changed. It is not appropriate. To do well (LDP) policy need to make more simple and make things easier planning process, and ensure that planning system become more democratic. If there is suitable site for dwelling, planning rules must be according to merit. Unfortunately people like me and people of Wales, what we had before us did the complete opposite. Powys planning system should empower people in communities across the Powys, so that people in Powys have more control over their life and their community belongings (sic).

Additional Supporting Documents:

A) Letter to Powys Local Development Plan dated 22/06/2015

B) Ordnance Survey Plan entitled "Pony Paddock Caersws / Newtown 2.08 Acres" with site boundary outlined in red.

C) Land Registry Official Copy of Title Plan Scale 1:2500 issued 4 July 2007 at 14:28:27

D) Print of Daily Mail website "What was in the Queen's Speech? In opening of New Parliament 27/05/2015" with reference to housing Bill underlined thus: "Housing Bill: Extends right to buy to housing association tenants, and makes it easier for those wishing to build own homes to acquire land." (2 pages).

E) Print of website article (unattributed) entitled "Queen's Speech: Housing bill to bring forward further planning changes" dated 27 May 2015 with the following paragraph underlined thus: "It would also require local planning authorities to support custom and self-builders registered in their area in 'identifying suitable plots of land to build or commission their own home', the note said." (1 page).

F) Email from Development Control dated 23 September 2013 (4 pages).

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6284.V1//H1** 24/06/2015  Summary: Comments on the plan for housing - Support for Meeting Local Needs//Self-Build

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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G) Letter from Planning Officer Powys CC dated 05/03/2015 with reference to a pre-planning application enquiry (3 pages).

H) Letter from Planning Officer Powys CC dated 24/04/2015 with reference to a pre-planning application enquiry (3 pages).

Council Response:

0

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### Question: 3d. (ii) Desired changes to Document

Representation Texts: In my opinion Powys Local Development Plan (LDP) is unsound and should be changed. It is not appropriate. To do well (LDP) policy need to make more simple and make things easier planning process, and ensure that planning system become more democratic. If there is suitable site for dwelling, planning rules must be according to merit. Unfortunately people like me and people of Wales, what we had before us did the complete opposite. Powys planning system should empower people in communities across the Powys, so that people in Powys have more control over their life and their community belongings (sic).

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6298 Site Owners & Promoters - Land at Orchards End/Ja Agent: Geraint John Planning Ltd**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6298.V1/3.3.12/ 17/07/2015  Summary: Housing Growth

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Written Statement 2015, p.21, para.3.3.12

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

Question Representation Texts

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council does not agree that the LDP housing land target should be increased or that additional housing land allocations are required. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. The evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). 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. As regards the phasing of sites, the delivery trajectory is not intended to artificially restrict development, it is a tool to provide information on how the Plan will meet the requirement of a 5 year supply and will not be applied rigidly. The Council would not wish to stymie suitable development coming forward.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Consideration of Housing Supply by the Plan

Overall / Plan-Wide Housing Land Supply (@ 34.14)

Housing Requirement

With regards to the supply of housing land across the Authority over the plan period, it is noted that the Local Authority has updated its housing requirement in the Deposit LDP to be based on the Welsh Government's local authority level 2011-based Household Projections. For Powys, this shows a projected growth of 4,600 households over the plan period (2011-2026), from 58,429 to 62,964 in 2026. Having deducted the 17.74% of households living in the BBNP and accounting for an 8% conversion rate (based on vacancy rates), this gives a starting point of 4,087 dwellings. Taking into account various factors, including the need to plan for a higher level of housing growth, the LDP includes a forecasted dwelling requirement of 5,519 dwellings (368 p.a.). An additional 10% contingency means that the plan makes provision for 6,071 dwellings, which is equivalent to 405 dwellings p.a.

Household Formation

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6298.V1/3.3.12/ 17/07/2015  Summary: Housing Growth

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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It is acknowledged in the Deposit LDP that the average household size in Powys is projected to decrease from 2.24 persons per household in 2011 to 2.13 persons per household over the period to 2026. Bearing this in mind, we would make the case that the proposed housing supply fails to fully account for the increase in levels of single person households projected over the Plan period, which is projected to account for 34% of all households by 2026 (with one- and two-person households accounting for 74% of all households). Although the 2011 Census found that the number of households had not grown as fast as previously believed (resulting in a perceived reduced requirement for new housing by 2026), we would argue that the combination of an ageing population, an increased supply of housing and economic upturn enabling more young people to live alone/in smaller households, will result in increased household formation over the plan period. Accordingly, the resulting proposed level of housing supply is considered to be too low.

Leading on from this, it is not considered that the Deposit Plan housing projections adequately consider the impacts of any latent demand for housing, which has been temporarily suppressed during the recent economic downturn and recession. It is considered that a more stable economic situation which is now beginning to emerge will result in a future increase in housing requirements and housing growth, as those who have awaited improvements in the economic situation progress with currently dormant demands for additional / different housing requirements.

Accordingly, lower building rates in recent years will likely reverse and result in significantly higher building rates in the coming years - as house builders aim to 'catch-up' with, and provide for, this latent housing demand across the Authority. In any event the Plan period (which extends to 2026) needs to factor in patterns of demand over a considerable period, and should not just be based on the short term historic situation (which is universally accepted as being unprecedented).

Likewise, it should be noted that Powys County Council's most recent Joint Housing Land Availability Assessment (February 2015) shows that the Council could only demonstrate a 1.5 year housing supply on 1st April 2014, and confirms that the Authority has not maintained a five year land supply since 2011. The low levels of supply, in conjunction with the recent economic downturn, has therefore further limited and subdued development rates across the County – this was particularly evident in 2011/12 when the number of completions fell to just 98. It is also noted that the Land Supply Assessment table included in the Council's 'Housing and Delivery of New Housing' Topic Paper (2015) shows an expected 4.1 year supply in 2014, as opposed to 1.5 years. This Topic Paper, which provides background information to the Deposit LDP, does not therefore accurately represent the current housing land supply position and it is as such considered that it is also likely to be inaccurate in terms of calculating the supply going forwards over the plan period. Furthermore, it is considered that the LDP fails to provide for a pro-growth strategy, as advocated by Carl Sargeant, Minister for Housing and Regeneration in his recent written statement – 'Stimulating Home Building in Wales.' This confirms that the Welsh Government's main priority is to build homes. It is not considered that the housing provision proposed within the Deposit LDP would be consistent with these objectives, as it does not encourage or give priority to housing growth, but may in effect subdue it over the plan period.

#### Reliance on Windfall Sites

It is noted that around 17% of Powys's dwelling supply is planned to be delivered through windfall sites. This relates to 1,008 dwellings and equates to approximately 84 dwellings per annum over the remaining 12 years of the plan period.

It is not considered sound that such a high percentage of the total housing supply relies on windfall sites coming forward for development. Such a situation is likely to result in an under provision in the total dwelling supply and will restrict the ability of the LDP to provide for the housing needs of the local population over the plan period. It is considered that only through specific and well considered/evidenced allocations can delivery accurately and robustly be achieved. Accordingly, the provision for windfall and small sites within the total dwelling supply should be reduced, with a consequential identification and allocation of further suitable and deliverable sites for residential development.

#### Phased Housing Land Supply

In terms of the phased housing land supply proposed within the Deposit LDP, a number of issues are raised with the proposals. These relate to both the phasing itself, and the sites allocated within the phasing periods – these concerns are discussed further below.



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6298.V1/3.3.12/ 17/07/2015  Summary: Housing Growth

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

The need for the phasing of housing sites over the LDP period is questioned, as it is considered that this artificially 'splits' up the housing land supply across the Plan, and will give developers and landowners uncertainty as to when they are 'permitted' to progress with an otherwise allocated site. The proposed phasing of sites therefore unduly restricts an already constricted housing market and one which is in need of immediate and short-term intervention.

Furthermore, it is considered that the phasing will reduce the ability of the Plan to be flexible when sites allocated within early phases do not come forward at the 'correct' time, when other allocated sites provided later within the plan period (and which have been assessed as being suitable for development) are able to be brought forward more quickly. This will further artificially and unduly restrict the ability of the Plan to provide for the housing needs of the Authority within a timely manner.

It is acknowledged that the 'Housing and Delivery of New Housing' Topic Paper (2015) accepts that to ensure that the shortfall during the early years of the LDP is addressed, build rates will at some point need to surpass the average annual build requirement of 368 new housing units. Nevertheless, the Council does not expect annual build rates to peak until the middle part of the plan, in years 2020 to 2021, and only anticipates a 5.1 year housing supply in 2015. The 'performance' of the Plan in providing for housing growth, and ensuring an adequate supply of housing land, is therefore highly risky and prone to failure.

Notwithstanding our comments above, it is considered that the highest number of dwelling units should be encouraged to be delivered within the initial period of the remaining plan period. This will allow for greater flexibility in the early part of the Plan, and will give the opportunity for greater numbers of sites to come forward over this initial period. This is particularly important considering that the Council has not managed to maintain a housing land supply since the beginning of the plan period, and moreover given the immediate and pressing need to address the current acute shortage and the need to respond to the market

Summary

To summarise, it is our view that the Plan does not sufficiently take account of the projected decrease in household size and the related steady rise in single households up to 2026. In addition, it is argued that the Plan does not provide for latent demand, which has been temporarily suppressed during the recent economic downturn and recession, as demonstrated by the council's lack of 5 year supply over the past few years. It therefore fails to meet the Welsh Government's demands for a pro-growth strategy.

Moreover, the Plan's reliance on windfall sites is likely to result in an under-provision in the total dwelling supply and will restrict the ability of the LDP to provide for the housing needs of the local population over the plan period. This makes the case for the allocation of further and additional new sites in a range and choice of locations and which are deliverable.

Furthermore, it is considered that there should be greater flexibility and provision in the early part of the Plan, to give the opportunity for greater numbers of sites to come forward over this initial period. Accordingly, it is our view that the proposed phasing arrangements should be removed from the plan, to ensure that sites are able to come forward in a timely manner in response to market demands.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: An increase in the overall housing numbers to ensure that the needs of the Authority are provided for, including a reduction in the provision for windfall sites and removal of the phasing requirements.

Council Response:

0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6298.V1/3.3.12/** 17/07/2015  Summary: Housing Growth

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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Representation Texts: We wish to speak to the Inspector regarding our representations on the Council's proposed housing supply and provision, in particular the Council's strategy at the small villages and regarding the allocation of land at Orchard's End and Jacl's Farm, Norton.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.17 Spatial Strategy – Where is development planned?**

**1084 Welsh Government**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1084.V2/3.4/** 16/07/2015  Summary: Spatial Strategy

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.24, para.3.4

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The objection is noted. A new Strategic Policy (SP1) is proposed through a Focussed Change at section 3.5.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Spatial Strategy  
 The plan's spatial strategy is set out in section 3 of the LDP and in the LDP Spatial Strategy topic paper. As presented the plan does not clearly express its spatial strategy. There is no policy contained in the plan to ensure that the spatial strategy is delivered. The housing commitments/allocations are based on a hierarchy of settlements and the background work provides evidence to justify the authority's approach. A clear spatial strategy policy in the plan would allow for future monitoring and will ensure that the aims of the LDP are delivered. Without a policy and a clear reference to the strategic split between the hierarchical tiers, there is a risk that the location of new development could undermine the spatial strategy.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5706 Bletchley Park Developments Ltd**

*Agent:* **Tim Roberts Planning**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5706.V2/3.4/** 17/07/2015  Summary: Spatial Strategy – Ystradgynlais

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.24, para.3.4

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Paragraph 3.4.22 is clear that: "In providing sufficient land to meet future housing and economic needs, and to ensure sustainable development, the LDP apportions more land to higher tier settlements (Towns and Large Villages). In order to facilitate this, a pro-rata apportionment based on household numbers was used.

In the deposit draft version of the plan recommended to the Council at its meeting on 27th May 2014, 10 separate housing allocations at Ystradgynlais were recommended for inclusion with an overall capacity identified at 318 dwellings.

It is our understanding (N.B. the matter was not properly minuted) following a request made at that meeting by one Councillor, that the Council resolved that site P58/HC9 (76 dwellings at Penrhos Farm, Ystradgynlais) be deleted from Inset Map P58E and that the Portfolio Holder for Regeneration and Planning be given delegated authority to deal with site specific issues with local Members, including a replacement allocation. It is also the case that there is no minute which recorded the reason why the site at Penrhos Farm was proposed for removal from Inset Map P58E.

For the record, the way the decision to delete site P58/HC9 from the list of proposed allocations was handled, without as far as we know any proper consideration of the planning merits of the matter, is the subject of a separate ombudsman complaint.

It is our understanding that the main reason why a local Member proposed that the site be removed from the Inset Map was because she was under the impression that the site had been purchased by the current landowners using public funds. We have since provided the Council with documentary evidence that this is absolutely not the case and note that, in any event, this is irrelevant.

It is also clear that since the meeting of the Council on 27th May 2014, Officers have been unable to identify a suitable alternative allocation or allocations in Ystradgynlais to make up the numbers. The settlement is consequently 76 dwellings short in respect of the level of allocation the Council had deemed appropriate to be apportioned to this settlement.

It is also not clear when, where, and how the plans of neighbouring authorities will impact on Powys and how this has been reflected in the preferred strategy and the housing allocations for Ystradgynlais. The proposed limits here in this growth area could have cross boundary implications for Swansea and Neath Portalbot.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Reinstate (as a minimum) Site P58/HA9 Land at Penrhos Farm 76 dwellings at Appendix 1 in order to return the overall allocation at Ystradgynlais (as a minimum) to 318 dwellings, in accordance with the recommendation by officers to the meeting of the Council on 27th May 2014. (See New Site - V5)

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6089 Vaughan, Mr Elwyn**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6089.V3/3.4/ 20/07/2015  Summary: Does not support the allocation of housing

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.31, para.3.4

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question* *Representation Texts***Question: Council Response**

Representation Texts: "Cynhaliwyd ymchwil a chasglwyd tystiolaeth sylweddol wrth baratoi'r CDLI er mwyn ystyried cyfleoedd priodol am dai i'r sir ac i fynd i'r afael ag angen lleol am dai a dosbarthiad tai. Mae'r cyngor o'r farn bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau wedi'i seilio ar sail resymegol gadarn sy'n ategu'r broses o gyflwyno strategaeth y CDLI a hyfywedd tymor hir yr aneddiadau sy'n gallu cynnal twf cynaliadwy. Nid yn unig yr oedd categorïau aneddiadau (gan gynnwys Llanbryn-mair a Phontrobert) yn gysylltiedig â nifer y gwasanaethau ym mhob un o'r cymunedau hyn, ond roedd hefyd yn cynnwys dyfarniadau'n seiliedig ar resymau cynllunio a chynaliadwyedd. Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Mae'r polisi hwn yn rhoi gwell cydnabyddiaeth i sensitifrwydd ieithyddol cymunedau Cymraeg (gan gynnwys cymunedau megis Llanbryn-mair a Phontrobert) ac mae'n cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr yn yr ardaloedd hyn. Gweler Newidiadau â Ffocws am fanylion. Mae'r laith Gymraeg a Diwylliant ym Mhowys a sut i'w diogelu a'i hyrwyddo'n cael ei ystyried yn fanwl yn y papur pwnc ar yr laith a Diwylliant. Roedd yr Arfarniad o Gynaliadwyedd y Cynllun yn cynnwys asesiad o effeithiau sylweddol tebygol y cynllun ac ar y defnydd o'r Gymraeg ym Mhowys. Yn unol â Nodyn Cyngor Technegol 20, fe wnaeth yr Arfarniad o Gynaliadwyedd y Cynllun asesu effaith y strategaeth ofodol, polisïau a dyraniad y Gymraeg a chafwyd iddo gael effaith bositif yn gyffredinol. Ynghyd ag Arfarniad o Gynaliadwyedd y cynllun, cynhaliwyd hefyd Asesiad o'r Effaith ar y Gymraeg. Mae'r asesiad hwn yn rhan o'r Arfarniad ar Gynaliadwyedd ac fe'i gynhaliwyd er mwyn ceisio deall beth fydd effeithiau tebygol datblygiad tai newydd ar gymunedau Cymraeg, gan gynnwys effeithiau datblygiad tai newydd ar gymeriad a chydbywysedd ieithyddol cymuned. Os yw cais yn debygol o gael effaith ar grynodiad lleol o siaradwyr Cymraeg, daeth yr asesiad i'r casgliad y byddai angen asesu hyn a chael mesurau lliniaru fel y nodwyd yn yr asesiad. ENTER WELSH INTO DATABASE BEFORE ENGLISH TRANSLATION."

"A significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The categorisation of settlements (including Llanbryn-mair and Pontrobert) was not only linked to the number of services in each of these communities but also included matters of judgement based on planning and sustainability reasons. The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. This policy approach better recognises the linguistic sensitivity of Welsh speaking communities (including communities such as Llanbryn-mair and Pontrobert) and includes policy that seeks to mitigate against the impact of large housing developments within these areas. See Focused Changes for details. Welsh Language and Culture in Powys and how to plan for its protection and enhancement is considered in detail in the Welsh Language and Culture Topic Paper. The Sustainability Appraisal of the plan included an assessment of the likely significant effects of the plan on the use of Welsh Language in Powys. In accordance with Technical Advice Note 20, the Sustainability Appraisal of the Plan assessed the impact of the spatial strategy, policies and allocations on the Welsh Language and was found to have an overall positive impact. In conjunction with the Sustainability Appraisal of the plan a Welsh Language Impact Assessment was also undertaken. This assessment forms part of the Sustainability Appraisal and was undertaken to help understand the likely impacts of new housing development on Welsh speaking communities including impacts on the character and linguistic balance of a community associated with new housing development. The assessment concluded that should a development proposal be likely to affect a local concentration of Welsh speakers then this would need to be assessed and if necessary mitigated using methods identified in the assessment."

Council Response:

0

**Question: 3d. (i) Representation Details**

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6089.V3/3.4/ 20/07/2015  Summary: Does not support the allocation of housing

Source: Email

Type: Objection

Mode Written

Status Maintained

Representation Texts: Gweler yn yr atodiad fy ymateb i'r CDLI newydd. Carwn nodi ei fod ar sail ymateb i'r ddogfen gyfan ond efo cyfeiriad at datblygiadau penodol ee yn Llanbrynmair ac ati. Carwn nodi hefyd dymuniad i fod yn rhan mewn unrhyw ymchwiliad cyhoeddus a gynhelir yn y dyfodol oni fydd ystyriaeth wedi'u gwneud cyn hynny o'r materion hyn.

### B. DOSRANIAD Y TAI

Agwedd arall sy'n creu pryder yw'r dosraniad tai. Unwaith eto mae'r agwedd yma yn anwybyddu'r hyn a ddatganwyd mewn rhan arall o'r ddogfen, sef pwysigrwydd y Gymraeg mewn rhannau o'r Sir.

Rhoddir Llanbrynmair fel pentref mawr, er bod Glantwymyn, Llangadfan a Llanerfyl yn cael eu nodi fel pentrefi bach. Mewn gwirionedd mae llawn cymaint o wasanaethau i'w cael yn y naill gymuned a'r llall ac mae'r dull arwynebol hyn o weithredu yn anwybyddu realiti ar lawr gwlad sef bod pentrefi fel Glantwymyn neu Langadfan yn gwasanaethu ardal ddaearyddol llawer ehangach a bod rhwydweithiau cymdeithasol mewn ardal o'r fath yn bwysig.

Yn yr un modd prin y medrir honni fod Pontrobert yn bentref mawr. Dylid felly trosglwyddo Llanbrynmair a Phontrobert o'r categori pentrefi mawr i bentrefi bach.

Yn yr un modd dylid dileu'r ffin gaeth oamgylch Llanbrynmair er mwyn newid y pwyslais oddi wrth ddatblygu ystâd o dai diangen i un lle y medrid adlewyrchu gwir anghenion lleol ac un lle byddai modd adeiladu tai unigol fel bo angen yn y dyfodol. Mae'r patrwm o osod ffin gaeth oamgylch pentref gwledig yn newid natur y gymuned o fod yn un gwledig i fod yn un trefol ei naws.

Pryderon eraill a geir mewn perthynas â'r bwriad o ddatblygu safle Bryncoch, Llanbrynmair yw:

- Ni wnaed unrhyw waith ymchwil na chasglu unrhyw ddata o dystiolaeth o anghenion yr ardal

- Ni chymerwyd i ystyriaeth y ffaith bod hawl i 5 annedd wedi bod yno ers degawd a neb eisiau nhw

- Ni ystyriwyd canlyniadau Cyfrifiad 2011, y gostyngiad o 5% yn y nifer o siaradwyr Cymraeg a'r newid cymdeithasol.

- Mae hyd yn oed un o swyddogion Cyngor Powys wedi datgan yn bersonol i mi fod y ffigur o 17 tŷ arall yma yn anghywir ac mewn gwirionedd ei fod o leiaf 14 yn fwy na'r hyn y dylai fod ar gyfer y gymuned

- Mae amheuaeth mae'r hyn sydd wedi digwydd felly yw fel y nodir yng nghymal 3.4.25 o'r Cynllun Datblygu sef;

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6089.V3/3.4/ 20/07/2015  Summary: Does not support the allocation of housing

Source: Email

Type: Objection

Mode Written

Status Maintained

“Where a settlement has been unable to accommodate its pro-rata level of development, the LDP has sought to re-allocate the shortfall elsewhere to ensure that the total requirements for the plan period are met. In the first instance, the LDP has sought to allocate the shortfall to nearby settlements categorised as Towns or Large Villages”

· Mae gweithredu fel hyn yn mynd yn hollol groes i'r egwyddorion honedig o fewn y cynllun sef “to support and protect the Welsh language”.

Please find attached my response to the new Local Development Plan. I would like to note that it is a response to the whole document with references to specific developments e.g. in Llanbryn-mair etc. I would also like to note my wish to take part in any public inquiry that is conducted in the future unless due consideration is given to these matters prior to this.

#### B. ALLOCATION OF HOUSING

Another aspect which causes concern is the allocation of housing. Once again, this aspect ignores what has already been stated in another part of the document, namely the importance of the Welsh language in parts of the county. Llanbryn-mair is identified as a large village, although Cem-maes Road, Llangadfan and Llanerfyl are identified as small villages. In fact, there are an equal number of services in each of these communities, and this very superficial method ignores the reality of the situation, namely that villages like Cem-maes Road or Llangadfan serve a much larger geographical area, and that social networks in such an area are extremely important.

In the same way, you can hardly claim that Pontrobert is a large village. Therefore Llanbryn-mair and Pontrobert should be moved from the large village category to that of small villages.

And in the same way, the confined boundary around Llanbryn-mair should be eliminated in order to change the emphasis from developing an estate of unnecessary houses to one which would truly represent local needs, and one where individual houses could be built as and when needed in the future. The pattern of placing a confined boundary around rural villages changes the whole nature of a community from a rural to an urban one.

Other concerns in relation to the intention to develop the Bryn-coch site in Llanbryn-mair are as follows:

· No research has been done and no data collected on the evidence of need in the area.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6089.V3/3.4/** 20/07/2015  Summary: Does not support the allocation of housing

Source: Email

Type: Objection

Mode Written

Status Maintained

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- The fact that there has been permission to build 5 dwellings there for ten years and no-one wants to build has not been taken into account.
- The results of the 2011 Census have not been taken into account, showing a reduction of 5% in the number of Welsh speakers, and the social change.
- One of Powys County Council's officers has told me personally that the figure of another 17 houses here is incorrect and that it is actually 14 more that it should be for the community.
- There are misgivings that what has actually happened is as noted in clause 3.4.25 of the Development Plan, namely;
 

“Where a settlement has been unable to accommodate its pro-rata level of development, the LDP has sought to re-allocate the shortfall elsewhere to ensure that the total requirements for the plan period are met. In the first instance, the LDP has sought to allocate the shortfall to nearby settlements categorised as Towns or Large Villages”
- Acting in this manner goes completely against the supposed principles within the plan: “to support and protect the Welsh language”.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6133 Speer Dade Planning Consultants**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6133.V3/3.4/** 30/06/2015  Summary: Support the sustainable settlements hierarchy approach

Source: Website registration Type: Support Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.24, para.3.4

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your representation concerning the LDP sustainable settlement hierarchy. This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Representation made on behalf of Residents at Groesfordd Park (12 individual residents; authorised through individual discussion and agreement via a local resident). Support the sustainable settlements hierarchy approach to ensure inappropriate levels of development do not take place, relative to settlements' ability to accommodate development sustainably.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.18 Powys Sustainable Settlement Hierarchy**

**1034 Brecon Beacons National Park Authority**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

1034.V1/3.4.4/H1 20/07/2015  Summary: Settlement Strategy and Distribution of housing provision

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.50, para.3.4.4

Policy: H1 Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council considers that the proposed Settlement Strategy and 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 and 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. The Council is in favour of Village (Action) Plans so as to enable further community involvement on how Small Villages may develop - the emphasis is on the suitability of infill sites (as extensions to Small Villages are an exception for affordable homes only). The Council does not agree that land allocations should be made in the lower tier settlements (Small Villages and Rural Settlements). Due to the nature of rural settlements, the LDP does not support new open market housing, instead the Strategy directs these to higher tier settlements. New affordable dwellings are only supported in rural settlements where justified and any dwellings in the open countryside must accord with national policy. The housing growth figures in the Plan are supported by evidence set out in the Housing Topic paper, this work has included an analysis of planning permissions in the lower tier settlements and informed the presumptions as to the growth expected over the LDP period. The contingency/flexibility allowance is in place to balance uncertainty and furthermore the LDP monitoring and review process will be used to ensure that the Plan is meeting its overall aims and objectives. The Representor does not raise new issues or evidence which lead the Council to change its conclusions in relation to the Strategy and no changes are considered necessary to ensure that the Plan is sound. However, please be aware that the Housing Topic paper has been updated since Deposit and further work has been undertaken on deliverability - this evidence has informed proposed focussed changes to the Housing chapter of the Deposit Plan. Please refer to the Focussed Changes document.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Firstly, the National Park Authority would like to congratulate the Powys LDP team for the efforts made to address the significant concerns raised against the first Deposit LDP (2014). It is acknowledged that the level of work undertaken to achieve the revised Deposit is substantial and the team is to be congratulated. We are extremely encouraged to see the progress being made by yourselves to move towards an adopted plan and the certainty this will bring in relation to the future development in Powys. Undoubtedly this will be of benefit to the region and can only be supported by the NPA. Notwithstanding the above, we would like to draw your attention to the following issues we have identified with the deposit draft LDP (2015) and its compliance with National Planning Policy.

We raise these concerns from our recent experiences of the Examination process and we hope what follows will benefit you in the production of a sound LDP. These are not objections per se, but we urge you address the points in your lead up to submission in the interests of soundness.

Please note that these are officer comments, which will be put before Members at the next available opportunity. Therefore they may be subject to amendment following NPA

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1034.V1/3.4.4/H1 20/07/2015  Summary: Settlement Strategy and Distribution of housing provision

Source: Email Type: Objection Mode Written Status Maintained

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recommendation. We will advise you of any change accordingly.

1. Settlement Strategy and distribution of housing provision.

The NPA notes the contents of the Settlement Strategy set out at 3.4 of the LDP and support the proposal to deliver the majority of housing within the Towns. We also support the acknowledgement that smaller settlements require some development to meet community needs, however we have concerns that the plan fails to provide enough certainty to achieve the delivery aspirations and meet community needs. From our understanding of the settlement strategy you aim to deliver 21% of your housing need within Small villages, Rural Settlements and 'Other' which is presumed includes an element of open countryside (as set out 6.12 of the LDP Strategy Topic Paper).

The plan does not allocate any land within these tiers, and as such one fifth of your housing need is to be delivered through windfall. Which, based on pasts completion rates, seems overly ambitious. Especially given the following two considerations:-

- a. Larger infill sites within Rural Settlements will be reliant on community agreement though development of a village plan.
- b. Rural Settlements will only bring forward affordable, rather than market housing.

In relation to point (a) above, The aspiration to utilise community planning within 'Small Settlements' is something we support, being very similar to our own aims within the National Park. However, from our experiences to date, the development of such plans is a lengthy process which involves significant resources. We would suggest it is more appropriate for the Council to work to allocate such sites in concert with the community prior to submission so they can rightfully contribute towards the defined housing need and provide certainty to these communities moving forward. Secondly, addressing point (b) much has been made in your supporting statement in relation to how the LDP housing provision provides for a similar level of growth as was seen in completions pre-recession. However we would urge caution at projecting figures from one policy framework to another.

This LDP proposes only enabling a Affordable Housing within such locations, which may not be as desirable to a developer than less restricted forms of development enabled under previous policy regimes, especially in the North of the county where you are experiencing negative residual land values for residential development. As such the 16% that will be delivered here cannot be guaranteed, and we urge caution in relying upon this in your housing figures.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1938**      **Vaynor Park - Estate Office, Berriew**      *Agent:*      **Kembertons**

*Rep'n/Para/Policy*   *AccessnNo*   *DateLodgd*   *Late?*   *Status*   *Modified*   *Summary*

**1938.V3/3.4.4/**      17/07/2015            Summary: Powys Sustainable Settlement Hierarchy

Source: Email      Type: Objection      Mode: Oral (Examination)      Status: Maintained

Document: Draft Deposit Written Statement 2015, p.24, para.3.4.4

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question*      *Representation Texts*

**Question:**      **Council Response**

Representation Texts: Thank you for your comments. The Council does not agree that the growth or spatial strategy is unsound. The Sustainable Settlement Hierarchy was established at the Preferred Strategy stage followed by the subsequent pro-rata apportionment of growth so as to ensure that development was directed only to the locations suitable to receive it. Decision making has taken account of settlement infrastructure and environmental constraints and settlements and sites have been subject to SA/SEA. Officers have exercised a degree of professional judgement in land allocations based on settlement and site evidence and stakeholder feedback. The policy in Small Villages is flexible and follows guidance in TAN 6 Planning for Sustainable Rural Communities (July 2010) which recognises that in rural areas settlement boundaries can limit the provision of housing to meet local needs, advising at paragraph 2.26 that: "In smaller settlements, planning authorities should consider including criteria based policy against which planning applications can be assessed, rather than identifying settlement boundaries".

The Council does not agree that Refail should be re-classified to become part of the Large Village tier with Berriew. The criteria based approach to development in Small Villages provides flexibility for suitable development to come forward. Please be advised that the LDP Appendix 1 (settlement allocations table) is being revised through Focussed Changes as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). 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.

Council Response:

0

**Question: 3d. (i)**      **Representation Details**

Representation Texts: The settlement hierarchy is insufficiently sensitive to actual relationships that exist between nearby settlements. Categorisation in the fashion suggested is too rigid to take into account interdependencies, and does not recognise the manner in which some settlements function in support of, or to provide services for, others. These relationships are an important element in the creation of sustainable rural community networks. Berriew and Refail operate very much in tandem, depending upon each other for certain services and facilities and for support for their services. The two settlements should be regarded as a single entity when considering expansion in allocation plans. This is not to say that development must be allowed to stretch between the two villages, but there should be recognition that they do not operate as separate and discrete entities. Development in one will support services in the other, and it may be, in other situations that allowing development in the smaller of two or more dependent settlements would sustain the group services, and maintain an important character or feature in a larger settlement. The hierarchy established in the paragraphs quoted is too blunt a tool to foster sensible sustainable patterns

Council Response:

0

**Question: 3d. (ii)**      **Desired changes to Document**

Representation Texts: The paragraphs quoted need to be revised to accept the possibility that sustainable development might be best achieved through considering interdependencies between settlements, and looking at certain groupings to see where development could best be placed – which might not be entirely in line with the categorisation as it exists at present.



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**2101 Fitzgerald, Mr JP**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2101.V3/3.4.4/** 16/07/2015  Summary: Powys Sustainable Settlement Hierarchy

Source: Post or in person Type: Objection Mode Written Status Maintained

Petition of 3 signatures Additional material submitted

Document:Draft Deposit Written Statement 2015, p.24, para.3.4.4

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Council to change its conclusions in relation to the Strategy or its choice of settlements designated as Large Villages.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: 4) ALTERNATIVE SITES.  
It is accepted that a degree of housing development is required throughout the county, but this should be directed to the appropriate areas.

Llanfyllin town, which is less 4 miles away, is an important regional centre for north east Powys. Rather than re-designate Llanfechain as a 'large village', development should be concentrated in Llanfyllin. There has been no significant housing development in the town since the 1950's.

If the 11% rule is applied here, then this would mean identifying sites for between 200 and 300 new dwellings.

It is significant that a new sewage works has recently been constructed in Llanfyllin.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.19 Towns**

**439 Newtown & Llanllwchaearn Town Council**

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
439.V6/3.4.7/		16/07/2015	<input type="checkbox"/>			Summary: Towns

Source: Email	Type: Objection	Mode: Written	Status: Maintained
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Document: Draft Deposit Written Statement 2015, p.25, para.3.4.7

Issue: 2015: Deposit Draft-07. Employment, Retail and Tourism

*Question*                      *Representation Texts*

**Question:                      Council Response**

Representation Texts:    This Representation is noted. The Wales Spatial Plan remains the spatial strategy and consistency with it is one of the tests of soundness for the Plan. No changes are considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (ii)    Desired changes to Document**

Representation Texts:    Paragraph 3.4.9: The document references the Wales Spatial Plan which is 7 years old. Committee urges caution in referencing the 7-year old plan

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6124 Hughes, Mr Robin**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6124.V1/3.4.7/ 11/06/2015  Summary: Over development of the town Llanfyllin

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.25, para.3.4.7

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: The Council considers that the proposed 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. 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.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: I wish to re-submit my previous communications with you regarding the 'over-development' that I think seems to be in your future plans for Llanfyllin.To clarify my reference to 'over development' with which I think there is a lack of proportion with so many new hosues for Llanfyllin with the present situation in terms of lack of employment with a virtually empty row of industrial units , the schools are already full, the reduction in staff at the medical centre, and the extra traffic that would be involverd especially with an entrance to the farm buildings I referred to earlier; the numerous properties already on sale in the town and surrounding area - these points to me make the proposed plan unsound.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: I wish to re-submit my previous communications with you regarding the 'over-development' that I think seems to be in your future plans for Llanfyllin.To clarify my reference to 'over development' with which I think there is a lack of proportion with so many new hosues for Llanfyllin with the present situation in terms of lack of employment with a virtually empty row of industrial units , the schools are already full, the reduction in staff at the medical centre, and the extra traffic that would be involverd especially with an entrance to the farm buildings I referred to earlier; the numerous properties already on sale in the town and surrounding area - these points to me make the proposed plan unsound.

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.20 Large Villages**

**449 Carreghofa Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

449.V3/3.4.11/ 21/07/2015  Summary: Large Villages - Car Parking Issue in Llanymynech

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.25, para.3.4.11

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: Council Response**

Representation Texts: In response to the concern raised regarding lack of car parking of the village, this is noted. However, it is also noted that the Representor requests measures to be incorporated into existing developments to alleviate existing problems. All development proposals are expected to meet parking standards in accordance with the LDP's development management policies. Further guidance is also provided by PPW, TAN18: Transport, the Wales Parking Standards 2008, the Council's Design Guide for Industrial and Residential Infrastructure, Manual for Streets and Manual for Streets II. Such standards would generally expect sufficient on-site parking provision to serve the proposed development. Whilst it may not be possible to directly address pre-existing parking problems within proposed developments, ensuring adequate parking is provided to serve proposed development should mean that parking problems are not exacerbated. In addition, the LDP policy T1 - Transport Infrastructure is supportive of transport infrastructure such as car parks should an acceptable site come forward at some point during the LDP period. As a result of this representation, no changes are considered necessary to the LDP.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Infrastructure – Car parking. As this Council pointed out when commenting on the first draft of the LDP in Apr 2013, the lack of car parking is becoming an increasing issue in the village. Any new build should be asked to incorporate measures designed to alleviate the problem.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Infrastructure - Car parking. As this Council pointed out when commenting on the first draft of the LDP in Apr 2013, the lack of car parking is becoming an increasing issue in the village. Any new build should be asked to incorporate measures designed to alleviate the problem.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**487 Llanfechain Community Council**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

487.V3/3.4.12/ 19/07/2015  Summary: Redesignate Llanfechain from a large village to a small village

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.33, para.3.4.12

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: The Council considers that the proposed 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. 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.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: When asked to comment on the LDP Strategy Llanfechain Community Council represented against being designated a 'Large Village' arguing that the title did not reflect the character of the village; this sentiment was strongly felt.

Moreover, the facilities the community enjoys and on which the designation of being a 'Large Village' were partly based are 'fragile'; the shop and Hall are dependent on voluntary assistance and some local/PCC funding; and if it were not for substantial investment by a concerned local benefactor the Pub would probably have been lost. That there is limited local employment, poor public transport and limited road infrastructure further suggests we should not be subject to any substantial development.

We would also note that being bounded in the north by a river and its flood plain and to the south the parallel B4393, and having the local sewage works (whose capacity has been questioned) in close proximity, the possibility for substantial development is constrained. So we would ask that you consider re-designating this village a 'Small Village'.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Based on the points made above, we would ask that you consider re-designating this village (Llanfechain) as a 'Small Village'.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**2101 Fitzgerald, Mr JP**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

2101.V2/3.4.12/ 16/07/2015  Summary: Large Villages - Objection to Llanfechain's status

Source: Post or in person Type: Objection Mode Written Status Maintained

Petition of 3 signatures Additional material submitted

Document:Draft Deposit Written Statement 2015, p.33, para.3.4.12

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: The Council considers that the proposed 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. 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.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: 3) VILLAGE STATUS  
The suggestion that the village be re-classified as a 'large village' cannot be justified.

We already have a large village, Llansantffraid, which is less than 2 miles away. This has developed naturally and has a thriving business and commercial hub, together with the appropriate support services.

The simple criteria, which is now being applied to define a large village, would make the vast majority of villages in Powys fall within the definition of "Large Village".

One would assume that a logical planning policy would provide one large village servicing a number of smaller villages within the immediate vicinity.

To try and artificially create a second large village, so close to an already large village, is to say, at the least, illogical.

In the longer term the existence of two large villages will create a demand for a duplication of services, which will lead to additional costs for the local authority.

...

5) INADEQUATE SEWAGE SYSTEM

The Uanfechain sewage works and infrastructure was constructed over 50 years ago and to serve a much smaller village. In the intervening years the number of dwellings has probably doubled. The modern family lifestyle also means a much greater water usage for the individual householder. There is obviously potential for over-load of the sewage treatment plant, at peak times, which could lead to environmental pollution, or sewage "backing-up" within the system.

If the village is re-classified as a "large village" this will trigger additional "Windfall developments" which would create a greater load on the plant.

The Severn Trent Water Authority should be lobbied to upgrade / re-construct the works. This should be a comprehensive civil engineering project to include new trunk sewers to

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2101.V2/3.4.12/** 16/07/2015  Summary: Large Villages - Objection to Llanfechain's status

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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serve not only the new areas, but also to existing dwellings, not on the mains system. This should be undertaken before any further housing development areas are scheduled.

It would be criminally irresponsible of the Authority to schedule any further large scale housing whilst knowing that there is a major and increasing risk of environmental pollution.

...

It is understood that the community council did not object to the re-designation of the village status. We believe this decision to be unsafe and not representative of village opinion and If this matter is eventually taken to the ombudsman we will contest this.

Council Response:

0

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

### 6130 CTDE

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6130.V3/3.4.11/ 20/07/2015  Summary: Large Villages - reclassify Cilmerly as a large village

Source: Website registration

Type: Objection

Mode Written

Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.25, para.3.4.11

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

#### Question: Council Response

Representation Texts: The Council disagree with the change requested by the Representor for Cilmerly to be re-classified as a Large Village. The Representor does not raise new issues or evidence which lead the Council to change its conclusions in relation to the Strategy or its choice of settlements designated as Small Villages and Rural Settlements. Reference is made to supporting additional housing particularly adjoining Morgannwg. Land adjacent to Morgannwg was put forward as a candidate site (site reference 86), however the land has not been allocated as it is a small Housing Site (less than 0.25 ha) and therefore does not require an LDP Allocation as the acceptability of developing the site can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan.

Council Response:

0

#### Question: 3d. (i) Representation Details

Representation Texts: Cilmerly should be considered as a "large village" and support additional housing development on suitable sites, particularly that adjacent to Morgannwg.

Council Response:

0

#### Question: 3d. (ii) Desired changes to Document

Representation Texts: Cilmerly should be reclassified as a "large village".

Council Response:

0

#### Question: 3e. (ii) Candidate Site No/Name

Representation Texts: Land adjacent to Morgannwg, Cilmerly, Builth Wells, Powys

Council Response:

0

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6130.V4/3.4.11/ 20/07/2015  Summary: Large Villages - reclassify Cilmerly as a large village and include alternative site [CS85]

Source: Website registration

Type: Objection

Mode Written

Status Maintained

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6130.V4/3.4.11/** 20/07/2015  Summary: Large Villages - reclassify Cilmerly as a large village and include alternative site [CS85]

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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Additional material submitted

Document:Draft Deposit Written Statement 2015, p.25, para.3.4.11

New Site

Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Cilmerly should be considered as a "large village" and support additional housing development on suitable sites, particularly that adjacent to Morgannwg.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Cilmerly should be reclassified as a "large village".

Council Response:

0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Land adjacent to Morgannwg, Cilmerly, Builth Wells, Powys

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6166 Stevens, Mrs Jackie**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6166.V3/3.4.11/ 20/07/2015  Summary: Large Villages - Reclassify Llanfechain as a Small Village

Source: Post or in person Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.25, para.3.4.11

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: Thank you for your representation. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability and 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. The Council disagree with the proposed changes requested by the Representer in relation to the reclassification of Llanfechain to a Small Village. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions as to categorisation of Llanfechain as a Large Village.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: See Additional Supporting Evidence in Dossier

ADDITIONAL SUPPORTING EVIDENCE

- A) Dossier Contents
- B) Petition objecting to site P31 HA1 being made part of Powys County Council's LDP
- C) Llanfechain: Situation Report
- D) Village Plan Strategic Focal Points
- E) Farm Gate Vistas
- F) Conservation Society Administrative Connections
- G) Flooding Retention Ponds
- H) Traffic
- I) Llanfechain Settlement Status River Cain Bridge
- J) St Garmon's Church
- K) Montgomery Papers – Preaching Mound
- L) Economics of recreating a sustainable hayfield as an 'amenity open space'
- M) Comments on candidate sites

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6166.V3/3.4.11/** 20/07/2015  Summary: Large Villages - Reclassify Llanfechain as a Small Village

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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Representation Texts: Reclassify Llanfechain as a Small Village as it was in the UDP

Council Response:

0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6167 Stevens, Mr E**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6167.V3/3.4.11/ 20/07/2015  Summary: Large Villages - Reclassify Llanfechain as a Small Village

Source: Post or in person Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.25, para.3.4.11

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: Thank you for your representation. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability and 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. The Council disagree with the proposed changes requested by the Representer in relation to the reclassification of Llanfechain to a Small Village. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions as to categorisation of Llanfechain as a Large Village.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: See Additional Supporting Evidence in Dossier

ADDITIONAL SUPPORTING EVIDENCE

- A) Dossier Contents
- B) Petition objecting to site P31 HA1 being made part of Powys County Council's LDP
- C) Llanfechain: Situation Report
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- E) Farm Gate Vistas
- F) Conservation Society Administrative Connections
- G) Flooding Retention Ponds
- H) Traffic
- I) Llanfechain Settlement Status River Cain Bridge
- J) St Garmon's Church
- K) Montgomery Papers – Preaching Mound
- L) Economics of recreating a sustainable hayfield as an 'amenity open space'
- M) Comments on candidate sites

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**6167.V3/3.4.11/** 20/07/2015  Summary: Large Villages - Reclassify Llanfechain as a Small Village

Source: Post or in person

Type: Objection

Mode Oral (Examination)

Status Maintained

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Representation Texts: Reclassify Llanfechain as a Small Village as it was in the UDP

Council Response:

0

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### Question: 4b

### Reason For Request To Speak At Hearing And Subject

Representation Texts: Dossier should be self explanatory otherwise details of establishing a Conservation Enhancement Society of Llanfechain (CESL) re finances - charities act - companies act - sustainability

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6229 Smart, Mrs Amanda**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6229.V2/3.4.11/ 17/07/2015  Summary: Large Villages - Separate Boughrood and Llyswen as Small Villages

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.25, para.3.4.11

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: "The Council disagree with the proposed changes requested by the Representor. The Representor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions with regard to the designation of Boughrood and Llywen within the settlement hierarchy. The Council considers that the proposed settlement hierarchy is sound, based on a robust methodology with levels of growth and site allocations supported by a wide range of supporting evidence including access to services. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability. 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."

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: It needs to be noted here that within the LDP there is a mistake that must be rectified. The Council have grouped Llyswen and Boughrood together as one village, this is incorrect they are two separate villages and are managed by two separate Community Councils. What is the reason for this? By grouping the two together makes it look like one big village and therefore justification could be given to the council for inclusion of such a big site. This is incorrect and must be changed.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Separate Llyswen as a Small Village on its own

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6277 Davies, Mr & Mrs G**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6277.V2/3.4.11/ 16/07/2015  Summary: Large Villages - Separate Boughrood and Llyswen as Small Villages

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.25, para.3.4.11

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: "The Council disagree with the proposed changes requested by the Representor. The Representor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions with regard to the designation of Boughrood and Llywen within the settlement hierarchy. The Council considers that the proposed settlement hierarchy is sound, based on a robust methodology with levels of growth and site allocations supported by a wide range of supporting evidence including access to services. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability. 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."

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: In the LDP, the villages of Boughrood and Llyswen are grouped together as one large village. These two villages are divided by the River Wye and each have their own Community Council and different County Councillors so should have been shown as two villages. By combining them as a large village the allocation of houses is increased which should not be the case.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Separate Llyswen as a Small Village on its own

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6297 Rogers and Oliver, Ms L & Mr P**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6297.V2/3.4.11/** 17/07/2015  Summary: Large Villages - Separate Boughrood and Llyswen as Small Villages

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.25, para.3.4.11

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: "The Council disagree with the proposed changes requested by the Representor. The Representor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions with regard to the designation of Boughrood and Llywen within the settlement hierarchy.The Council considers that the proposed settlement hierarchy is sound, based on a robust methodology with levels of growth and site allocations supported by a wide range of supporting evidence including access to services. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability. 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."

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: We are aware that Llyswen and Boughrood are being identified within the Plan as one village. However they are two separate villages with two community councils and should be recognised as such within the LDP. Llyswen is a small rural village and another development within its boundaries would seriously compromise its character.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Separate Llyswen as a Small Village on its own

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6299 Mathias, Mr N**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6299.V2/3.4.11/** 18/07/2015  Summary: Large Villages - Separate Boughrood and Llysven as Small Villages

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.25, para.3.4.11

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: "The Council disagree with the proposed changes requested by the Representor. The Representor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions with regard to the designation of Boughrood and Llywen within the settlement hierarchy.The Council considers that the proposed settlement hierarchy is sound, based on a robust methodology with levels of growth and site allocations supported by a wide range of supporting evidence including access to services. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability. 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."

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Llysven has been joined with Boughrood in this Plan although they are two small villages in their own right and not one large village as stated. Both villages have their own County Council Representative and their own Community Council so this should be altered.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Separate Llysven as a Small Village on its own

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6306 Williams, Mr Darren**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6306.V2/3.4.11/** 17/07/2015  Summary: Large Villages - Separate Boughrood and Llysven as Small Villages

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.25, para.3.4.11

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: "The Council disagree with the proposed changes requested by the Representor. The Representor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions with regard to the designation of Boughrood and Llywen within the settlement hierarchy.The Council considers that the proposed settlement hierarchy is sound, based on a robust methodology with levels of growth and site allocations supported by a wide range of supporting evidence including access to services. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability. 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."

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: It should be noted that within the LDP there is a mistake that should be rectified. The Council within the LDP have grouped Llysven and Boughrood together as one village, this is incorrect they are two separate villages and are managed by two separate Community Councils. By grouping the two together, it gives the impression that it is one big village, if they are treated separately Llysven would be classed as a small village which should only have infill housing rather than large sites. This is incorrect and must be changed.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Separate Llysven as a Small Village on its own

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6319 Aurona Barker and Sam Lloyd,**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6319.V3/3.4.11/** 20/07/2015  Summary: Large Villages - Separate Boughrood and Llyswen

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.25, para.3.4.11

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: "The Council disagree with the proposed changes requested by the Representor. The Representor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions with regard to the designation of Boughrood and Llywen within the settlement hierarchy.The Council considers that the proposed settlement hierarchy is sound, based on a robust methodology with levels of growth and site allocations supported by a wide range of supporting evidence including access to services. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability. 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."

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Llyswen and Boughrood are incorrectly counted as one village within the LDP, This is not the case as we a two very separate villages and this is completely incorrect.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Separate Llyswen as it is a small rural community in its own right.

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6320 Maddock, James & Catherine**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6320.V2/3.4.11/ 20/07/2015  Summary: Large Villages - Separate Boughrood and Llyswen as Small Villages

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.25, para.3.4.11

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: "The Council disagree with the proposed changes requested by the Representor. The Representor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions with regard to the designation of Boughrood and Llywen within the settlement hierarchy.The Council considers that the proposed settlement hierarchy is sound, based on a robust methodology with levels of growth and site allocations supported by a wide range of supporting evidence including access to services. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability. 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."

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: We believe that Llyswen and Boughrood have been wrongly classified as being a single large village. The two should be classed separately as small villages since they have different identities, each having its own Parish Council and a distinct separation point with the bridge over the River Wye. Historically the two villages were in the separate districts/counties of Brecknockshire and Radnorshire.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Separate Llyswen as a Small Village on its own

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6347 Phillips, Mr & Mrs B**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6347.V2/3.4.11/ 17/07/2015  Summary: Large Villages - Separate Boughrood and Llyswen as Small Villages

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.25, para.3.4.11

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: "The Council disagree with the proposed changes requested by the Representor. The Representor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions with regard to the designation of Boughrood and Llywen within the settlement hierarchy.The Council considers that the proposed settlement hierarchy is sound, based on a robust methodology with levels of growth and site allocations supported by a wide range of supporting evidence including access to services. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability. 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."

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: In the LDP you state that Boughrood and Llyswen are one village, this is factually incorrect and as such must be altered. Both are completely separate villages and should not be classed as one. Both villages are managed by two separate Community Councils and as such have different needs. Therefore by amending your details in the LDP and showing Llyswen truly as one village this shows that Llyswen should not be sustaining such a large development proposal.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Separate Llyswen as a Small Village on its own.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.21 Small Villages**

**9 Beguildy Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

9.V1/3.4.15/ 16/07/2015  Summary: Small Villages

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.26, para.3.4.15

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: "The Council disagree with the proposed changes requested by the Representor. The Representor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions with regard to the designation of Beguildy within the settlement hierarchy.The Council considers that the proposed settlement hierarchy is sound, based on a robust methodology with levels of growth and site allocations supported by a wide range of supporting evidence including access to services. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability. "

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: [We would like to...] record our disappointment that Beguildy is no longer included in the list of smalll villages, despite quite a considerable amount of land being designated for potential development. Clearly it now lacks one of the key elements i.e. a Primary School but that the recent closure has in itself released a sizeable portion of land for alternative use.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**10 Guinane, Mr. Simon**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

10.V2/3.4.15/H1 17/07/2015  Summary: Small Villages

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.50, para.3.4.15

Policy: H1 Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: These comments are noted. The Council disagree with the change requested by the Representer for Rhosgoch to be re-classified as a Small Village.The Representer does not raise new issues or evidence which lead the Council to change its conclusions in relation to the Strategy or its choice of settlements designated as Small Villages and Rural Settlements. The LDP does not set out to name rural settlements instead there is a definition included within the policy. The categorisation of settlements was not only linked to the number of facilities but also included matters of judgement based on planning and sustainability reasons. No changes are considered necessary on this matter to ensure that the Plan is sound. On the question of the housing land the Council does not agree that the LDP housing land target should be increased to 6,600 dwellings or more. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015).

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is objected to on the basis of the reduced housing land target. The non-inclusion of the land at the Old Inn, Rhosgoch as a Small Village under the provisions of Policy H1.2 is also objected to. See attached Submission Document for the reasons suggested.

Cross references with Refpoints 34.46, 34.47, 34.104

Additional Supporting Evidence

A) Submission Document

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**10.V2/3.4.15/H1** 17/07/2015  Summary: Small Villages

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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Representation Texts: Re-categorisation of Rhosgoch as Small Village.

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding the categorisation of settlements.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**488 Llanfihangel Rhydithon Community Council**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

488.V1/3.4.16/ 20/07/2015  Summary: Request for the merging of four rural settlements to create one small village (Dolau)

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.33, para.3.4.16

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question* *Representation Texts***Question: Council Response**

Representation Texts: These comments are noted. The Represor does not raise new issues or evidence which lead the Council to change its conclusions in relation to the Strategy or its choice of settlements designated as Small Villages and Rural Settlements. No changes are considered necessary to ensure that the Plan is sound. The categorisation of settlements (including Dolau) was not only linked to the number of facilities but also included matters of judgement based on planning and sustainability reasons.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: The Llanfihangel Rhydithon Community consists of four rural settlements, namely, Tanhouse, Kingshead, Llanfihangel Rhydithon & Dolau. However, for many, many years the residents have regarded all four settlements as being part of the village of Dolau. This is recognized by the Powys County Council Highways Department by the fact that drivers entering the area along the A488 from either direction, or approaching along the C1058, meet the village sign DOLAU and not any of the names of the settlements.

Therefore, the Community Council believe that all four Settlements should be grouped together as a small Village with the name Dolau.

The reason for making this request is concerned with housing. As individual Settlements, only limited development to meet affordable housing for local needs would be allowed in any of them but, as a small village, it would be possible for some open market housing as well as affordable housing to be built. Residents believe that this would be advantageous in a number of ways, not least of which would be the possibility of more families coming to live in the Village and adding to the numbers of children in the Primary School.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Group together the four rural settlements (Tanhouse, Kingshead, Llanfihangel Rhydithon & Dolau) and categorise the grouping as a small village with the name Dolau.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**495 Llangors Community Council**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

495.V3/3.4.15/ 16/07/2015  Summary: Small Villages - object to there being no development boundary for Llanfihangel Talyllyn

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.26, para.3.4.15

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Represor in relation to the need for a development boundary around the Small Village of Llanfihangel-Tal-Y-Llyn. The Represor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. TAN 6 Planning for Sustainable Rural Communities (July 2010) recognises that in rural areas settlement boundaries can limit the provision of housing to meet local needs, advising at paragraph 2.26 that: "In smaller settlements, planning authorities should consider including criteria based policy against which planning applications can be assessed, rather than identifying settlement boundaries". One of the key disadvantages of settlement boundaries is that this creates a general presumption that residential development within a settlement boundary is acceptable. In Powys's smaller settlements this is particularly problematic as it places an undue pressure on infill development which can impact on a settlement's character. Additionally, this presumption in favour of development 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. It is considered that this may be one of the key reasons for the limited number of rural exception sites for affordable housing that have been proposed and delivered over the lifetime of the Unitary Development Plan. The approach towards housing provision in small villages is set out in policy H1 point 2 which explains that in Small Villages, housing development will be supported i) on small infill gaps between existing dwellings capable of accommodating 1 or 2 units or in suitable larger infill gaps where identified in a village plan prepared by a community and adopted as SPG, and ii) On sites forming minor logical extensions to small villages for affordable housing in accordance with Policies H5 and H7.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: 34.21 - Small Villages - Llangors Community Council objects to there being no development boundary for Llanfihangel Talyllyn as it creates less control over new building and does not give any reassurance to current residents and a clear statement to potential purchasers, regarding property in the area. This concern has been expressed to the Community council by many residents as previously submitted to Powys County Council as part of the LDP process. It is unacceptable to consider applications on a "policy approach". Past experience appears to show that interpretation of policy varies between planning officers, developers and community members which causes disagreements within small local communities. Neighbouring villages in the BBNPA areas have clear defined boundaries and concern is raised that due to this fact, Llanfihangel Talyllyn will be forced to develop more than its facilities allow. 3.4.16 - if no development boundary is drawn what is the definition of an infill site and an exception site within policy?

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: For future clarity Llanfihangel Talyllyn needs a development boundary.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**514 Meifod Community Council**

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
514.V2/3.4.16/		14/07/2015	<input type="checkbox"/>			Summary: Small Villages - Bwlchycibau - to remain as a small village
Source: Email		Type: Comment		Mode	Written	Status Maintained

Document:Draft Deposit Written Statement 2015, p.33, para.3.4.16

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question	Representation Texts
<b>Question:</b>	<b>Council Response</b>
Representation Texts:	Bwlchycibau is currently shown in the LDP as a small village, therefore this representation is in support of the LDP and no changes are required.
Council Response:	0

**Question: 3d. (i) Representation Details**

Representation Texts: I have been requested by Meifod Community Council to advise that the following are, and continue to require to be classed as rural settlements:

Cwmnantymeichiaid

Trefnanney

Rock=Cil

Maesgwyn

Pentrebeirdd

Geuffordd

and for Bwlchycibau to continue to be classed as a village.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response:

0

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
514.V4/3.4.15/		14/07/2015	<input type="checkbox"/>			Summary: Small Villages - Request addition of a site (Bwlch Y Cibu)
Source: Email		Type: Objection		Mode	Written	Status Maintained

Document:Draft Deposit Written Statement 2015, p.26, para.3.4.15

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy







**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1854 Lewis, Mr David**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1854.V1/3.4.15/** 17/07/2015  Summary: Reclassification of Llanfihangel Rhydithon (Dolau) as a small village

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.26, para.3.4.15

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. The Representor does not raise new issues or evidence which lead the Council to change its conclusions in relation to the Strategy or its choice of settlements designated as Small Villages and Rural Settlements. No changes are considered necessary to ensure that the Plan is sound. The categorisation of settlements (including Llanfihangel Rhydithon, Dolau) was not only linked to the number of facilities but also included matters of judgement based on planning and sustainability reasons.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Test of Soundness CE2 states: The Strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and/or are founded on a robust and credible evidence base.

Llanfihangel Rhydithon Community encompasses three linked settlements which operate socially, educationally and economically as one community.

The three linked settlements are:

- The area around the Railway Station (19 houses/farms)
- The area around St Michaels Church (15 houses/farms)
- The Tanhouse area (20 houses/farms +5 granted planning permission)

The following facilities and services provide opportunities for the whole community:

The Railway station, St Michael's Church, Tanhouse Chapel, Llanfihangel Rhydithon Primary School, Village Hall and Community Centre and Fronwen Garage.

The separation of the community of Llanfihangel Rhydithon (Dolau) into 2 or 3 separate rural settlements (as in the LDP) is an artificial construction which does not correspond with how the community operate in reality.

The above facilities and the way in which the community operates suggest that Llanfihangel Rhydithon more closely fits the description of a small village rather than that of separate small rural settlements.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Reclassify Llanfihangel Rhydithon (Dolau) as a small village rather than as 2 or 3 discrete rural settlements.

Council Response: 0

08/12/2015

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1854.V1/3.4.15/** 17/07/2015  Summary: Reclassification of Llanfihangel Rhydithon (Dolau) as a small village

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1933 Price, Mr John** *Agent:* **Geraint John Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1933.V2/3.4.15/** 17/07/2015  Summary: Small Village Development growth & reclassification of Llanigon

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.26, para.3.4.15

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council considers that the proposed Settlement Strategy and 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 disagree with the proposed changes requested by the Representer in relation to the need for a development boundary around Small Villages or the re-classification of Llanigon. TAN 6 Planning for Sustainable Rural Communities (July 2010) recognises that in rural areas settlement boundaries can limit the provision of housing to meet local needs, advising at paragraph 2.26 that: "In smaller settlements, planning authorities should consider including criteria based policy against which planning applications can be assessed, rather than identifying settlement boundaries". One of the key disadvantages of settlement boundaries is that this creates a general presumption that residential development within a settlement boundary is acceptable. In Powys's smaller settlements this is particularly problematic as it places an undue pressure on infill development which can impact on a settlement's character. Additionally, this presumption in favour of development 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. It is considered that this may be one of the key reasons for the limited number of rural exception sites for affordable housing that have been proposed and delivered over the lifetime of the Unitary Development Plan. The Council is in favour of Village (Action) Plans so as to enable further community involvement on how Small Villages may develop - with the emphasis on the suitability of infill sites (as extensions to Small Villages are an exception for affordable homes only). The Representer does not raise new issues or evidence which leads the Council to change its conclusions in relation to the Strategy and no changes are considered necessary to ensure that the Plan is sound. However, please be aware that the Housing Topic paper has been updated since Deposit and further work has been undertaken on deliverability - this evidence has informed proposed focussed changes to the Housing chapter of the Deposit Plan. Furthermore in response to the concern over certainty, the Council confirms that the LDP monitoring and review process will be used to ensure that the Plan is meeting its overall aims and objectives.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Spatial Distribution of Housing

The LDP proposes a spatial distribution strategy through which 2,623 dwellings will be delivered through allocations in towns and large villages, and a further 1,008 delivered as windfall.

It is accepted that towns are seen as the principal location for accommodating housing, given their existing provision and range of services, facilities, employment and accessibility.

297 (5%) of the identified requirement is expected to be provided at the identified small villages, through completions (34), existing commitments (195) and windfall sites (68). It is noted that Powys has a significantly dispersed rural population, with around 60% of the population living in villages, hamlets and other rural areas. It is important therefore that the plan adequately supports and promotes the growth and viability of the rural area.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

1933.V2/3.4.15/ 17/07/2015  Summary: Small Village Development growth & reclassification of Llanigon

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

It is acknowledged that the plan allows for some housing growth in Powys's small villages, albeit limited to infill sites for open market housing and affordable housing exception sites. Nevertheless, a compelling case exists for adopting an approach to specifically identify sites at these locations, not least if suitable sites can be identified that have the capacity to accommodate such growth with certainty, and in a deliverable and sustainable way (as the proposed would). It is considered that this would represent a far more logical approach to promoting the growth of the villages, as opposed to allowing a more sporadic and 'windfall' approach to achieving overall numbers of additional units. We are of the view that the current strategy would inevitably result in ad-hoc, piece-meal 'windfall' development, and would strongly argue accordingly that the addition of a settlement boundary and housing allocations to certain smaller settlements (in particular those that have been classified differently previously) would allow the identified 'small villages' to develop in a much more sustainable, comprehensive and planned manner. This approach would be no less sustainable than apportioning the vast majority to towns and large villages – as many settlements function in combination and in a sustainable way (LLanigon and Hay onWye for example), and given that the majority of the Plan's population (60%) reside in smaller settlements and their surrounds.

Assessment of the Suitability of the Settlement for Development

It is noted that Llanigon was identified in the Council's UDP as a 'large village'. It is noted that the settlement is now proposed to be designated as a 'small village' to reflect the number of households resident in the settlement on both sides of the Brecon Beacons National Park boundary. Nevertheless, we would argue that the village continues to play an important role in providing for the local community, whilst also making use of a number of facilities and employment opportunities in surrounding settlements. Indeed, we would note that the village remains closely connected to nearby Hay on Wye, which has been identified in the deposit LDP as a town. Hay on Wye, which is only 2.5km from Llanigon, benefits from a large number of services and facilities, including health care, a supermarket, pubs, cafes and restaurants and shopping facilities, as well as numerous sources of employment, by virtue of Brecon Pharmaceuticals (on Brecon Road) and within the tourism industry, and would therefore clearly be able to support this additional housing at Llanigon.

In addition, it is considered that as well as Llanigon being suitable for residential growth, the proposed additional housing development would assist in supporting the existing services within Llanigon, which consist of a church, community hall and bus links both along with other services in the surrounding local area. Moreover, it would likely promote further facilities which would secure the future viability of the settlement, whilst also ensuring that a range of housing is available to provide for the housing needs of the local population. As acknowledged in the Council's UDP, designated small villages "fulfil an important community and social function in their own area" and housing growth is seen as a "means of ensuring the sustainability of local communities and the future viability of rural villages in Powys."

It is considered that Llanigon plays an important part and role in conjunction with Hay on Wye, and will (as it has done historically) alleviate development pressure on the historic town by providing a logical, suitable and deliverable site for the area's housing needs.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The establishment of settlement boundaries and allocations within the identified 'small villages' and /or the reclassification of Llanigon as a 'Large Village'.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: We would wish to speak to the Inspector regarding our representations on the council's proposed housing supply and provision, in particular the council's strategy at the small villages and regarding the allocation of land south of Willow Glade at Llanigon (See V3).

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1933.V2/3.4.15/** 17/07/2015  Summary: Small Village Development growth & reclassification of Llanigon

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**2757 Wilding, Mr John**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

2757.V1/3.4.15/ 16/07/2015  Summary: Small Villages - Request for the Re-classification of Norton

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.26, para.3.4.15

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: "The Council disagree with the proposed changes requested by the Representor. The Representor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions with regard to the designation of Norton within the settlement hierarchy.The Council considers that the proposed settlement hierarchy is sound, based on a robust methodology with levels of growth and site allocations supported by a wide range of supporting evidence including access to services. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability. "

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Ref village classification

I write to you with regards to Norton being classified as a small village not a large one.

I note that in e-mail correspondence Powys states the county councils LDP working group decided on balance that it should be classed as a small village.

I also note that Powys states that a degree of judgement was exercised.

I also note that Powys state that they drew a tight line around the village to exclude the residents of Norton Manor and the residential homes park which has since applied to have its residential dwellings all classed as permanent and which Presteigne and Norton Town Council supported, does this mean that Norton manor residents are now in no man's land?

With regards to facilities, the proximity of a town was supposed to be part of the judgement process and to be considered in the classification.

The facilities of Presteigne and Norton are classed as not part of Norton even though the Town Council policy has always been that the facilities of Presteigne have been developed for both Norton and Presteigne, indeed Wentes Meadow recreation park, Wilson Terrace playing fields, the skate board park, public toilets, the allotments, tennis courts and the new multi-use games area are all closer to Norton than many parts of Presteigne.

As you can see there appears to have been an injustice, many factors could have swayed the judgement and Norton could have been classed as a large village, but for reasons best known to the County Council none of these factors have been taken into consideration.

In essence if Norton Manor had been included under the Norton population and the facilities on Wentes Meadow which is situated right on the boundary of Presteigne and Norton parishes had been classed as available to Norton it could and indeed should have been classed as a large village.

So considering all the above facts I object to Norton being classified as a small village and ask that it be reclassified as a large village.



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
2757.V1/3.4.15/		16/07/2015	<input type="checkbox"/>			Summary: Small Villages - Request for the Re-classification of Norton
Source: Email		Type: Objection		Mode	Written	Status Maintained
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Council Response:						0
<b>Question: 3d. (ii) Desired changes to Document</b>						
Representation Texts: Re-classify Norton as a "Large Village" in the settlement hierarchy.						
Council Response:						0
<b>Question: 4b Reason For Request To Speak At Hearing And Subject</b>						
Representation Texts: I would wish to have the opportunity to speak directly to the Inspector.						
Council Response:						0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**3367 Daniels (c/o Mrs A M Daniels acting as Agent), Mr C**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**3367.V1/3.4.15/** 03/07/2015  Summary: Re-assessment of settlement (Cyfronydd) to small village category

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.26, para.3.4.15

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your representation. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability and 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. The Council disagree with the proposed changes requested by the Representer in relation to the reclassification of Cyfronydd to a Small Village. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: I ask for re-assessment of the settlement of Cyfronydd to a new category vis-à-vis small in fill sites/small village. Particularly as Parliamentary Departments and Assembly and Local Government keep calling for more housing.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Include the settlement of Cyfronydd within the Small Village category.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4187 Garner Southall Partnership**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

4187.V1/3.4.15/ 15/07/2015  Summary: Small Villages should have settlement boundaries and allocations

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.26, para.3.4.15

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: The Council considers that the proposed settlement hierarchy is sound, based on a robust methodology with levels of growth and site allocations supported by a wide range of supporting evidence including access to services. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability. The Council disagree with the proposed changes requested by the Representer in relation to the need for development boundaries around Small Villages. TAN 6 Planning for Sustainable Rural Communities (July 2010) recognises that in rural areas settlement boundaries can limit the provision of housing to meet local needs, advising at paragraph 2.26 that: "In smaller settlements, planning authorities should consider including criteria based policy against which planning applications can be assessed, rather than identifying settlement boundaries". One of the key disadvantages of settlement boundaries is that this creates a general presumption that residential development within a settlement boundary is acceptable. In Powys's smaller settlements this is particularly problematic as it places an undue pressure on infill development which can impact on a settlement's character. Additionally, this presumption in favour of development 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. It is considered that this may be one of the key reasons for the limited number of rural exception sites for affordable housing that have been proposed and delivered over the lifetime of the Unitary Development Plan. The Council is in favour of Village (Action) Plans so as to enable further community involvement on how Small Villages may develop with the emphasis on the suitability of infill sites (as extensions to Small Villages are an exception for affordable homes only). Furthermore in response to the concern over certainty, the LDP monitoring and review process will be used to ensure that the Plan is meeting its overall aims and objectives. The Representer does not raise new issues or evidence which lead the Council to change its conclusions in relation to the Strategy and no changes are considered necessary to ensure that the Plan is sound.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: This submission objects to selected policy provisions of the plan, namely section 34.21

We would encourage the council to adopt an approach to Norton and other small villages to specifically identify sites in "small villages" and to introduce a settlement boundary and housing allocations to certain smaller settlements, to allow these to develop in a more sustainable, comprehensive and planned manner.

It is noted that the plan allows for some housing growth in the small villages identified although limited on infill sites and affordable housing exception sites. We feel the present proposal would lead to sporadic and piecemeal development. If settlement boundaries were introduced, site can be identified that have capacity and can be delivered in a sustainable, comprehensive and planned manner.

This would be no less sustainable than the present proposal to allocate the vast majority to towns and large villages as many settlements, towns, large and small villages work together in a sustainable way and given that a large majority of the counties population reside in smaller settlements and their surroundings, eg Presteigne and Norton.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4187.V1/3.4.15/** 15/07/2015  Summary: Small Villages should have settlement boundaries and allocations

Source: Post or in person Type: Objection Mode Written Status Maintained

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We encourage the Council to adopt an approach to "small villages" to specifically identify sites and to introduce a settlement boundary and housing allocations to certain smaller settlements to allow these to develop in a more sustainable, comprehensive and planned manner.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4187.V2/3.4.15/** 15/07/2015  Summary: Reclassification of Norton as a "Large Village" with Development Boundary and Allocations

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.26, para.3.4.15

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: "The Council disagree with the proposed changes requested by the Representor. The Representor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions with regard to the designation of Beguildy within the settlement hierarchy.The Council considers that the proposed settlement hierarchy is sound, based on a robust methodology with levels of growth and site allocations supported by a wide range of supporting evidence including access to services. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability. 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."

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: This submission objects to selected policy provisions of the plan, namely section 34.2 1/34.46 assessment of Norton as a "small village" and distribution of housing.

With relation to Norton, the LDP Strategy Topic Paper (June 2015) which details how each settlement has been classified, identifies that Norton benefits from two services and an estimated population of 300 and therefore the reason why the council enters Norton in the "small village" category.

This estimate of the population does not take into account the total number of electors or the wider settlement including that of Norton Manor Estate which has a recently submitted planning application to seek a Certificate of Lawful Use to establish that the residential units on the site are permanently occupied through the year.

We consider that, if successful the units on this site should be counted as part of Norton, in addition to the facilities it provides.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4187.V2/3.4.15/** 15/07/2015  Summary: Reclassification of Norton as a "Large Village" with Development Boundary and Allocations

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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In addition it is considered that Norton has always been part of Presteigne and Norton Community council. Presteigne is identified as a town in the Deposit LDP. The town in 1.6 miles away, benefits from a large number of services and facilities and would provide additional support to housing developments at Norton. For example the new allotments provided by Presteigne Town Council are only 0.9 miles from Norton and are, in fact, closer to residents of Norton than many residents in Presteigne.

Also the Wentes Meadow Park within 1.1 miles of Norton and is again closer to Norton than many residents of Presteigne provides facilities such as tennis courts, play area, skateboard park and toilets.

If the population of Norton included Norton Manor Estate it would take numbers into the "large village" category.

When considering the village of Norton, the Council's LDP working group did consider the classification of Norton as a large or a small village and decided on balance it should be small.

We would seek reconsideration of that decision based on the above information and feel that the balance would now tip in favour of it being classified as a large village within the settlement hierarchy.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The reclassification of Norton as a "Large Village" and the establishment of a settlement boundary and allocations.

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4784 Walton, Mr Richard**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4784.V2** 20/07/2015  Summary: Small Villages - Extent of Leighton Settlement

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.26

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your representation. The Council recognises that the lack of development boundaries in Small Villages does create some uncertainty. However the basis of the LDP policy in this tier is that new development should be well-integrated. The LDP approach towards housing provision in small villages is set out in policy H1 point 2 which explains that in Small Villages, housing development will be supported i) on small infill gaps between existing dwellings capable of accommodating 1 or 2 units or in suitable larger infill gaps where identified in a village plan prepared by a community and adopted as SPG, and ii) On sites forming minor logical extensions to small villages for affordable housing in accordance with Policies H5 and H7. The Representor does not raise new issues or evidence which lead the Council to change its conclusions on the approach taken towards Small Villages. As the LDP has not separated Leighton into different parts as in past plans, the intention is that Leighton should be considered as a whole. It is recognised that the settlement functions in this manner and that locally Leighton Pentre (which was designated in the UDP) is not distinguished separately.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Leighton is mentioned here in the list of small villages, can the planning department confirm this is Leighton as a whole (all sections) how will the council be able to confirm this?

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Leighton is mentioned here in the list of small villages, can the planning department confirm this is Leighton as a whole (all sections) how will the council be able to confirm this?

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6133 Speer Dade Planning Consultants**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6133.V2/3.4.15/** 30/06/2015  Summary: Support Groesffordd being excluded from classification as a Small Village

Source: Website registration Type: Support Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.26, para.3.4.15

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your representation concerning the LDP sustainable settlement hierarchy and classification of Groesffordd. This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Representation made on behalf of Residents at Groesffordd Park (12 individual residents; authorised through individual discussion and agreement via a local resident). Support Groesffordd being excluded from classification as a Small Village as it would not be a sustainable location for housing growth. Groesffordd has few facilities and no public transport. Groesffordd Park is further constrained by poor highway access.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6186 Newnes, Mrs Ann**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6186.V1/3.4.15/ 16/07/2015  Summary: Request for Coedway's designation as 'rural settlement' to be changed to 'small village'

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.26, para.3.4.15

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: These comments are noted. The Representor does not raise new issues or evidence which lead the Council to change its conclusions in relation to the Strategy or its choice of settlements designated as Small Villages and Rural Settlements. No changes are considered necessary to ensure that the Plan is sound. The categorisation of settlements (including Coedway) was not only linked to the number of facilities but also included matters of judgement based on planning and sustainability reasons. The Council does not agree that Policy H1 should be changed to provide for larger infill sites as these are enabled in Small Villages provided they come forward through a Village (Action) Plan.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: I would like to make representation for Coedway's designation to be changed from ' Rural Settlement' to 'Small Village' plus amendment of policy H1 34.46, to include a larger amount of infilling than at present proposed, and give below my reasons:

Housing: Coedway consists of approx. 40 houses, plus four farms and 100+ static caravans. It also contains provision for a reasonable amount of housing on previously designated building land - to be constructed during the plan period.

Employment: Coedway contains several units in a small Business Park, plus employment on farms and at the public house.

Village Facilities: Coedway has a chapel and a very popular and busy public house.

Close proximity of other facilities: School at Crew Green - one mile from Coedway; Village shop, café and petrol station at Llandrinio - approx three miles from Coedway; Village hall at Alberbury - one mile from Coedway.

Bus route: Coedway has a regular bus service from Shrewsbury to Oswestry.

Proximity of towns: Coedway is equidistant from Oswestry, Shrewsbury and Welshpool - approx. 20 minutes travelling time to each town.

Access to tourist Attractions: The B4393 through Coedway is the main access route to the very popular tourist area of Lake Vyrnwy, and to many more of Mid wales' tourist attractions.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: I would like Coedway's designation to be changed from ' Rural Settlement' to 'Small Village', together with amendment of policy H1, 34.46 to include accommodation for more



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6186.V1/3.4.15/** 16/07/2015  Summary: Request for Coedway's designation as 'rural settlement' to be changed to 'small village'

Source: Post or in person Type: Objection Mode Written Status Maintained

than at present specified - for the reasons listed in item 3d(i).

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6186.V2/3.4.15/** 16/07/2015  Summary: Request for Coedway to be re-categorised as a large village

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.26, para.3.4.15

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. The Representor does not raise new issues or evidence which lead the Council to change its conclusions in relation to the Strategy or its choice of settlements as designated in the Sustainable Settlement Hierarchy. The categorisation of settlements (including Coedway) was not only linked to the number of facilities but also included matters of judgement based on planning and sustainability reasons. The Council disagrees that Coedway should be reclassified as a Large Village. The Council considers the nearby settlement of Crewgreen is the more appropriate location for housing growth in this locality.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: I would like to make representation for Coedway's designation to be changed from 'Rural Settlement' to 'Large Village and give my reasons below:

Housing: Coedway consists of approx. 40 houses, plus four farms and 100+ static caravans.

Employment: Coedway contains several units in a small Business Park, plus employment on farms and at the public house.

Village Facilities: Coedway has a chapel and a very popular and busy public house.

Close proximity of other facilities: School at Crew Green - one mile from Coedway; Village shop, café and petrol station at Llandrinio - approx three miles from Coedway; Village hall at Alberbury - one mile from Coedway.

Bus route: Coedway has a regular bus service from Shrewsbury to Oswestry.

Proximity of towns: Coedway is equidistant from Oswestry, Shrewsbury and Welshpool - approx. 20 minutes travelling time to each town.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6186.V2/3.4.15/** 16/07/2015  Summary: Request for Coedway to be re-categorised as a large village

Source: Post or in person Type: Objection Mode Written Status Maintained

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Access to tourist Attractions: The B4393 through Coedway is the main access route to the very popular tourist area of Lake Vyrnwy, and to many more of Mid wales' tourist attractions.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: I would like Coedway's designation to be changed from 'Rural Settlement' to 'Large Village' - for the reasons listed in item 3d(i).

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6186.V3/3.4.15/** 16/07/2015  Summary: Small Villages - Proposed new site in Coedway (Candidate site 554)

Source: Post or in person Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.26, para.3.4.15

New Site

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Wish for Candidate site 554 to be allocated.

This Rep is in reference to V1 & V2 - request for Coedway to be re-categorised from rural settlement to 'small village' and 'large village'.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocate Candidate site 554

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: 554

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6265 Davies, Miss Sylvia**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6265.V1/3.4.15/ 14/07/2015  Summary: Small Villages

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.26, para.3.4.15

Issue: 2015: Deposit Draft-06.Transport and Community Facilities

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound. The Powys LDP Topic Paper LDP Strategy June 2015 includes the preferred strategy hierarchy table (2012) which includes reference to Norton having 1 bus service. This information was correct at this point in time and may change over the plan period. The categorisation of settlements (including Norton) was not only linked to the number of facilities but also included matters of judgement based on planning and sustainability reasons.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: I would like to state that in Norton village you have said there is one facility, which I take is the bus service.

This must not be taken as a true statement as the L.D.P. is for the next ten years, and whilst at the moment we have this one one facility, it could be taken away from us at any time.

Therefore, it must not be counted as a facility.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: I would like to state that in Norton village you have said there is one facility, which I take is the bus service.

This must not be taken as a true statement as the L.D.P. is for the next ten years, and whilst at the moment we have this one one facility, it could be taken away from us at any time.

Therefore, it must not be counted as a facility.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6298 Site Owners & Promoters - Land at Orchards End/Ja Agent: Geraint John Planning Ltd**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6298.V2/3.4.15/ 17/07/2015  Summary: Small Village development growth and the reclassification of Norton

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.26, para.3.4.15

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council considers that the proposed Settlement Strategy and 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 disagree with the proposed changes requested by the Representer in relation to the need for development boundaries around Small Villages or the re-classification of Norton. TAN 6 Planning for Sustainable Rural Communities (July 2010) recognises that in rural areas settlement boundaries can limit the provision of housing to meet local needs, advising at paragraph 2.26 that: "In smaller settlements, planning authorities should consider including criteria based policy against which planning applications can be assessed, rather than identifying settlement boundaries". One of the key disadvantages of settlement boundaries is that this creates a general presumption that residential development within a settlement boundary is acceptable. In Powys's smaller settlements this is particularly problematic as it places an undue pressure on infill development which can impact on a settlement's character. Additionally, this presumption in favour of development 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. It is considered that this may be one of the key reasons for the limited number of rural exception sites for affordable housing that have been proposed and delivered over the lifetime of the Unitary Development Plan. The Council is in favour of Village (Action) Plans so as to enable further community involvement on how Small Villages may develop - with the emphasis on the suitability of infill sites (as extensions to Small Villages are an exception for affordable homes only). The Representer does not raise new issues or evidence which lead the Council to change its conclusions in relation to the Strategy and no changes are considered necessary to ensure that the Plan is sound. However, please be aware that the Housing Topic paper has been updated since Deposit and further work has been undertaken on deliverability - this evidence has informed proposed focussed changes to the Housing chapter of the Deposit Plan. See the Focussed Changes document. Furthermore, the LDP monitoring and review process will be used to ensure that the Plan is meeting it's overall aims and objectives .

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: The LDP proposes a spatial distribution strategy through which 2,623 dwellings will be delivered through allocations in towns and large villages, and a further 1,008 delivered as windfall.

It is accepted that towns are seen as the principal location for accommodating housing, given their existing provision and range of services, facilities, employment and accessibility.

297 (5%) of the identified requirement is expected to be provided at the identified small villages, through completions (34), existing commitments (195) and windfall sites (68). It is noted that Powys has a significantly dispersed rural population, with around 60% of the population living in villages, hamlets and other rural areas. It is important therefore that the plan adequately supports and promotes the growth and viability of the rural area.

It is acknowledged that the plan allows for some housing growth in Powys's small villages, albeit limited to infill sites for open market housing and affordable housing exception sites. Notwithstanding this, a compelling case exists for adopting an approach to specifically identify sites at these locations, not least if suitable sites can be identified that have

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6298.V2/3.4.15/ 17/07/2015  Summary: Small Village development growth and the reclassification of Norton

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

the capacity to accommodate such growth with certainty, and in a deliverable and sustainable way (as the proposed would). It is considered that this would represent a far more logical approach to promoting the growth of the villages, as opposed to allowing a more sporadic and 'windfall' approach to achieving overall numbers of additional units. We are of the view that the current strategy would inevitably result in ad-hoc, piece-meal 'windfall' development, and would strongly argue accordingly that the addition of a settlement boundary and housing allocations to certain smaller settlements would allow the identified 'small villages' to develop in a much more sustainable, comprehensive and planned manner. This approach would be no less sustainable than apportioning the vast majority to towns and large villages – as many settlements function in combination and in a sustainable way (Norton and Presteigne for example), and given that the majority of the Plan's population (60%) reside in smaller settlements and their surrounds.

Assessment of the Suitability of the Settlement for Development (@ 34.21 / 34.46)

It is noted that Norton was identified in the Council's UDP as a 'small village', and continues to be recognised as a 'small village' in the Deposit LDP. The LDP Strategy Topic Paper (June 2015), which details how each settlement has been classified, identifies that Norton benefits from two services and an estimated population of 300. This equates to 600 'points' which enters it into the 'Small Village' category. It is also noted that the Council's working group decided 'on balance' to classify Norton as a small village and that the Council has acknowledged that a degree of judgement was exercised.

The Council has drawn a tight line around Norton village, meaning that the population estimates do not take into account the total number of electors and the fact that there are 276 properties within the wider settlement. Whilst some of these properties are located in outlying areas, they would still rely upon key services and have a geographical connection to Norton.

The two facilities identified are the bus stop and employment. The Hierarchy however does not take into account Norton Manor which includes a restaurant, pub and ballroom. This facility is often used by the local community as a meeting place/community hall and for general gatherings. The former hotel has recently been sold, however if it is re-opened as a hotel/function centre there is no doubt that this should be counted as a facility available to Norton. It should also be noted that Norton Church will soon be installing a toilet that will be available to the public when it is open.

The tight line drawn around the village also excludes Norton Manor Estate, a development of park homes for the over 55s. There are over 60 units on the site which are a mixture of one and two bedroom units. If a conservative estimate of two people per unit was used, this would equate to over 100 additional people living on the site. The population of Norton would therefore increase to 400 and, in light of the additional facility, the settlement would now benefit from over 1200 points, thus elevating the settlement to a 'large village'. It should also be noted that an application has recently been submitted which seeks to lawfully establish (via a Certificate of lawful use application) that the residential units on the site are permanently occupied throughout the year. This would establish unequivocally that the units on this site should be counted as part of Norton, in addition to the facilities it provides.

In addition, it is considered that the village continues to play an important role in providing a range of services for the local community, whilst also making use of a number of facilities and employment opportunities in surrounding settlements. Indeed, we would note that the village remains closely connected to nearby Presteigne, which is identified as a town in the Deposit LDP. The town, which is merely 1.6 miles away, benefits from a large number of services and facilities, and would provide additional support to housing developments at Norton. For example, new allotments provided by Presteigne Town Council are located only 0.9 miles from Norton, situated right on the boundary between the two parishes. Moreover, the Wentes Meadow Park, with its tennis courts, Skateboard Park, toilets, play area, and community barn, is located closer to Norton (1.1 miles) than many of the estates in Presteigne, and the nearest hotel and shop in Presteigne are located only 1.5 miles from the village boundary. It is understood that the town council's investment in such facilities is done so on the basis that they will be for the use of both parishes, thereby significantly increasing the number of services and facilities serving Norton and supporting Norton's re-classification as a 'large village'.

It is considered that, in addition to being suitable for residential growth, additional housing development would assist in supporting the viability of the existing services, both within Norton itself and within the surrounding local area, and in promoting further facilities which would secure the future viability of the settlement, whilst also ensuring that a range of housing is available to provide for the housing needs of the local population. As acknowledged in the Council's UDP, designated small villages "fulfil an important community and social function in their own area" and housing growth is seen as a "means of ensuring the sustainability of local communities and the future viability of rural villages in Powys."

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6298.V2/3.4.15/** 17/07/2015  Summary: Small Village development growth and the reclassification of Norton

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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It is considered that Norton plays an important part and role in conjunction with Presteigne, and will (as it has done historically) alleviate development pressure on the historic town by providing a logical, suitable and deliverable site for the area's housing needs.

It would appear, through the previous site selection process, that when determining the status of Norton within the settlement hierarchy, the process was not solely based on a purely mathematical calculation or points structure, but an element of discretion as to other influential matters that could elevate the status of the village from being classified as a 'small' to 'large village'. As set out above, and as previously acknowledged, the decision was made 'on balance' of the information provided, and with this additional information we believe that this could 'tip the balance'. We would strongly argue therefore that it is appropriate to consider Norton as a 'large village' within the settlement hierarchy.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The establishment of settlement boundaries and allocations within the identified 'small villages' and/or the reclassification of Norton as a 'Large Village'.

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Wish to speak to the Inspector regarding our representations on the council's proposed housing supply and provision, in particular the council's strategy at the small villages and regarding the allocation of land at Orchard's End and Jack's Farm, Norton.

Council Response: 0

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Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6303 Lewis, Mr Kevin**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6303.V5/3.4.15/ 18/07/2015  Summary: Small Villages - Include Dolau as a small village

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.26, para.3.4.15

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: These comments are noted. The Representor does not raise new issues or evidence which lead the Council to change its conclusions in relation to the Strategy or its choice of settlements designated as Small Villages and Rural Settlements. No changes are considered necessary to ensure that the Plan is sound. The categorisation of settlements (including Dolau) was not only linked to the number of facilities but also included matters of judgement based on planning and sustainability reasons.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Dolau has been not recognised as a 'Small Village' and by default has been included as a 'Rural Settlement'. This is an oversight and does not recognise the amenities that are existent in the village. Dolau is well recognised throughout the area as a village made up of 3 linked settlements that act as a conglomerate to contribute to make one village. The current UDP separates the village by random development lines that are purely arbitrary and do not reflect how the village exists in reality. In total there are approx 62 houses and farms within the settlement areas (16 around school; 30 in the extended area of railway station; 16 around the Church). In addition there is planning permission for another 20 or so residential units contributing to a village greater than some listed in the LDP proposal. The amenities offered in the immediate area are a school, a village hall, a rail station, a Church (St. Michaels), a chapel (Tanhouse) an off road sales specialist, an off road training school, several egg producing units, a sawmill, a riding stable and small enterprises ran as home businesses. Other villages in Powys with similar characteristics to Dolau have been treated as Small Villages (e.g. Leighton and Forden) and as such, Dolau should be treated also.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Include Dolau as a small village.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.22 Rural Settlements**

**514 Meifod Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

514.V1/3.4.19/ 14/07/2015  Summary: Rural Settlements - Meifod

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.34, para.3.4.19

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The purpose of the representation is to request for a list of specified settlements to remain as rural settlements. However the LDP does not set out to name rural settlements instead there is a definition included within the policy. All of the settlements listed within this representation fit with the definition to which the policy applies.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: I have been requested by Meifod Community Council to advise that the following are, and continue to require to be classed as rural settlements:  
Cwmnantymeichiaid  
Trefnanney  
Rock=Cil  
Maesgwyn  
Pentrebeirdd  
Geuffordd  
and for Bwlchycibau to continue to be classed as a village.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1034 Brecon Beacons National Park Authority**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1034.V2/3.4.18/ 20/07/2015  Summary: Definition of Rural Settlements

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.26, para.3.4.18

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authorities to change its conclusions with regard to the definition of Rural Settlements. The current definition should not lead to sporadic residential development in the open countryside as policy H7 is an exceptions policy, applicable only where there is a proven local need for an affordable home and the policy makes it clear that development should be "integrated within" or form a "minor, logical extension" to a Small Village or a Rural Settlement. Thus outlying sites would not fulfil this criteria and would fail to be considered a sustainable location for new housing. The LDP is therefore in line with PPW's principle that new house building in such areas should be strictly controlled and no changes are considered necessary to make the Plan sound. Please note that a new Strategic Policy (SP1) is proposed as a Focussed Change and this policy provides further clarification on the location of new development and how growth is being directed through the sustainable settlement strategy.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Firstly, the National Park Authority would like to congratulate the Powys LDP team for the efforts made to address the significant concerns raised against the first Deposit LDP (2014). It is acknowledged that the level of work undertaken to achieve the revised Deposit is substantial and the team is to be congratulated. We are extremely encouraged to see the progress being made by yourselves to move towards an adopted plan and the certainty this will bring in relation to the future development in Powys. Undoubtedly this will be of benefit to the region and can only be supported by the NPA. Notwithstanding the above, we would like to draw your attention to the following issues we have identified with the deposit draft LDP (2015) and its compliance with National Planning Policy. We raise these concerns from our recent experiences of the Examination process and we hope what follows will benefit you in the production of a sound LDP. These are not objections per se, but we urge you address the points in your lead up to submission in the interests of soundness.

Please note that these are officer comments, which will be put before Members at the next available opportunity. Therefore they may be subject to amendment following NPA recommendation. We will advise you of any change accordingly.

**2. Definition of Rural Settlements**

We understand that there is a need to deliver housing within rural settlements, however we have concerns that the definition of Rural Settlements offered at 3.4.19 of the LDP, lacks clarity in application and potentially could lead to the sporadic development of residential development in areas of open countryside. The particular area of uncertainty surrounds the final statement that such settlements could be 'more dispersed'. These needs to be defined, many communities within rural wales are made up of scattered farmsteads, these are dispersed communities, however, they are not sustainable locations for new development. Such development here would contrary to the requirements of PPW which states at 9.3.6 New house building...in the open countryside away from established settlements, should be strictly controlled...[and]require special justification. Council are urged to revisit this definition, either through the definition of an extent of such infilling (as with BBNPA's own Level 4 Settlements) or clear parameters are given setting out how such settlements would be defined to avoid abuse of this policy and

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>1034.V2/3.4.18/</b>		20/07/2015	<input type="checkbox"/>			Summary: Definition of Rural Settlements
Source: Email		Type: Objection		Mode	Written	Status Maintained

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potential clashes with the objectives of Planning Policy Wales.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Amend Rural Settlement definition

Council Response: 0

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**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6303 Lewis, Mr Kevin**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6303.V4/3.4.18/** 18/07/2015  Summary: Rural Settlements - allow open market infill

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.26, para.3.4.18

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. However, the LDP is aligned with national planning policy which directs development to sustainable locations whilst restricting development in less sustainable areas, particularly the open countryside. Rural Settlements have been assessed as lower tier settlements in the Sustainable Settlement Hierarchy for Powys and are not considered an appropriate location for further housing growth unless substantiated by exceptional reasons (such as affordable local homes, agricultural need etc). Allowing these settlements to develop could be to the detriment of supporting new growth in towns and large villages which are higher up in the hierarchy and offer a better range of services and facilities generally without the same reliance on the private car that is predominant in the more rural areas. The Representor does not raise new issues or evidence which leads the Council to change its conclusions in relation to the Strategy and no changes are considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: It is noted that Rural Settlements 'are considered suitable for limited development to meet affordable housing for local needs only through single rural affordable homes, where they are well integrated into the settlement and are acceptable in terms of environmental and infrastructure capacity constraints.' This is unacceptable as this will curtail development of open market housing in rural areas. The knock-on effect will be that existing open market housing will rise in value (as they are no longer being built) and therefore the cost of housing in rural areas will rise. Also, landowners will be reluctant to release land for 'affordable housing' and therefore availability of new housing will be curtailed even further.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Rural Settlements should be allowed to develop naturally and sympathetically by allowing infill, discrete and sustainable small scale developments (less than, say, 5). Stronger consideration should be given to the quality of the proposals rather than the numeracy.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.23 Open Countryside**

**464 Glasbury-on-Wye Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**464.V1/3.4.20/** 16/07/2015  Summary: Definition of Rural Buildings in Open Countryside

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.27, para.3.4.20

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: 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 exmaple 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.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: 34.23 3.4.21 policy relates to the reuse of Rural Buildings the meaning of rural buildings is not defined in the LDP document

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: For the sake of clarity please define Rural Buildings in within the policy

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**495 Llangors Community Council**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

495.V4/3.4.20/ 16/07/2015  Summary: Open Countryside - Definition of rural buildings

Source: Website registration Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.27, para.3.4.20

Issue: 2015: Deposit Draft-09.Development Management and Environment

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: 34.23 3.4.21 There is no definition of Rural Buildings and there are a lot of rural buildings in Powys

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Please define rural buildings/construction/location etc. to control rural development

Council Response: 0

---

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery**

Agent: **CPRW Brecon & Radnor**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V11/3.4.20/ 20/07/2015  Summary: Open Countryside - Protection of

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.27, para.3.4.20

Issue: 2015: Deposit Draft-09.Development Management and Environment

Question Representation Texts

**Question: Council Response**

Representation Texts: These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound. The representor states "that 3.4.21 contains a statement that the protection of the 'finite resource' of open countryside will take the form of specific and detailed policies within the LDP to cover developments of major impact in the open countryside." They then go on to say that " The LDP does not contain such policies and obvious omissions include detailed policies for renewable energy development etc....". However the text taken from para 3.4.21 has been taken out of context - there is no intention to have a policy within the plan to cover the eventuality of all major developments in the countryside. Policies have been written where it is felt they are needed whilst all development will need to comply with development management policies.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: CPRW supports the hierarchical approach that limits new build to infill in small villages and rural settlements. It would be more desirable that such build is either open market or affordable in order to sustain a range of accommodation in thriving communities. Extending settlements outwards beyond their boundaries is not desirable. The reuse of redundant buildings in open countryside is supported.

However, 3.4.21 contains a statement that the protection of the 'finite resource' of open countryside will take the form of specific and detailed policies within the LDP to cover developments of major impact in the open countryside. The LDP does not contain such policies and obvious omissions include detailed policies for renewable energy development, pylons and large scale or industrial farming units. Please see for instance CPRW comments @34.91 and @34.26.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Changes required: Inclusion of specific policies relating to developments within the open countryside which carry major impacts, including renewable energy developments, pylons, intensive poultry and animal farming units – see CPRW comments @34.91 and @34.26.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V11/3.4.20/** 20/07/2015  Summary: Open Countryside - Protection of

Source: Email

Type: Objection

Mode Written

Status Maintained

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and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.24 Apportioning Growth**

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

5197.V12/3.4.22/ 20/07/2015  Summary: Apportioning Growth

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.27, para.3.4.22

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: We support the approach to apportion more land to higher tier settlements (Towns and Large Villages), commensurate with the size of each settlement and subject to environmental capacity. We consider this approach meets Test of Soundness C2.

(note: this rep text contained in Annex 1 to NRW letter)

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5706 Bletchley Park Developments Ltd**

*Agent:* **Tim Roberts Planning**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5706.V3/3.4.22/** 17/07/2015  Summary: Apportioning Growth - Ystradgynlais

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.27, para.3.4.22

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Paragraph 3.4.22 is clear that: "In providing sufficient land to meet future housing and economic needs, and to ensure sustainable development, the LDP apportions more land to higher tier settlements (Towns and Large Villages). In order to facilitate this, a pro-rata apportionment based on household numbers was used.

In the deposit draft version of the plan recommended to the Council at its meeting on 27th May 2014, 10 separate housing allocations at Ystradgynlais were recommended for inclusion with an overall capacity identified at 318 dwellings.

It is our understanding (N.B. the matter was not properly minuted) following a request made at that meeting by one Councillor, that the Council resolved that site P58/HC9 (76 dwellings at Penrhos Farm, Ystradgynlais) be deleted from Inset Map P58E and that the Portfolio Holder for Regeneration and Planning be given delegated authority to deal with site specific issues with local Members, including a replacement allocation. It is also the case that there is no minute which recorded the reason why the site at Penrhos Farm was proposed for removal from Inset Map P58E.

For the record, the way the decision to delete site P58/HC9 from the list of proposed allocations was handled, without as far as we know any proper consideration of the planning merits of the matter, is the subject of a separate ombudsman complaint.

It is our understanding that the main reason why a local Member proposed that the site be removed from the Inset Map was because she was under the impression that the site had been purchased by the current landowners using public funds. We have since provided the Council with documentary evidence that this is absolutely not the case and note that, in any event, this is irrelevant.

It is also clear that since the meeting of the Council on 27th May 2014, Officers have been unable to identify a suitable alternative allocation or allocations in Ystradgynlais to make up the numbers. The settlement is consequently 76 dwellings short in respect of the level of allocation the Council had deemed appropriate to be apportioned to this settlement.

It is also not clear when, where, and how the plans of neighbouring authorities will impact on Powys and how this has been reflected in the preferred strategy and the housing allocations for Ystradgynlais. The proposed limits here in this growth area could have cross boundary implications for Swansea and Neath Portlbot.

See V5 - New site

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Reinstate (as a minimum) Site P58/HA9 Land at Penrhos Farm 76 dwellings at Appendix 1 in order to return the overall allocation at Ystradgynlais (as a minimum) to 318 dwellings, in accordance with the recommendation by officers to the meeting of the Council on 27th May 2014. (See V5 - New site)

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

**Powys County Council Local Development Plan**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5706.V3/3.4.22/** 17/07/2015  Summary: Apportioning Growth - Ystradgynlais

Source: Email

Type: Objection

Mode Written

Status Maintained

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Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6205 Thomas, Mr Edgar**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6205.V2/3.4.23/ 20/07/2015  Summary: Apportioning Growth - Request for more housing allocations in Ystradgynlais

Source: Post or in person Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.34, para.3.4.23

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

Question Representation Texts

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council acknowledges your concerns that Ystradgynlais should be awarded higher housing numbers. Please note that the Housing Topic Paper and the LDP Strategy Topic Paper are being updated. A number of Focussed Changes are proposed to the Plan in the light of the revisions and updated evidence and in response to Representations made at the Deposit Plan stage. Please refer to the separate Focussed Changes document and the Ystradgynlais map and Appendix 1 settlement allocations table for any Focussed Changes regarding land allocations in Ystradgynlais.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: The amount of housing allocated in Ystradgynlais does not flow logically from the strategy. The Local Development Plan does not meet coherence and effectiveness test - CE1.

The LDP's spatial strategy is housing based (para.3.4.2). Levels of development have been allocated to settlements commensurate with their size (number of households) and position in the sustainable settlement hierarchy (para.3.4.3 and strategic objectives LDP1&2).

Ystradgynlais is identified as a Town in the settlement hierarchy (refpoint 34.19). It is one of only two 'urban town' settlements in Powys (2.2.7).

Of the settlements identified as the primary focuses for housing growth (Towns and Large Villages), Ystradgynlais has the second most households after Newtown (Appendix F, Strategy Topic Paper 2015).

Of the 6071 houses to be provided by the plan, 4815 will be delivered in the Towns and Large Villages and 1256 will be delivered in Small Villages and Rural/Other locations (LDP, Table H2).

A simple analysis (see table 1 attached) shows that if the 4815 houses were allocated to settlements commensurate with their size (as is the LDP's strategy, para.3.4.3), 520 houses would be allocated to Ystradgynlais.

Appendix 1 to the LDP shows that just 237 are allocated in Ystradgynlais. With an allowance of 44\* for windfall development, the total provided in the town is just 281. This is 231 houses or 46% short.

(\*LDP table H2 gives a windfall allowance of 412 in Towns & Large Villages. Ystradgynlais accounts for 10.79% of all the households in settlements identified as Town and Large Villages in the LDP).

Further analysis (see Table 2 attached) shows the maximum potential for development in over the LDP period (as at 11/07/2015) Ystradgynlais is 474 houses. This level of development is highly unlikely to occur and would require all undeveloped Unitary Development Plan allocations to obtain planning permission before the Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6205.V2/3.4.23/		20/07/2015	<input type="checkbox"/>			Summary: Apportioning Growth - Request for more housing allocations in Ystradgynlais
Source: Post or in person		Type: Objection		Mode	Oral (Examination)	Status Maintained

is adopted. The figure is also generous as the windfall projection is added on top of a known large windfall site awaiting determination. Even when considered against this upper range, the allocation of houses to the town of Ystradgynlais is significantly short (by 46 houses or 9%).

The LDP Strategy Topic Paper, P46, Appendix D, justifies the deviation from pro-rata apportionment because of a lack of suitable housing sites. The justification states that sites have been discounted for 'political' reasons and because physical/environmental constraints have impacted the ability to demonstrate that sites are both viable and deliverable.

Appendix F of the LDP Strategy Topic Paper details the Pro-rata growth target (dwellings) by settlement (Column F). It is based on a provision of 4000 homes rather than 6071. Furthermore there is no explanation of the 'political' reasons. The distribution of growth to Ystradgynlais is not founded on a robust and credible evidence base. The LDP does not meet coherence and effectiveness test - CE2.

For purposes of comparison, the 2010 Powys Local Housing Market Assessment (fig 97, p180) shows the Ystradgynlais border local housing market area as home to 8% of Powys' population. Were 8% of the 6071 directed to the Ystradgynlais border local housing market area, the allocation would be 486. Furthermore the LHMA (2010), (para.13.40,p.239) explains that 69 additional dwellings are required annually (2010-2015). Projected over the plan period of the LDP, it gives a requirement of 1035 dwellings for the Ystradgynlais border local housing market area.

The Ystradgynlais border housing market area includes the town, Ystradgynlais, and large villages, Abercrave and Coelbren, the small village Caehopkin and the village of Penycae which is in the Brecon Beacons National Park.

Analysis (see Table 3 attached) shows that just 272 houses are allocated in the Ystradgynlais border housing market area. With an allowance of 51 for windfall development in Towns and Large Villages and assuming\*\*7 will be developed in Caehopkin and very few, say 20, will come forward in the rural/other areas. The total provision in the area is 350. This is 136 short of the 486 'in proportion' allocation. It is 685 short of the projected need.

(\*\*Table H2 suggests 297 is provided between 45 small villages and 959 in rural area. The Ystradgynlais housing market area is classified as 'Town and fringe - less sparse' (LHMA para.12.8), it is geographically small compared to other housing market areas in Powys. Accordingly a provision of just 20 of the 959 is suggested, despite the housing market area having 8% of Powys' population).

There is no evidence to suggest that regard has been given to the Local Housing Market Assessment (2010) when determining the distribution of housing growth. The allowance for just 350 houses in the housing market area is out of sync with the evidence. The LDP does not meet consistency test - C1).

Attached:

Table 1: In proportion allocations by settlement for Towns & Large Villages.

Table 2: Maximum potential for development in Ystradgynlais (as at 11/07/2015).

Table 3: LDP allocation to the Ystradgynlais border local housing market area.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The LDP strategy is to allocate housing to settlements commensurate with their size (number of households) and position in the sustainable settlement hierarchy (para 3.4.3).

More provision for housing should be made in Ystradgynlais on 'fresh allocations'. It is the second largest town in Powys and is one of only two 'urban towns' in Powys.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6205.V2/3.4.23/</b>		20/07/2015	<input type="checkbox"/>			Summary: Apportioning Growth - Request for more housing allocations in Ystradgynlais
Source: Post or in person		Type: Objection		Mode	Oral (Examination)	Status Maintained

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An additional 230 homes should be allocated in Ystradgynlais: Part of this is deliverable by enlarging LDP allocation P58 HA3 (with adjoining land) to accommodate 150 dwellings in total.

In settlements where there are significant 'over allocations' as detailed in the LDP Strategy Topic Paper, Appendix D, allocations should be withdrawn to a level in keeping the 'in proportion' strategy, especially in large villages. Both Boughrood & Llyswen and Bronllys are large villages with very significant over allocations, justified partly at least for undisclosed 'political reasons'. It is also noted that Llanfyllin has a very large provision, 171 allocated + assumed 7 windfall, compared to its in proportion share of 78.

As the fundamental strategy, the LDP must contain a table showing the theoretical 'in proportion' allocation for each of the Towns and Large Villages. This table must include a column detailing the LDP's overall (allocation and windfall projection) provision in each to demonstrate the strategy is being adhered to 'broadly' by the detail of the plan. This table should be included under paragraph 3.4.3 of the LDP.

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Implementation of Strategy.

To support the examination if required.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6210** , **The Bowker Family**

*Agent:* **Pegasus Group**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6210.V1/3.4.22/** 20/07/2015  Summary: Apportioning Growth - Lack of Coherency/Consistency

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

Document:Draft Deposit Written Statement 2015, p.27, para.3.4.22

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council does not agree that the growth or spatial strategy is unsound. The Sustainable Settlement Hierarchy was established before the subsequent pro-rata apportionment of growth so as to ensure that development was directed only to the locations suitable to receive it. Decision making has taken account of settlement infrastructure and environmental constraints and settlements and sites have been subject to SA/SEA. Officers have exercised a degree of professional judgement in land allocations based on settlement and site evidence and stakeholder feedback. The apportionment of growth is set out in the LDP Strategy Topic Paper - Appendix D explains the basis of deviations. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. Appendix 1 (settlement allocations table) has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). 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. Please note that site allocation representations will be responded to separately.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: The proposed distribution of growth (Table H2 of @34.14) simply apportions housing growth based on the numbers of households that currently exist as set out in paragraph 3.4.22 (@34.24). Such an approach lacks any consideration of the sustainability of development in any particular settlement and does not therefore set out a coherent strategy to develop policies and allocations (CE1).

Indeed, Appendix B of the Powys Local Development Plan Topic Paper LDP Strategy (June 2015) identifies that Four Crosses has the third greatest population of any Large Village, and that it is in fact greater than that in a number of designated Towns. It also has as many main facilities as many of the designated Towns and more than the majority of other Large Villages. Furthermore, Four Crosses lies within the Central Growth Corridor which was formerly identified as being appropriate to accommodate additional growth (that could not be accommodated elsewhere). On this basis alone, Four Crosses would appear to be a more sustainable location for growth than other Large Villages. However, the distribution of growth does not reflect this.

By way of example, Four Crosses is proposed to accommodate 46 dwellings in Appendix F as compared to Guilsfield which has fewer main facilities and does not lie in the Central Growth Corridor which is proposed to accommodate 65 dwellings. Based on this information, it is clear that Four Crosses provides a sustainable location for further development.

Not only does the distribution fail to take account of the sustainability credentials of settlements, it also does not allocate sites in accordance with the apportionment outlined within the LDP (@34.24). Again, this is best illustrated by way of example. Appendix F of the Powys Local Development Plan Topic Paper LDP Strategy (June 2015) identifies that there is a need for 65 dwellings in Guilsfield and that 53 are already subject to a commitment, leaving a remainder of 12 to be identified. However, the LDP proposes to allocate

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**6210.V1/3.4.22/** 20/07/2015  Summary: Apportioning Growth - Lack of Coherency/Consistency

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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two sites, each of which will deliver more than 12 dwellings, with a combined capacity of 39 dwellings. However, in other Large Villages such as Abercrave, insufficient allocations are being proposed. Evidently, the level of allocation has not been informed by the apportioned distribution and is being inconsistently applied.

The result of this is that some Large Villages (such as Guilsfield) have a greater housing requirement than Large Villages with a greater range of facilities in an area identified as being suitable to accommodate additional growth (such as Four Crosses). In some instances (such as Guilsfield) this distribution is then further exacerbated by the over-allocation of sites as compared to the apportioned requirement. This is an incoherent strategy of distribution, from which the identified allocations do not logically flow and as such fail test CE1 of soundness. The distribution and allocations are not founded on the evidence base and as such fail test CE2 of soundness.

This is not to say that the over-delivery of dwellings should be resisted, as opportunities for sustainable development should be exploited. However, as the identified distribution is being exceeded in some settlements where opportunities for sustainable development exist, this should be applied consistently such that these opportunities can be exploited in all Towns and Large Villages both now and on a flexible basis in the future. This can be achieved by allocating additional sites, such as Plas Foxen, Four Crosses, within the LDP or by amending Policy H1 to allow for sustainable development adjacent to Development Boundaries. However, Policy H1 of the LDP does not allow for this, by placing an absolute constraint on development (other than for affordable housing) outside of the Development Boundaries.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: In order to address the issues identified above greater flexibility is required to be built into the housing policies set out in the LDP. Policy H1 as currently drafted should be revised to ensure that it includes a mechanism whereby sustainable sites, including those outside of the Development Boundary, will be considered in circumstances where a housing shortage has been identified.

The distribution of housing should be amended to reflect the sustainability credentials of each Town and Large Village, taking account of the level of main facilities in the settlement and whether or not they lie within the Central Growth Corridor.

The allocation of sites should be responsive to the distribution of housing (once amended as above) to provide for an equitable and justified level of development at each settlement based on its sustainability credentials.

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To explore the need for greater flexibility to be included within the LDP's housing policies and to consider the merits of the release of the site at Plas Foxen, Four Crosses.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.25 Policies for Making Planning Decisions**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V22/4.0/** 09/07/2015  Summary: Policies for Making Planning Decisions - no mention of the national Registers of Historic Landscape of Outstanding and Special Interest in Wales

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.0

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council agree to make the following changes to add the following to 4.2.17: " Powys contains part or all of 11 of the 58 Registered Landscapes of Historic Interest in Wales. The impact of development effecting these landscapes may require assessment under the ASIDOHL2 (Assessment of the Impact of Development on Historic Landscapes) process"

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: While sections 4.2.16 to 4.2.19, entitled "The characteristics and special qualities of Powysâ€™ landscape and adjoining protected landscapes (National Parks and Areas of Outstanding Natural Beauty)", quite rightly make reference to LANDMAP they make no mention of the national Registers of Historic Landscape of Outstanding and Special Interest in Wales and the process identified in Welsh Government guidance for assessing the impacts of development upon them - ASIDOHL2. This should be rectified.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Suggested addition to paragraph 4.2.17

"Powys contains part or all of 11 of the 58 Registered Landscapes of Historic Interest in Wales. The impact of development effecting these landscapes may require assessment under the ASIDOHL2 (Assesment of the Impact of Development on Historic Landscapes) process."

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**2179 Mobile Operators Association**

Agent: **EMF Enquiries**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

2179.V1/4.0/ 17/07/2015  Summary: Policies for Making Planning Decisions - New Policy for Telecommunication Development

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.0

Issue: 2015: Deposit Draft-09.Development Management and Environment

Question Representation Texts

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. The Development Management Polices apply to all new development (including new telecommunications development). Specific reference is made to the importance of utility service improvements including telecommunications development and the need for development to be in accordance with relevant national policy (including PPW chapter 12 - Infrastructure and TAN 19 - Telecommunications).

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: We would take this opportunity to comment that we consider it important that there remains in place a telecommunications policy within the emerging Local Development Plan. It is recognised that telecommunications plays a vital role in both the economic and social fabric of communities. National Policy recognises the importance of telecommunications through paragraphs 12.11 to 12.13 of Chapter 12: Infrastructure & Services of Planning Policy Wales Edition 7 (July 2014). Technical Advice Note 19: Telecommunications (TAN19) also provides clear guidance as to the main issues surrounding telecommunications development. These include the legislative framework, siting and design issues, levels of consultation and issues surrounding electromagnetic fields (EMFs). Clear guidance is also given regarding what should be included within local plan (now LDP) policy.

Paragraph 12.12.1 of Planning Policy Wales states that:

“Development plans should set out policies and proposals for the location of telecommunications development...and including criteria-based policies to guide telecommunications developments...”

Paragraph 12.12.2 of Planning Policy Wales states that the criteria used in policy relating to telecommunications developments should be sufficiently flexible to accommodate technical changes and may be concerned with the siting and appearance of apparatus, including location and landscaping requirements designed to minimise the impact on amenity consistent with operational requirements.

As indicated above, the formulation of policy does not exist in isolation and there are numerous documents which will affect the formulation of any telecommunications policy, the most important of these being Planning Policy Wales. On this basis we would suggest that a concise and flexible telecommunications policy should be included within the emerging Local Development Plan. Such a policy should give all stakeholders a clear indication of the issues that telecommunications development will be assessed against. We would suggest a

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
2179.V1/4.0/		17/07/2015	<input type="checkbox"/>			Summary: Policies for Making Planning Decisions - New Policy for Telecommunication Development
Source: Email		Type: Objection		Mode	Written	Status Maintained

policy which reads;

“Proposals for telecommunications development will be permitted provided that the following criteria are met: -

- (i) the siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area;
- (ii) if on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building;
- (iii) if proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the (local) planning authority.
- (iv) If proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest.

When considering applications for telecommunications development, the (local) planning authority will have regard to the operational requirements of telecommunications networks and the technical limitations of the technology.”

We would consider it appropriate to introduce the policy and we would suggest the following;

“Mobile communications are now considered an integral part of the success of most business operations and individual lifestyles. With the growth of services such as mobile internet access, demand for new telecommunications infrastructure is continuing to grow. The authority is keen to facilitate this expansion whilst at the same time minimising any environmental impacts. It is our policy to reduce the proliferation of new masts by encouraging mast sharing and siting equipment on existing tall structures and buildings.”

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Include a concise and flexible telecommunications policy (as proposed) within the emerging Local Development Plan.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.26 Policy DM1 - Strategic Planning Matters**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V24/4.2/DM1** 09/07/2015  Summary: Policy DM1 - Section 8 of Policy DM1 should also note the importance of the 76,000 heritage assets within the Historic Environment Record for Powys

Source: Website registration Type: Objection Mode Written Status Maintained

Document: Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council propose Focused Changes to the supporting text of policy DM(X) to ensure the LDP addresses matters raised by LDP representation 27.V24, in order to reflect the importance of the Historic Environment Record as a key source for heritage information, and to ensure the LDP meets the soundness tests.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Section 8 of Policy DM1 should also note the importance of the 76,000 heritage assets within the Historic Environment Record for Powys and the need to consider the effects that adverse development might have on them. All heritage assets are material considerations of the planning process - not merely those that are nationally designated as your current list implies.

I would draw your attention to a comparison with Section 9 in Policy DM1 which contains a mixture of statutory and non-statutory items.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Addition of item vii to section 8

8. vii. Historic assets listed in the Powys Historic Environment Record

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**439 Newtown & Llanllwchaearn Town Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**439.V7/4.2/DM1** 16/07/2015  Summary: Policy DM1 - Strategic Planning Matters

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. It is noted that Policy DM1 (7) has been removed and replaced by policy SP2 - Safeguarding of Strategic Assets. This policy adequately addresses safeguarding of Strategic Assets (including Canals and Waterways). Also Policy TD3 - Montgomery Canal and Associated Development also seeks to protect the Canal from incompatible development. See focused changes for details.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Paragraph 7(ii)d: Committee welcomes the specific mention of the Montgomery Canal, though it would like to see stronger protection afforded to it than 'must not compromise, or unacceptably adversely affect'.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**464 Glasbury-on-Wye Community Council**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

464.V2/4.2/DM1 16/07/2015  Summary: Marketing of Community Facilities

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-06.Transport and Community Facilities

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. A prolonged period of marketing is defined by the Development Management Policies as at least 6 months. This is an established figure.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: 34.26 4.2.11 Refers to a prolonged period for marketing purposes is at least 6 months. 6 months is not seen as a prolonged period of time to market any property when considering any future planning changes/applications. How and where the property is marketed is not defined in the policy.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Review the length of time for marketing a property, change from 6 months and extend significantly. For clarity, define how property should be marketed - locally so that communities are aware of the potential sale, nationally if need be and ensure substantial evidence of the marketing details are submitted with any subsequent planning application. When considering the application ensure the value the property has been marketed at a realistic sale price before granting any change of use/lifting of planning conditions etc.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**495 Llangors Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**495.V5/4.2/DM1** 16/07/2015  Summary: Policy DM1 - Redefine the period of marketing for any matter in the whole LDP policy.

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. A prolonged period of marketing is defined by the Development Management Policies as at least 6 months. This is an established figure and how marketing is to take place will be addressed at planning application stage.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: 4.2.11 The prolonged period for marketing any property before submitting a planning application for any change to its current status should be longer than 6 months. This is unrealistic and enables change of use applications to be successful far too easily in some cases.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Redefine the definition for the prolonged period of marketing for any matter in the whole LDP policy.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1084 Welsh Government**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1084.V11/4.2/DM1** 16/07/2015  Summary: Policy DM1 - Strategic Planning Matters

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1 Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Council agrees with the comments. The DM policy has been reconfigured to include a specific section relating to the natural environment. This enables greater clarity between the Policy and the Proposals and Inset Map. The situation regarding SLA's and SINC's will be clarified in the Topic Paper.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Natural Environment  
 The statutory and non-statutory environmental designations in Powys are listed in Criterion 9 of Policy DM1. In accordance with paragraph 5.4.6 of PPW, such policies should, wherever practical, be clearly identified on the proposals map or be capable of being identified from clear criteria in the policy. At present, not all listed designations are illustrated on the proposals map, for example, carbon stores and Wildlife Trust Reserves. Conversely, there are designations on the proposals map that are not listed in Policy DM1. To aid clarity, the Council should consider the use of a constraints map or appendices and confirm if non-statutory designations, such as Special Landscape Areas and SINC's, have been surveyed in Powys as they are not listed in Criterion 9 of Policy DM1. Conversely, there are designations on the proposals map that are not listed in Policy DM1. It should be clear to the users of the plan where designations are and which policies apply.

Policy DM1

In accordance with PPW, the Natural Environment topic paper recognises the importance of conserving native woodland and protecting and planting trees in Powys. It is therefore unclear why a locally-specific conservation policy is omitted from the plan.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1084.V12/4.2/DM1** 16/07/2015  Summary: Policy Wording and Constraints Map

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1 Issue: 2015: Deposit Draft-14.Miscellaneous







## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1084.V15/4.2/DM1** 16/07/2015  Summary: Flooding

Source: Email

Type: Objection

Mode Written

Status Maintained

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(DAMs) have informed the site selection in the deposit plan (published January 2015). The authority should also explain how sites affected by flooding issues are phased in the housing trajectory and whether there are any impacts on the 5 year supply.

The LDP includes sites within flood risk zone C2 on account of extant planning permissions. It is important that the plan does not affirm these sites as allocations on an on-going basis throughout the plan period. Should existing permissions expire, any fresh applications will need to be reassessed in the light of up-to-date policy and guidance concerning highly vulnerable development and flood risk. The authority should ensure that the wording of policy H2 (3) is strong enough to ensure such developments will be refused in future.

Council Response:

0

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

### 1267 Snowdonia National Park Authority

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1267.V1/4.2/DM1 20/07/2015  Summary: Supports Policy DM1 (11) - Landscapes

Source: Email

Type: Support

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.36, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question*                      *Representation Texts*

**Question:**                      **Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required. However 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. Care has been taken to ensure that the elements supported by this representation remain in the LDP.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Croesawir y polisi sydd yn nodi na chaiff unrhyw ddatblygiad gael effaith annerbyniol o andwyol ar nodweddion a phriodweddau arbennig tirluniau y Parc Cenedlaethol a'r mwynderau gweledol sy'n cael eu mwynhau gan ddefnyddwyr.

We welcome the policy that notes that no development will have an unacceptable adverse effect on the special characteristics or qualities of the National Park's landscapes and visual amenities that are enjoyed by users.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1481 The Coal Authority**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

1481.V1/4.2/DM1 15/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Mineral Sterilisation

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question* *Representation Texts***Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the text to include a specific minerals safeguarding policy with no reference to commercial factors as safeguarding is based on geological fact. See Focused Changes for details.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: REPRESENTATION 1 OF 6

## Background on The Coal Authority

The Coal Authority is a Non-Departmental Public Body sponsored by the Department of Energy and Climate Change (DECC). The Coal Authority was established by Parliament in 1994 to: undertake specific statutory responsibilities associated with the licensing of coal mining operations in Britain; handle subsidence claims which are not the responsibility of licensed coalmine operators; deal with property and historic liability issues; and provide information on coal mining.

The main areas of planning interest to the Coal Authority in terms of policy making relate to:

- the safeguarding of coal in accordance with the advice contained in Minerals Planning Policy Wales and MTAN2 in Wales;
- the establishment of a suitable policy framework for energy minerals including hydrocarbons in accordance with the advice contained in Minerals Planning Policy Wales and MTAN2 in Wales; and
- ensuring that future development is undertaken safely and reduces the future liability on the tax payer for subsidence and other mining related hazards claims arising from the legacy of coal mining in accordance with the advice in Planning Policy Wales and MTAN2 in Wales.

## Background on Coal Mining Issues in Powys

## Surface Coal Resources, Development and Prior Extraction

As you will be aware, the Powys Council area contains coal resources which are capable of extraction by surface mining operations. These resources outside of the Brecon Beacons National Park cover a small area in the north-east adjacent to Shropshire, and the area around Ystradgynlais

The Coal Authority is keen to ensure that coal resources are not unnecessarily sterilised by new development. Where this may be the case, The Coal Authority would be seeking prior extraction of the coal. Prior extraction of coal also has the benefit of removing any potential land instability problems in the process. Contact details for individual operators that may be able to assist with coal extraction in advance of development can be obtained from the Confederation of Coal Producers' website at [www.coalpro.co.uk/members.shtml](http://www.coalpro.co.uk/members.shtml).

As The Coal Authority owns the coal on behalf of the state, if a development is to intersect the ground then specific written permission of The Coal Authority may be required.

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

1481.V1/4.2/DM1 15/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Mineral Sterilisation

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Coal Mining Legacy

As you will be aware, the Powys Council area has been subjected to coal mining which will have left a legacy. Whilst most past mining is generally benign in nature, potential public safety and stability problems can be triggered and uncovered by development activities.

Problems can include collapses of mine entries and shallow coal mine workings, emissions of mine gases, incidents of spontaneous combustion, and the discharge of water from abandoned coal mines. These surface hazards can be found in any coal mining area, particularly where coal exists near to the surface, including existing residential areas.

Within the Powys Council area there are approximately 486 recorded mine entries. A range of other mining legacy features are present, in total The Coal Authority High Risk Development Area covers approximately 0.32% of the Council area.

Mine entries may be located in built up areas, often under buildings where the owners and occupiers have no knowledge of their presence unless they have received a mining report during the property transaction. Mine entries can also be present in open space and areas of green infrastructure, potentially just under the surface of grassed areas. Mine entries and mining legacy matters should be considered by Planning Authorities to ensure that site allocations and other policies and programmes will not lead to future public safety hazards. No development should take place over mine entries even when treated.

Although mining legacy occurs as a result of mineral workings, it is important that new development recognises the problems and how they can be positively addressed. However, it is important to note that land instability and mining legacy is not always a complete constraint on new development; rather it can be argued that because mining legacy matters have been addressed the new development is safe, stable and sustainable.

As The Coal Authority owns the coal and coal mine entries on behalf of the state, if a development is to intersect the ground then specific written permission of The Coal Authority may be required.

With specific reference to Policy DM1 - Strategic Planning Matter

Whilst The Coal Authority broadly supports the thrust of policy criterion 13 which seeks to prevent the sterilisation of minerals, sub criterion ii. is not considered to properly reflect the provisions of MPPW paragraph 15 and paragraphs 26 to 31 and 49 to 54 of MTAN2.

National planning policy allows for a range of exceptional circumstances within which coal working may be acceptable within 500m of settlements. The policy appears to be mixing up issues of safeguarding within MSAs with the aspect of where mineral working may not be acceptable. These aspects relate to different policy objectives and should be addressed separately.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts:

DELETE the following text

ii. Minerals are not of commercial interest within the following radii of a proposed development:

- a. 100m (sand and gravel);
- b. 200m (hard rock);
- c. 500m (Coal); or

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>1481.V1/4.2/DM1</b>		15/07/2015	<input type="checkbox"/>			Summary: Policy DM1 - Strategic Planning Matters - Mineral Sterilisation
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained

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SO Policy DM1 should be AMENDED to read:

“13. The sterilisation of minerals in a safeguarded area unless:

i. The development is temporary and restoration to enable future extraction of the mineral is agreed; or

ii. The development is of a very minor nature such as an extension to a dwelling; or

iii. There is an overriding need in the public interest for the development.”

Also see our additional representation where we suggest a new policy is necessary to actually designate the Mineral Safeguarding Areas, this would be a more appropriate place to then address this issue of sterilisation.

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: The specified concerns regarding Policy DM1.

To ensure that the LDP policy is compliant with the provisions of national planning policy and to make the issue of mineral sterilisation clearer for the plan user.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1612 Radnorshire Wildlife Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1612.V2/4.2/DM1** 15/07/2015  Summary: Policy DM1 - Strategic Planning Matters

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Council is keen to maintain a positive approach to development and believe the current wording strikes the right balance. The Council has also agreed to a Representation from NRW on this subject which further strengthens the policy in this area.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The overarching objective of this EU Directive is to achieve Good Ecological Status (GES) in a maximum number of water-bodies by 2027. The policy statement given in section 4.2.15 needs modification to allow PCC to achieve its commitment towards achieving GES.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The Powys Trusts recommend the inclusion of an additional sentence under 4.2.15 to include:  
 "In accordance with Powys County Council's commitment to achieve Good Ecological Status (GES) across Powys' water bodies by 2027, we will, for the life-span of the (LDP) plan, refuse all developments that could cause a deterioration in the status of a water body, or jeopardise the achievement of GES."

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1612.V3/4.2/DM1** 15/07/2015  Summary: Policy DM1 - Strategic Planning Matters

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1612.V3/4.2/DM1** 15/07/2015  Summary: Policy DM1 - Strategic Planning Matters

Source: Email Type: Objection Mode Written Status Maintained

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the Representor's belief with regard to its robust protection of LWS and SSSI's. However see Focused Changes for ammendment in relation to the status of Local Wildlife Sites.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: The Wildlife Trusts are concerned that the policy wording within the LDP deposit draft as it stands is not sufficiently robust to adequately protect Local Wildlife Sites (LWS) and SSSI which is a stated objective within the plan

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The plan should not proceed as it stands given the real risk it poses to the ecological integrity of at least one SSSI.

The plan needs to clarify (within the policies and / or the relevant SPG) that LWS will be protected on the basis of agreed selection criteria rather than through historic designation alone.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**2213 National Grid**

Agent: **Amec Foster Wheeler**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

2213.V2/4.2/DM1 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Utilities

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

Question Representation Texts

**Question: Council Response**

Representation Texts: These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Powys County Council: Revised Powys Deposit Draft LDP Public Consultation SUBMISSION ON BEHALF OF NATIONAL GRID

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the current consultation on the above document.

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customer. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

National Grid infrastructure within Powys County Council's administrative area

Electricity Transmission

National Grid has one high voltage overhead lines within Powys County Council's administrative area. This forms an essential part of the electricity transmission network in England and Wales.

Line Ref: 4YU line

Description: 400kV overhead transmission line from Swansea substation to Walham Substation in Tewkesbury via Rassau substation in Blaenau Gwent.

National Grid has provided information in relation to electricity transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

Gas Transmission

National Grid has one high pressure gas transmission pipeline within the administrative area of Powys County Council:

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
2213.V2/4.2/DM1		20/07/2015	<input type="checkbox"/>			Summary: Policy DM1 - Strategic Planning Matters - Utilities
Source: Email			Type: Comment			Mode: Written
						Status: Maintained

Pipeline: FM28  
 Feeder Detail: Felindre to Three Cocks

National Grid has provided information in relation to gas transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

National Grid requests that any High Pressure Major Accident Hazard Pipelines (MAHP) are taken into account when site options are developed in more detail. These pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to retain our existing transmission pipelines in situ.

Electricity and Gas Distribution

Other electricity distribution networks in Powys are not operated by National Grid but regional distribution operators. Both Western Power Distribution and Scottish Power energy Networks own and operate the local electricity distribution network in Powys Council's administrative area. Wales and West Utilities owns and operates the gas distribution network in Powys Council's administrative area. Contact details for both distribution companies can be found at [www.energynetworks.org.uk](http://www.energynetworks.org.uk).

SPECIFIC COMMENTS

The National Grid Mid Wales Connection Project is proposing the construction of a new 400kV electricity connection, between Shropshire and Powys, to facilitate the transmission of wind generated electricity in Mid Wales to the existing electricity transmission in England. Further information on this project can be obtained via the project website: <http://www.midwalesconnection.com/>

Mid Wales Connection – Draft Route  
 [Map: see hard copy]

Further Advice

National Grid is happy to provide advice and guidance to the Council concerning our networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. In addition the following publications are available from the National Grid website or by contacting us at the address overleaf:

- National Grid's commitments when undertaking works in the UK - our stakeholder, community and amenity policy;
  - Specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties; and
  - A sense of place - design guidelines for development near high voltage overhead lines.
  - T/SP/SSW22 – Specification for safe working in the vicinity of National Grid high pressure gas pipelines and associated installations – requirements for third parties.
- <http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>

Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Council Response:

0

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**2213.V3/4.2/DM1** 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Utilities

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council agree to include a reference to the protection of electricity transmission connections. It is noted that Policy DM1 (7) has been removed and replaced by policy SP2 - Safeguarding of Strategic Assets. This policy adequately addresses safeguarding of Strategic Assets (including electricity transmission connections). See focused changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy DM1: Strategic Planning Matters

All proposals for development must not compromise, or unacceptably adversely affect, either on their own or in combination with existing or approved development, the following:

.....

- 7. Important material assets and their operation including:
  - i. Strategic infrastructure including:
    - a. Transport and strategic or town centre car parks and safeguarded corridors.
    - b. Reservoirs and water supplies.
    - c. Sennybridge Training Area.
    - d. Best and most versatile Agricultural land (Grades 1, 2 and 3a).
    - e. Windfarms in Strategic Search Areas
  - ii. Important tourism assets and visitor attractions
    - a. National Cycle Network routes.
    - b. National Trails.
    - c. Local Trails and public rights of way.
    - d. Montgomery canal.
    - e. Open access land and common land.
    - f. Royal Welsh Agricultural showground.
  - iii. Potential future routes along linear features such as former transport corridors and railway lines.

The proposed National Grid connection route potentially crosses strategic transport routes.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

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by: Representation No

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2213.V3/4.2/DM1** 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Utilities

Source: Email Type: Objection Mode Written Status Maintained

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Representation Texts: 4.6 Development Management Policies  
 Policy DM1- Strategic Planning Matters  
 All proposals for development must not compromise, or unacceptably adversely affect, either on their own or in combination with existing or approved development, the following:  
 7. Important material assets and their operation including:  
 i. Strategic infrastructure including:  
 a. Transport routes, strategic or town centre car parks and safeguarded corridors.  
 b. Reservoirs and water supplies.  
 c. Sennybridge Training Area.  
 d. Best and most versatile Agricultural land (Grades 1,2 and 3a).  
 e. Windfarms in Strategic Search Areas.  
  
 [Include] : f. Electricity transmission connections.  
  
 ii. Important tourism assets and visitor attractions  
 a. National Cycle Network routes.  
 b. National Trails.  
 c. Local Trails and public rights of way.  
 d. Montgomery canal.  
 e. Open access land and common land.  
 f. Royal Welsh Agricultural showground.  
 iii. Potential future routes along linear features such as former transport corridors and railway lines.  
  
 [And...]  
  
 4.2.12 Important Material Assets and their Operation. Powys contains many 'material' assets of national and regional importance which should be safeguarded. The LDP seeks to protect these assets and their operation. Various types of material asset are listed, but the list is not exhaustive. For instance, strategic infrastructure includes the east / west and north / south rail routes,  
 [Insert:] existing and proposed electricity transmission connections, [end]  
 trunk roads, proposed and committed bypass routes, reservoirs, and the Ministry of Defence's (MOD) Sennybridge training area. Any proposals for development, including wind turbines, within the MOD's Safeguarding Zones will be referred to the MOD for consideration and comment. These Safeguarding Zones ensure operational facilities such as explosive stores, radar facilities and range areas are not compromised.

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2213.V4/4.2/DM1** 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Utilities

Source: Email Type: Comment Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.29, para.4.2

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2213.V4/4.2/DM1** 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Utilities

Source: Email Type: Comment Mode Written Status Maintained

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Policy: DM1 Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: Policy DM1: Strategic Planning Matters

All proposals for development must not compromise, or unacceptably adversely affect, either on their own or in combination with existing or approved development, the following:

.....

8. The historic environment, including essential settings or significant views of:

- i. Scheduled Ancient Monuments.
- ii. Listed Buildings.
- iii. Conservation Areas.
- iv. Registered Historic Parks and Gardens.
- v. Battlefields.
- vi. Registered landscapes of Outstanding and Special Historic Interest.

The proposed National Grid connection route has the potential to interact with the historic environment.

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2213.V5/4.2/DM1** 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Utilities

Source: Email Type: Comment Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1 Issue: 2015: Deposit Draft-09.Development Management and Environment

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by: Representation No

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>2213.V5/4.2/DM1</b>		20/07/2015	<input type="checkbox"/>			Summary: Policy DM1 - Strategic Planning Matters - Utilities

Source: Email	Type: Comment	Mode: Written	Status: Maintained
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*Question*                      *Representation Texts*

**Question:**                      **Council Response**

Representation Texts:    These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i)**    **Representation Details**

Representation Texts:    Policy DM1: Strategic Planning Matters

All proposals for development must not compromise, or unacceptably adversely affect, either on their own or in combination with existing or approved development, the following:

....

- The natural environment, integrity or conservation objectives of:
- i. European Protected Sites / Habitats (Natura 2000 sites).
  - ii. National and Local Biodiversity Action Plan Habitats.
  - iii. Wildlife Trust Reserves.
  - iv. Local Wildlife Sites.
  - v. Local Nature Reserves.
  - vi. Sites of Special Scientific Interest.
  - vii. Regionally Important Geological Sites and Geological Conservation Review Sites.
  - viii. Important carbon stores.

The proposed National Grid connection route has the potential to interact with some of these sites.

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>2213.V6/4.2/DM1</b>		20/07/2015	<input type="checkbox"/>			Summary: Policy DM1 - Strategic Planning Matters

Source: Email	Type: Comment	Mode: Written	Status: Maintained
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Document: Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1 Issue: 2015: Deposit Draft-09.Development Management and Environment

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
2213.V6/4.2/DM1		20/07/2015	<input type="checkbox"/>			Summary: Policy DM1 - Strategic Planning Matters

Source: Email	Type: Comment	Mode: Written	Status: Maintained
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*Question*                      *Representation Texts*

**Question:**                      **Council Response**

Representation Texts:    These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i)    Representation Details**

Representation Texts:    Policy DM1: Strategic Planning Matters

All proposals for development must not compromise, or unacceptably adversely affect, either on their own or in combination with existing or approved development, the following:

.....

The characteristics and special qualities of Powys landscape (as defined by LANDMAP) and adjacent protected landscapes (National Parks and Areas of Outstanding Natural Beauty) and the visual amenity enjoyed by users of those areas."

The proposed National Grid connection route does not cross any AONB or National Parks in Powys County Council; guidelines for the routeing of new overhead lines are provided in the Holford rules

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
2213.V7/4.2/DM1		20/07/2015	<input type="checkbox"/>			Summary: Policy DM1 - Strategic Planning Matters

Source: Email	Type: Comment	Mode: Written	Status: Maintained
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Document: Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1 Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question*                      *Representation Texts*

**Question:**                      **Council Response**

Representation Texts:    These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i)    Representation Details**

08/12/2015

Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
2213.V7/4.2/DM1		20/07/2015	<input type="checkbox"/>			Summary: Policy DM1 - Strategic Planning Matters

Source: Email	Type: Comment	Mode: Written	Status: Maintained
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Representation Texts: Policy DM1: Strategic Planning Matters

All proposals for development must not compromise, or unacceptably adversely affect, either on their own or in combination with existing or approved development, the following:

.....

- 13. "The sterilisation of minerals in a safeguarded area unless:
  - i. The development is temporary and restoration to enable future extraction of the mineral is agreed; or
  - ii. Minerals are not of commercial interest within the following radii of a proposed development:
    - a. 100m (sand and gravel);
    - b. 200m (hard rock);
    - c. 500m (Coal); or
  - iii. The development is of a very minor nature such as an extension to a dwelling; or
  - iv. There is an overriding need in the public interest for the development.

The proposed National Grid connection route runs through safeguarded sand and gravel and slate areas; however the policy acknowledges development in the area if there is an overriding need in the public interest.

Council Response:

0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**3449 Prince, Miss AR**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

3449.V1/4.2/DM1 17/07/2015  Summary: Policy DM1 - Proposed growth in Llanfechain

Source: Post or in person Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

Question Representation Texts

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Council to change its conclusions in relation to the Strategy or its choice of settlements designated as Large Villages.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: The present community council to date has expressed a view that it would prefer Llanfechain to be a small village in the Sustainable Settlement Hierarchy and is requesting to change from Large village. Either way there is a recommended growth of 11% (25 dwellings).

I refer now to the Preferred Strategy Consultation Draft (2012) 7.3.6 quote "However, it is acknowledged that an 11% growth will not be possible or desirable in every settlement due to insufficient land or facilities, constraints or local community aspirations"

Main point of my argument is that I consider the very inadequate road infrastructure immediate to the village to be a major constraint on further large development and likely engendered traffic increase.

34.26 Policy DM1 Strategic Planning Matters - 4.2 Infrastructure  
(I will refer to the P31 Inset Map: Llanfechain. Also UDP and draft LDP)

Llanfechain is a nucleated settlement based around a medieval church and bridging point of the River Cain. The older part of the village is a conservation area.

The roads to the north of the bridge are very narrow - single track for the most part, and have to carry heavy commercial traffic to serve the farms. Previous candidate sites in this northern section have not been selected on the grounds of flooding (zone C2) and poor road infrastructure. Also it has been deemed by planners that housing growth here could add to the traffic flow through the village out on the B4393. The UDP accords with the LDP update on this.

The road through the village from the bridge to the public house resembles a narrow country lane. Traffic movement is exacerbated by the on-road parking where adjacent properties have no accommodation for vehicles. For the most part there is no pavement. It is a very attractive road but quite dangerous.

Beyond the public house the road widens and straightens as it heads south-east to join the B4393. there are two junctions on this section. Opposite the Public House there is a connecting road to the school and Maes Mechain estate. Nearer the junction a road on the left serves an estate of about 30 houses. This is Maes Dinas estate completed about 25 years ago. It has no connecting roads/footways to the Maes Derw estate.

The junction with the B4393 is very dangerous. There is a 40mph limit on the B4393. Past community councils have asked unsuccessfully for this limit to change to 30mph. The B4393 descends from the west into a very steep bend before the junction. On moving out of the village road onto the B4393 visibility is limited looking west and traffic suddenly

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

3449.V1/4.2/DM1 17/07/2015  Summary: Policy DM1 - Proposed growth in Llanfechain

Source: Post or in person

Type: Comment

Mode Written

Status Maintained

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appears as one pulls out. The village road is narrow, so it is tight pulling out to go east. The problem is to miss the kerb and miss moving into the path of oncoming vehicles. Large vehicles turning into the village need all the two lanes here to manoeuvre. My point is that everyone has to accept this junction as a challenge. The opportunity to create another entrance to the village was, to my mind, overlooked in the 1980's when two fields became available for housing development. If the school site (899) becomes deliverable for housing in the future resulting traffic increase would put further pressure on the junction with the B4393. The preferred candidate site (711) would also put pressure on this junction if housing is built here. In the Site Status report for 711 Highways comment as follows "...have concerns and recommend (orange) with more info required regarding the Maes Dinas access point. Number of dwellings will have to be limited to minimise impact on the junction with B road (red)".

The Maes Derw estate has no direct link to the village either by road or footway. Many of the properties are bungalows occupied by retired people who often use cars to visit the village amenities etc. The junction with the B4393 needs to be accessed with care as the speed limit on the B4393 is 40mph. Candidate site 1068 would place a further estate to the north of Maes Derw with resulting further traffic putting pressure on this junction. The Site status report says that Highways would require a second access point to reduce the impact on existing junction.

Is it appropriate in terms of sustainability to require the existing road infrastructure of Llanfechain to take on the potential traffic increase of an 11% growth in dwelling? It is hard to see a way of mitigating this problem other than by a rethink. Policy DM1 - Strategic Planning Matters 4.2 states that "All proposals for development must not compromise, or unacceptably adversely affect .....the following. 1. The integrity, role or objectives of a settlement ... or lead to unacceptable detrimental pressure on existing community facilities, public service provision or infrastructure"

Llanfechain Community Council, in seeking 'small village' designation, could look to an Enabling Policy which permits a minimal number of open market housing to support the provision of affordable housing adjacent to the village. A survey carried out by the Rural Enabling Officer in May 2012 shows strong support for affordable homes to be built in Llanfechain. Such very modest growth might meet the identified need for affordable homes, but lessen the potential traffic impact on the vulnerable road infrastructure.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4177 Natural England**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

4177.V1/4.2/DM1 20/07/2015  Summary: Policy DM1 - Modify supporting text to give reference to Nutrient Management Plan

Source: Email Type: Comment Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

Question Representation Texts

**Question: Council Response**

Representation Texts: The Council propose to amend the Policy to make reference to Council's support for the Nutrient management plan as suggested by the representor. See Focused Changes for details.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: With regard to our interests, we are satisfied that the plan is sound and legally compliant. However, we recommend minor modifications to both the Local Development Plan (LDP) and the HRA with regard to the River Wye Special Area of Conservation (SAC). These modifications would confirm Powys Council's commitment to working with partners to achieve the favourable conservation status of the River Wye SAC by 2027, through the catchment-wide Nutrient Management Plan (NMP) process. The NMP is critical to underpinning the HRA's conclusion that the Local Development Plan has no likely significant effects on the River Wye SAC.

The River Wye SAC  
 Powys Local development Plan 2011-2026 (Document 34)  
 I would draw your attention to our previous response dated the 08 September 2014, our ref 127836 (copy attached). We can not see that a change has been made to the LDP committing Powys Council to the NMP "process".

TAKEN FROM SEPTEMBER 2014 RESPONSE  
 Habitats Regulations Assessment Screening Report (Document 19)  
 At the pre-deposit stage, the HRA Screening report concluded that the Local Development Plan had the potential to have likely significant effects on the following European sites in England:  
 - Downton Gorge SAC  
 River Clun SAC  
 River Dee and Bala Lake SAC  
 River Wye SAC  
 Likely significant effects on Downton Gorge SAC, the River Clun SAC and the River Dee and Bala Lake SAC have now been screened out. Natural England is satisfied with this conclusion.  
 Further screening work has been undertaken with regard to the River Wye SAC. Our comments on this are as follows.  
 The River Wye SAC

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

4177.V1/4.2/DM1 20/07/2015  Summary: Policy DM1 - Modify supporting text to give reference to Nutrient Management Plan

Source: Email

Type: Comment

Mode Written

Status Maintained

Natural England welcomes the recognition that the River Wye SAC is sensitive to pollution, particularly water quality and nutrient enrichment (HRA Appendix 3 – Site vulnerabilities). We welcome the references to the Nutrient Management Plan for the River Wye SAC within the HRA.

The HRA states that “The River Wye Nutrient Management Plan addresses the in combination impacts of the LDP, surrounding development plans and existing discharge and abstraction along the river” (p45). It goes on to advise that the focus of additional HRA work should therefore be on other impacts, e.g. habitat loss, loss of connectivity and disturbance.

It is Natural England’s view that in order to rely on the NMP to avoid likely significant effects on the River Wye SAC, the LDP needs to firmly commit Powys Council to the NMP ‘process’ . Whilst the NMP itself has recently been finalised, further work is required to define the actions which partners will take in order to achieve favourable conservation status by 2027 . As these conversations are ongoing, Powys Council needs to be signed up to the NMP ‘process’ and committed to working with partners and to undertaking any actions which fall to it (by agreement). Stating this commitment within the LDP supports the HRA’s conclusion that the LDP does not result in likely significant effects on the River Wye SAC.

We recommend a minor modification to the supporting text for policy DM1 – Strategic Planning Matters; this policy includes a requirement that all proposals do not compromise, or unacceptably adversely affect the natural environment, integrity or conservation objectives of European sites (9.i) (® 16.26). We recommend amending the supporting text to include reference to the NMP and Powys Council’s commitment to this process and any resulting actions which should fall to the council.

We also recommend amending the HRA to explain that the NMP ‘process’ is ongoing and confirm Powys’ commitment to this. We suggest incorporating this into the paragraphs which already refer to the NMP (pages 42 & 45).

It is our view that the changes which we have recommended would make it clear that Powys are cooperating fully with the NMP process, and that this would underpin the HRA’s conclusion that there are no likely significant effects on the River Wye SAC as a result of the Local Development Plan.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We recommend a minor modification to the supporting text for policy DM1 – Strategic Planning Matters; this policy includes a requirement that all proposals do not compromise, or unacceptably adversely affect the natural environment, integrity or conservation objectives of European sites (9.i) (® 16.26). We recommend amending the supporting text to include reference to the NMP and Powys Council’s commitment to this process and any resulting actions which should fall to the council.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4353 Sports Wales**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

4353.V1/4.2/DM1 10/07/2015  Summary: Policy DM1 - Strategic Planning Matters

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-06.Transport and Community Facilities

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Sport Wales is the statutory consultee on developments affecting playing fields. Sport Wales objects to any proposal within the draft Development Plan that would lead to the loss of playing field areas including the proposed housing allocation at Maesydderwen Comprehensive School, Ystradgynlais (site ref HA7), unless any of the exceptions outlined at paragraph 11.1.12 of Planning Policy Wales can be satisfied. It states that:

“All playing fields whether owned by public, private or voluntary organisations, should be protected from development except where:

- \* facilities can best be retained and enhanced through the redevelopment of a small part of the site;
- \* alternative provision of equivalent community benefit is made available; or
- \* there is an excess of such provision in the area”.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Sport Wales is the statutory consultee on developments affecting playing fields. Sport Wales objects to any proposal within the draft Development Plan that would lead to the loss of playing field areas including the proposed housing allocation at Maesydderwen Comprehensive School, Ystradgynlais (site ref HA7), unless any of the exceptions outlined at paragraph 11.1.12 of Planning Policy Wales can be satisfied. It states that:

“All playing fields whether owned by public, private or voluntary organisations, should be protected from development except where:

- \* facilities can best be retained and enhanced through the redevelopment of a small part of the site;
- \* alternative provision of equivalent community benefit is made available; or
- \* there is an excess of such provision in the area”.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4369 The Theatres Trust**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

4369.V1/4.2/DM1 20/07/2015  Summary: Policy DM1 - Reword policy regarding community facilities

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-06.Transport and Community Facilities

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. The policy was prepared in accordance with national and regional guidance and is supported by the Topic Paper Community Facilities (January 2015).

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The Theatres Trust is wary about the use of 'viability' as many community and cultural facilities are not viable in developer terms, but are essential social infrastructure for the health and well-being of the local community. It is also unclear at is meant by 'community facility'. The policy would provide better protection if it were worded along the lines of:  
 The council will resist the loss or change of use of existing community facilities unless:  
 - replacement facilities are provided on site or within the vicinity which meet the need of the local population, or  
 - necessary services can be delivered from other facilities without leading to, or increasing, any shortfall in local provision, and  
 - it has been clearly demonstrated that there is no community need for the facility or demand for another community use on site.  
 The policy also needs an entry in the glossary (also to support Policy C1, page 74) for 'community facility' recommend this all-encompassing description which obviates the need to list examples, and suggest "community facilities provide for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community".

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The policy would provide better protection if it were worded along the lines of:  
 The council will resist the loss or change of use of existing community facilities unless:  
 - replacement facilities are provided on site or within the vicinity which meet the need of the local population, or  
 - necessary services can be delivered from other facilities without leading to, or increasing, any shortfall in local provision, and  
 - it has been clearly demonstrated that there is no community need for the facility or demand for another community use on site.  
 The policy also needs an entry in the glossary (also to support Policy C1, page 74) for 'community facility' recommend this all-encompassing description which obviates the need to list examples, and suggest "community facilities provide for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community".

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4640 Powys Ramblers**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4640.V5/4.2/DM1** 14/07/2015  Summary: Policy DM1 - Strategic Planning Matters give ref to public rights of way, add a further conservation category.

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. The Development Management Policies adequately address the protection of public rights of way. Development Management Policies provide adequate consideration of all aspects of the natural and historical environment (including areas in conservation trust ownership).

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Powys Ramblers support Policy DM1 7(ii)c. However, effects on public rights of way arise from individual planning applications and are site-specific rather than strategic in nature. This criterion should either be repeated in Policy DM2 or cross-referenced in that policy. The criteria in 7(ii)c should also include areas in conservation trust ownership with organisations such as the National Trust, RSPB and Elan Valley Welsh Water Trust. These organisations jointly own a significant proportion of the county.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Repeat the reference to public rights of way in Policy DM2 or cross-reference. Add a further category: areas in conservation body ownership.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4640.V6/4.2/DM1** 14/07/2015  Summary: Policy DM1 - Amend DM 1 to reflect text in para 3.4.20

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4640.V6/4.2/DM1** 14/07/2015  Summary: Policy DM1 - Amend DM 1 to reflect text in para 3.4.20

Source: Website registration Type: Objection Mode Written Status Maintained

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: Powys Ramblers support para 3.4.20 in stating that the countryside is a finite resource to be protected from inappropriate development. But, in accordance with representation 2030, this laudable statement should be reflected in Policy DM1.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: See representation 2030 (V9). - (The presumption against inappropriate development in the countryside should either be moved to Policy DM1 or repeated in that policy.)

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4765 Flintshire County Council (N W Minerals & Waste PI)**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V2/4.2/DM1** 22/06/2015  Summary: Policy DM1 - Strategic Planning Matters -Minerals Safeguarding

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the text to include a specific minerals safeguarding policy. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy DM1 – the sterilisation of minerals in a safeguarded area

1) The assessment of allocations has taken into account minerals and seems to suggest pre-extraction by way of mitigation. It's not clear how this would be facilitated through the plan, or whether pre-extraction was considered not feasible.

2) Category 1 and 2 minerals shown.

The policy appears to apply to all mineral types identified on the safeguarding maps (category 1 and 2). Is this necessary? It means a much wider area is protected than is likely to be necessary. No provision for prior extraction is included.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Is it necessary to safeguard all Category 1 and Category 2 minerals?

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5100 Mineral Products Association**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5100.V1/4.2/DM1 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Minerals

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the text to include a specific minerals safeguarding policy. See Focused Changes for details

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy DM1 Strategic Planning Matters Part 13

The Mineral Products Association (MPA) objects to this policy in part 13 dealing with mineral safeguarding in that the policy omits an important consideration of safeguarding good practice.

The policy fails to meet standards of good practice as recommended by the British Geological Survey (BGS) in its good practice guidance published in 2011. Albeit this guidance is restricted to England, its principles have been recognised at Examination in Wales as being applicable to the Welsh context. This guidance recommends the inclusion of development management criteria for Local Plans, most of which the Draft revised LDP has, except for the important principle of prior extraction. Without this provision the policy lacks coherence, it falls short of good practice and it is unclear because it leaves out necessary issues such as redesign of development from consideration. It fails Soundness Tests CE1, CE2 and CE3.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We therefore suggest the inclusion of another criterion in part 13 as follows,

“the mineral can be extracted satisfactorily prior to the incompatible development taking place; or”

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: The Mineral Products Association (MPA) is the trade association for the aggregates, asphalt, cement, concrete, dimension stone, lime, mortar and silica sand industries. With the recent addition of The British Precast Concrete Federation (BPCF) and the British Association of Reinforcement (BAR), it has a growing membership of 450 companies and is the sectoral voice for mineral products. MPA membership is made up of the vast majority of independent SME companies throughout the UK, as well as the 9 major international and global companies. It covers 100% of GB cement production, 90% of aggregates production and 95% of asphalt and ready-mixed concrete production and 70% of precast concrete production. Each year the industry supplies £9 billion of materials and services to the £120 billion construction and other sectors. Industry production represents the largest materials flow in the UK economy and is also one of the largest manufacturing sectors.

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>5100.V1/4.2/DM1</b>		20/07/2015	<input type="checkbox"/>			Summary: Policy DM1 - Strategic Planning Matters - Minerals
Source: Email			Type: Objection		Mode	Oral (Examination)
				Status		Maintained

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Given the government's recognition of the economic and employment benefits of the extractive industries we should like to direct your attention to 'Making the Link', a document produced by the MPA to highlight the contribution that the sector makes to the economy. The document can be downloaded from the following website.  
[http://www.mineralproducts.org/documents/MPA\\_MTL\\_Document.pdf](http://www.mineralproducts.org/documents/MPA_MTL_Document.pdf)

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5197.V13/4.2/DM1 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

Question Representation Texts

**Question: Council Response**

Representation Texts: The Council propose to amend Policy to make reference to addressing Key Issues and Objectives. It also agrees with the suggested text changes and changes to the designations list. See Focused Changes for details. The Council's position re definitions of landscape characteristics and qualities however can be found by referring to LANDMAP. Other comments are noted. However, no changes are considered necessary to ensure that the Plan is sound.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: As you are aware, we have consistently expressed concern about how the LDP will address the risk posed by future developments, including agricultural developments, in terms of the potential for additional nutrient loading on sensitive air and water environments. We note the issue has been considered in the 'Key Issues and Considerations for the LDP' and within the 'LDP Objectives'. Furthermore, Policy DM1 appears to be capable of dealing adequately with the matter for Development Management purposes under criterion 9. However, the explanatory text for criterion 9 does not make it obvious what this criterion is intended to do i.e. address one of the Key Issues and the LDP Objective, as there is no mention of air quality or water quality.

For this reason, we request that paragraph 4.2.13, The Historic and Natural Environment, is amended as follows (additional text shown in red - officer note - for red text, see original documentation):

Powys contains important historic and (semi) natural environments which are protected through designations made at European, National and local levels. Many of these natural and semi natural environments are sensitive to air and water pollution from developments, including agricultural developments. These natural and semi natural environments are valuable non-renewable resources which are also important for education, leisure, and the economy. Guidance on the protection of these resources is contained in PPW, TAN5 - Nature Conservation and Planning and Circulars. Supplementary Planning Guidance will be prepared where necessary. In order to assess the acceptability of a development proposal against criterion 9 of Policy DM1, proposals which would be likely to result in increased nutrient loading to the environment, such as intensive livestock units, will be required to assess the potential impacts in respect of water and air quality, to ensure that they do not adversely affect these natural and semi natural environments.

In addition to the comments given above, as per the advice contained within our letter dated 8th September 2014, we recommend that you provide further explanatory text to state that in relation to European Sites, the requirements of the Habitats Regulations will also need to be complied with in the consideration of any development proposals.

Part 9: The terms 'integrity' and 'conservation objectives' are not usually associated with all of the interests listed in Part 9 of the Policy. We therefore recommend that the first sentence of Part 9 of the Policy is amended to read: "The natural environment, including:"

Paragraph 9(i) of the policy refers to European Protected Habitats in addition to European Protected Sites. It is not clear if the policy is intending to encompass all habitats included on Annex I of the Habitats Directive. We would support this approach but suggest Annex I habitats are listed separately from European sites in the list in 9.

Further, to avoid an important gap in the coverage of the Plan, we advise that Part 9 of the policy should also include the following

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

5197.V13/4.2/DM1 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

- (i) Protected species, both those protected by the Habitats Directive, the Wildlife and Countryside Act.
- (ii) Habitats and species of principal importance for biodiversity conservation in Wales.

Paragraph 9(viii) To provide greater certainty to users of the Plan, a definition is required of what constitutes an 'important carbon store'. NRW would welcome further discussion with PCC on this matter.

Further, for improved clarity we recommend that paragraph 4.2.15 supporting the Policy should briefly define what is meant by the "characteristics and special qualities of Powys landscape"

We consider that the changes to DM1 outlined above are required to meet tests of Soundness CE1

(Rep Text is contained in Annex 1 to the NRW letter of 16 July)

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: As you are aware, we have consistently expressed concern about how the LDP will address the risk posed by future developments, including agricultural developments, in terms of the potential for additional nutrient loading on sensitive air and water environments. We note the issue has been considered in the 'Key Issues and Considerations for the LDP' and within the 'LDP Objectives'. Furthermore, Policy DM1 appears to be capable of dealing adequately with the matter for Development Management purposes under criterion 9. However, the explanatory text for criterion 9 does not make it obvious what this criterion is intended to do i.e. address one of the Key Issues and the LDP Objective, as there is no mention of air quality or water quality.

For this reason, we request that paragraph 4.2.13, The Historic and Natural Environment, is amended as follows (additional text shown in red - officer note - for red text, see original documentation):

Powys contains important historic and (semi) natural environments which are protected through designations made at European, National and local levels. Many of these natural and semi natural environments are sensitive to air and water pollution from developments, including agricultural developments. These natural and semi natural environments are valuable non-renewable resources which are also important for education, leisure, and the economy. Guidance on the protection of these resources is contained in PPW, TAN5 - Nature Conservation and Planning and Circulars. Supplementary Planning Guidance will be prepared where necessary. In order to assess the acceptability of a development proposal against criterion 9 of Policy DM1, proposals which would be likely to result in increased nutrient loading to the environment, such as intensive livestock units, will be required to assess the potential impacts in respect of water and air quality, to ensure that they do not adversely affect these natural and semi natural environments.

In addition to the comments given above, as per the advice contained within our letter dated 8th September 2014, we recommend that you provide further explanatory text to state that in relation to European Sites, the requirements of the Habitats Regulations will also need to be complied with in the consideration of any development proposals.

Part 9: The terms 'integrity' and 'conservation objectives' are not usually associated with all of the interests listed in Part 9 of the Policy. We therefore recommend that the first sentence of Part 9 of the Policy is amended to read: "The natural environment, including:"

Paragraph 9(i) of the policy refers to European Protected Habitats in addition to European Protected Sites. It is not clear if the policy is intending to encompass all habitats included on Annex I of the Habitats Directive. We would support this approach but suggest Annex I habitats are listed separately from European sites in the list in 9.

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**5197.V13/4.2/DM1** 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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Further, to avoid an important gap in the coverage of the Plan, we advise that Part 9 of the policy should also include the following

(i) Protected species, both those protected by the Habitats Directive, the Wildlife and Countryside Act.

(ii) Habitats and species of principal importance for biodiversity conservation in Wales.

Paragraph 9(viii) To provide greater certainty to users of the Plan, a definition is required of what constitutes an 'important carbon store'. NRW would welcome further discussion with PCC on this matter.

Further, for improved clarity we recommend that paragraph 4.2.15 supporting the Policy should briefly define what is meant by the "characteristics and special qualities of Powys landscape"

We consider that the changes to DM1 outlined above are required to meet tests of Soundness CE1

(Rep Text is contained in Annex 1 to the NRW letter of 16 July)

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5201 Montgomeryshire Wildlife Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5201.V5/4.2/DM1** 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Wildlife Sites criteria in SPG

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted and will be considered when the Biodiversity SPG is created. However, no changes are considered necessary to ensure that the LDP is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: 9. The Powys wildlife trusts applaud the policy outlined under DM1, but do not see how PCC officers and planning committees can uphold this policy without a comprehensive inventory and agreed selection criteria for Local Wildlife Sites across Powys.

10. The achievement of the Water Framework Directives overarching objectives - The overarching objective of this EU Directive is to achieve Good Ecological Status (GES) in a maximum number of water-bodies by 2027. The policy statement given in section 4.2.15 needs modification to allow PCC to achieve its commitment towards achieving GES.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: 9. The Powys wildlife trusts recommend the inclusion of Local Wildlife Site criteria within the Biodiversity SPG.

10. The Powys Trusts recommend the inclusion of an additional sentence under 4.2.15 to include:

'In accordance with Powys County Council's commitment to achieve Good Ecological Status (GES) across Powys water bodies by 2027, we will, for the life-span of the (LDP) plan, refuse all developments that could cause a deterioration in the status of a water body, or jeopardise the achievement of GES.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5201.V6/4.2/DM1** 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Amend policy regarding 'Water Framework Objectives'

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**5201.V6/4.2/DM1** 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Amend policy regarding 'Water Framework Objectives'

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound. 1) The Represorator recommends the inclusion of Local Wildlife site criteria within the Biodiversity SPG, which will be considered at the time that the relevant SPG is prepared. The supporting text to policy DM2 explains that these locally important sites have passed a standard set of criteria justifying their importance for wildlife and are identified and monitored by the Local Wildlife Trusts (Montgomeryshire, Radnorshire and Brecknockshire). The text also recognises that local wildlife sites are under continual development and not all qualifying sites have been identified and that developers and applicants are encouraged to discuss proposed developments with the appropriate Wildlife Trust for their area. 2) The Council has considered all the representations received on paragraph 4.2.15 and has amended the text to read "Development proposals that encourage a sustainable 'pollution and flow neutral' position represent a means through which growth may be allowed whilst ensuring that WFD objectives can be met" This together with the wording of the policy itself is felt to be sufficient.

Council Response:

0

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**Question: 3d. (i) Representation Details**

Representation Texts: 9. The Powys wildlife trusts applaud the policy outlined under DM1, but do not see how PCC officers and planning committees can uphold this policy without a comprehensive inventory and agreed selection criteria for Local Wildlife Sites across Powys.  
10. The achievement of the Water Framework Directives overarching objectives - The overarching objective of this EU Directive is to achieve Good Ecological Status (GES) in a maximum number of water-bodies by 2027. The policy statement given in section 4.2.15 needs modification to allow PCC to achieve its commitment towards achieving GES.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: 9. The Powys wildlife trusts recommend the inclusion of Local Wildlife Site criteria within the Biodiversity SPG.  
10. The Powys Trusts recommend the inclusion of an additional sentence under 4.2.15 to include:  
'In accordance with Powys County Council's commitment to achieve Good Ecological Status (GES) across Powys water bodies by 2027, we will, for the life-span of the (LDP) plan, refuse all developments that could cause a deterioration in the status of a water body, or jeopardise the achievement of GES.'

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5611 Re, Paolo***Agent:* **Berrys***Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary***5611.V1/4.2/DM1** 15/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Newtown Employment/ Mixed Use Land Allocations

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question**Representation Texts***Question: 3d. (i)****Representation Details**

Representation Texts: In its current form the Local Plan does not meet the tests of soundness with regard to providing realistic, appropriate and flexible policies (criteria CE2 and CE4) and fails to have regard to the Wales Spatial Plan (criteria C2) for Newtown.

1) Newtown

Newtown is identified in the Wales Spatial Plan (2008 Update) as a "primary key settlement", with a key role in the Severn Valley area and important to the development of Central Wales. The town lies in a strategic transport corridor and is a foci for development in the Powys Local Growth Zone.

It is therefore particularly surprising that the town has only two employment allocations, both of which have delivery problems:

-Site MUA1 "St. Giles Golf Course" on the east side of Newtown is proposed for a development of a mix of employment and housing. This site has been allocated for employment uses since its inclusion in the Montgomeryshire Local Plan and, whilst it is recognised that the current proposal is for a mix of uses to assist the viability of the site's development, given the site's current use as a Golf Course it is considered that the deliverability of the entirety of this site within the Plan period is questionable; and

-Site EA1 "Llanidloes Road" has been allocated for employment uses since its inclusion in the Unitary Development Plan. In addition, a significant proportion of the site lies within a flood risk zone.

2) In addition, the employment site identified in the neighbouring settlement of Abermule also has deliverability issues as it falls within a flood risk area (DAM C2).

3) It is therefore considered imperative that, given the strategic importance of the settlement's role in the Central Wales area, additional employment opportunities should be provided in the settlement to ensure that a sufficient supply of land is available in the Plan period. This is reinforced within the LDP Strategy Topic Paper, June 2015 (paragraphs 4.6.1 & 4.6.2) which states:

"4.6.1 Economic Scenarios

The level of provision has been tested across a number of economic scenarios which indicate a relatively modest amount of land required to accommodate expansion of the economy. Nonetheless, the Plan is being produced when the Plan area is still experiencing the impact of the recession. There is, however, optimism and increasing confidence within the business community in the Plan area, evidenced by the recent work being undertaken by the Mid Wales Manufacturing Group and the Welsh Government on employment property development, and the establishment of a regional partnership structure and a strategic framework to promote and develop sustainable economic development in Mid Wales, namely "Growing Mid Wales", which will identify priorities and opportunities for strategic regional investment and comprises Ceredigion County Council and Powys County Council and other organisations and structures holding a specific interest in the economic well-being of the region. Therefore, by providing an ambitious level of employment land the Authority seeks to ensure that economic growth is not constrained within the Plan area,

4.6.2 Churn and Replacement of Existing Premises

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>5611.V1/4.2/DM1</b>		15/07/2015	<input type="checkbox"/>			Summary: Policy DM1 - Strategic Planning Matters - Newtown Employment/ Mixed Use Land Allocations
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained

The ENA identifies the primary driver of future employment land provision is the need to replace and upgrade the existing supply of premises, a significant amount of land has therefore been included to meet this specific requirement. Provision of land in this regard is considered appropriate given the enabling work currently being undertaken, as highlighted in Welsh Government Business Minister Edwina Hart AM's meeting with representatives of Powys Businesses on the 20th November 2014 where it was identified that a report is being prepared in regards to business accommodation in Powys and the possibility of Welsh Government re-entering the property market in response to concerns that existing property is becoming out-dated, not fit for modern business needs, in need of investment and the number of vacant suitable premises for business growth is just not available. This leads to the conclusion that the LDP must plan for the allocation of suitable land which is readily available and which can accommodate new, bespoke and fit-for purpose employment units.

4) Given the above, it is contended that the employment allocation proposals identified for Newtown do not meet the tests of soundness as they do not pay sufficient regard to the Wales Spatial Plan (Criteria C2), are sufficiently realistic or appropriate (Criteria CE2) and sufficiently flexible to deal with changing circumstances (Criteria CE4).

An additional site is required to help deliver the Plan's aspirations for Newtown and keep the Plan flexible, realistic and achievable.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: An additional allocated employment or mixed use site is required to help deliver the Plan's aspirations for Newtown and keep the Plan flexible, realistic and achievable.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Glanhafren Hall and its surrounding land will play an important part in the future of Newtown, being located at the western entrance to the town and potentially providing a gateway to the town. Furthermore, the LDP's current proposals would sterilise the western edge of the town as a mineral safeguarding area. The long-term future of Newtown merits consideration at the hearings.

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>5611.V4/4.2/DM1</b>		15/07/2015	<input type="checkbox"/>			Summary: Policy DM1 - Strategic Planning Matters - Mineral Safeguarding
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained

Document: Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

5611.V4/4.2/DM1 15/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Mineral Safeguarding

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Question Representation Texts

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the text to include a specific minerals safeguarding policy. See Focused Changes for details.

Safeguarding of minor sandstone formations and sand and gravel deposits with their attendant safeguarding margins is in line with national guidelines for safeguarding potential aggregates. The Minerals Planning Authority therefore considers no changes are necessary.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Mineral Resource Safeguarding

The Proposals Maps apply an extensive resource safeguarding area to a large swathe of land along the River Severn. There are several problems with this blanket safeguarding of sand and gravel deposits.

Firstly, the blanket designation sterilises the long-term expansion of towns and villages in the Severn Valley. In particular it could be applied in a manner that sterilises the expansion of Newtown on its western side.

Secondly, this blanket designation is unrealistic because land on the edge of towns will have a higher land value that is likely to render it unviable for mineral working. Furthermore, it is highly unlikely that mineral working would be permitted in close proximity to an existing town due to its harmful impact on residential amenity.

Thirdly, it is inappropriate to safeguard the land around a grade II listed building (Glanhafren Hall) for mineral working, as mineral extraction would conflict with policies to protect the setting of a listed building.

In light of the above, the mineral resource safeguarding designation fails to be realistic and appropriate (criteria CE2). We suggest that this is corrected by amending the Proposals Maps to roll back the mineral safeguarding area from the urban edge.

Policy DM1.13(ii) only allows development where minerals are, "not of commercial interest". This is impractical in its current wording, as the majority of applicants for development proposals are not in a position to judge the commercial viability of mineral schemes either now or at some undetermined point in the future. Neither is the Council in a position to realistically judge the current commercial interest in mineral working, let alone judge potential future commercial interest. Section (ii) of policy MD1.13 is impractical and inappropriate and therefore should be removed.

Policy DM1.13(iv) is vague in its wording. It is not clear whether the natural expansion of a town would constitute an, "overriding need in the public interest". Greater clarity is needed on whether development is acceptable on the edge of existing towns. Suggested amended text is provided in section 3d(iii) below.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: © 34.26 Suggested changes areas follows:

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**5611.V4/4.2/DM1** 15/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Mineral Safeguarding

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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CHANGE FROM:

Policy DM1 - Strategic Planning Matters

"All proposals for development must not compromise, or unacceptably adversely affect, either on their own or in combination with existing or approved development, the following:

- 13. The sterilisation of minerals in a safeguarded area unless:
  - i. The development is temporary and restoration to enable future extraction of the mineral is agreed; or
  - ii. Minerals are not of commercial interest within the following radii of a proposed development:
    - a. 100m (sand and gravel);
    - b. 200m (hard rock);
    - c. 500m (Coal); or
  - iii. The development is of a very minor nature such as an extension to a dwelling; or
  - iv. There is an overriding need in the public interest for the development."

CHANGE TO:

Policy DM1 - Strategic Planning Matters

"All proposals for development must not compromise, or unacceptably adversely affect, either on their own or in combination with existing or approved development, the following:

- 13. The sterilisation of minerals in a safeguarded area unless:
  - i. The development is temporary and restoration to enable future extraction of the mineral is agreed; or
  - ii. The development is of a very minor nature such as an extension to a dwelling; or
  - iii. There is an overriding need in the public interest for the development, including sustainable development on the edge of existing towns and villages."

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Glanhafren Hall and its surrounding land will play an important part in the future of Newtown, being located at the western entrance to the town and potentially providing a gateway to the town. Furthermore, the LDP's current proposals would sterilise the western edge of the town as a mineral safeguarding area. The long-term future of Newtown merits consideration at the hearings.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5704 Glandŷr Cymru - Canal & River Trust in Wales**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5704.V1/4.2/DM1 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Support Montgomery Canal element

Source: Email

Type: Support

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question* *Representation Texts***Question: Council Response**

Representation Texts: This Representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: POLICY DM1 7(ii)

Glandwr Cymru - the Canal & River Trust in Wales supports Policy DM1 7(ii), which states that development proposals must not compromise or unacceptably adversely affect important tourism assets and visitor attractions and their operation, including the Montgomery Canal, either on their own or in combination with existing or approved development. The Montgomery Canal is a much-loved and attractive waterway which is well-used for leisure walking, cycling and canoeing, and the restoration of the canal to full navigation is ongoing. The value of the waterway as a visitor attraction is therefore set to increase significantly over the plan period to 2026, in addition to the multi-functional roles of the waterway as leisure and recreation asset and a haven for wildlife and heritage.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5938 West Coast Energy**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5938.V3/4.2/RE1 17/07/2015  Summary: Does not support Policy DM1

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.69, para.4.2

Policy: RE1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: To determine Policy RE1, instead of a sensible coherent policy approach to criteria, there is a referral back to all other policies in the plan. DM1 and DM2 are obviously the key policies in this respect, but they apply to all developments. Not only that, but there are inherent tensions even between these two policies, and some simple examples will suffice to show why this is the case. DM1 refers to strategic planning matters and the key sentence is that all proposals for development must not compromise or unacceptably adversely affect, either on their own or in combination with existing or approved development the following ... and then gives a list of 13 areas of concern.

Thus when we look at 8 on the historic environment we have the inclusion of settings of heritage assets – and the policy requires that these must not be compromised or unacceptably adversely affected. This wording follows that which is still contained in Policy E3 of the UDP and it means that there is in place a balancing exercise under which the acceptability of a scheme can be tested, thus allowing for the benefits to be weighed against the harm, as envisaged in very precise terms by PPWales.

However, when DM2 is reviewed the test is very different. Here development will be permitted where it complies with all of 15 criteria, and when we look at heritage assets we see that under DM2 criterion 4, proposals must protect, preserve and/or enhance sites and features of historic and built heritage importance and contribute to preserving local distinctiveness, sense of place and setting. It has been a failing of planning policies at the local level for many years that they fail to recognise that it is improbable that most development is going to be able to protect, preserve and enhance heritage assets.

Under the Court tests, even for Grade I listed buildings, there are situations where it may be acceptable for there to be a level of harm arising to a heritage asset, especially when one is dealing with setting rather than fabric, as a result of the need for the development. One has only to look at the very recent Garreg Lwyd decision to see how this operates in practice. It simply cannot be the case that on the one hand DM1 recognises that there has to be a test of acceptability, whereas DM2 sets out an absolute test that if a proposal does not preserve protect and/or enhance a heritage asset or its setting it will not be permitted.

The same goes for nature conservation where the requirements of DM1 in criterion 9 are inconsistent with those of DM 2 in criterion 3. All of the criteria in DM1 and DM2 need to be examined to see how it is possible for any of the conflicting requirements to be met by any scheme under both policies. Finally, criterion 11 of DM2 requires that development will be permitted if it complies with “The characteristics and special qualities of Powys landscape...and the visual amenity enjoyed by users of those areas”. This may raise again the issue of “incidental” in RE1, but apart from that it is simply not a credible policy criterion to require that something must comply absolutely with “characteristics and special qualities of the Powys landscape”.

There is no room for manoeuvre and this policy as set out is effectively saying that unless developments have no effects on the characteristics and special qualities of Powys, and no effects on heritage assets and no effects on nature conservation, then they simply cannot be permitted. That may of course be the intended theme underpinning the approach, but it is not a tenable one.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Reconsider DM policy approach.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>5938.V3/4.2/RE1</b>		17/07/2015	<input type="checkbox"/>			Summary: Does not support Policy DM1
Source: Email			Type: Objection		Mode	Written
				Status		Maintained

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Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6160 Bond, Ms Sarah**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6160.V1/4.2/DM1 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - include reference to woodlands

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: Whilst Woodlands are included in the Natural and Semi natural Green Spaces listed 4.2.5, the Council propose to amend the Development Management Policy to make specific reference to woodlands, trees and hedgerows which will largely address the Representors concerns. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The list of topics under Strategic Planning Matters fails to include woodland. This is a serious omission, ignoring the Welsh Government's Woodlands for Wales Strategy. Woodland helps mitigate flooding, is a carbon store, is a source of education, recreation and employment and is critical for biodiversity. Furthermore, LDP Objective 11 wishes to see a net gain in biodiversity, this requires protection of existing biodiversity assets. I should like to see woodland as a separate numbered topic, however if that is not considered appropriate I should like to see them included under topic no 9, with at least woodlands in public ownership and those owned by charity safeguarded. Para 4.2.19 refers to carbon stores but fails to mention woodland.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: As a separate topic under DM1 I should like the following added:  
The integrity, management objectives and amenity value of woodlands:  
i in public ownership  
ii those owned or managed by charity

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery***Agent:* **CPRW Brecon & Radnor***Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary***6235.V12/4.2/DM1** 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Protection of Biodiversity

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts: It is clear that both NRW and the County Ecologist had reservations about the ability of the Draft LDP policies to achieve proper conservation of biodiversity. These policies have not been significantly strengthened within the DDLDP and a number of recommendations from NRW and the Ecologist have not been implemented. Nutrient pollution is a problem in Powys's rivers and the Natural Heritage Topic Paper (Topic Paper) identifies the current status of 9 out of 13 Powys Special Areas of Conservation and 2 out of 3 Special Protection Areas as 'unfavourable'. These are among the most protected sites within the county; the poor status of these sites is evidence of the inadequacy of existing protections and monitoring and the need for strong, effective and clear protections within the planning system.

The Welsh Government is currently working on a Nature Recovery Plan (<http://gov.wales/consultations/environmentandcountryside/nature-recovery-plan/?lang=en>), as required by UN Convention on Biological Diversity, to address the deterioration of biodiversity in Wales. The consultation document recognises that many habitats and species are in decline and under pressure from land use change and pollution. Measures proposed to reverse biodiversity declines and restore degraded habitats include the integration of biodiversity values into plans and strategies. The LDP should have regard to the goals of this Welsh Government plan and contain aspirations and clear measures to actively seek through effective policies not only to conserve but also to improve biodiversity through the planning process.

Key priority 3 for Central Wales in the Wales Spatial Plan Area Strategies also sets out the goal of conservation of ecosystems and biodiversity.

1.Cumulative impacts: It is very important that policy DM1 is reworded to include cumulative evaluation with proposed developments. Currently there are several types of development, in particular single wind turbines and intensive livestock units, where multiple proposals are often under consideration concurrently. No proper assessment of potential cumulative impacts, which may have far-reaching implications for biodiversity and natural heritage, can be reached without consideration of other proposals within the planning system, as well as those consented or operational. As drafted the policy will not deliver acceptable cumulative impacts and thus conflicts with DDLDP conservation objectives.

2.Policy DM1 - first sentence: is not compliant with Regulation 62 of the Habitats Regulations, which does not allow for 'acceptability' to be part of the Regulation 61 test. This was pointed out by NRW and needs to be addressed, perhaps by appropriate rewording of DM1 (9).

3.Policy DM1 (9): Carbon stores: For this policy to be workable, a definition of the term 'important carbon stores' is required. This category should include trees, woodlands and peat soils (see Paragraph 2.4.11 and PPW7 5.2.9).

See also Paragraph 4.2.19: Carbon Stores. The recognition of the importance of the carbon stores in the peat and dark soil deposits of the central Wales uplands is welcomed. Given the fragility and regeneration time scale for peat this resource must be afforded special protection. Peat is also essential to the control of water flow. Damage from concrete, access tracks and excavation will not only destroy existing peat, release carbon and create continuous die back but could have serious consequences for downstream flood risk. The LDP must give more weight to the conservation and regeneration of this important natural resource. There is a particular risk from the construction of upland windfarms. CPRW seriously questions why this aspect has been omitted as a primary consideration in the siting of renewable energy installations in the uplands. (PPW7 5.1.2)

4.Policy DM1 (9) Gap in coverage of the plan: NRW and the former County Ecologist recommended in response to draft LDP that DM1 (9) should be extended to include:

- UK Priority BAP habitats,
- Section 42 habitats and species of principal importance for biodiversity conservation in Wales,

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V12/4.2/DM1 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Protection of Biodiversity

Source: Email

Type: Objection

Mode Written

Status Maintained

•Protected species, including those protected under the Habitats Directive and Wildlife and Countryside Act and the exclusion of these was identified by NRW as "an important gap in the coverage of the Plan". This requirement is also set out in TAN 5 3.2.6&3.3.2 and PPW 5.2.1-8&5.4.2. This advice has been only partially addressed and the remaining significant omissions undermine the potential effectiveness of the DDLDP. The current 'unfavourable' status of the majority of Special Areas of Conservation and Special Protection Areas (see above) demonstrates that these too should be included in DM1 (9) .

Council Response:

0

### Question: 3d. (ii) Desired changes to Document

Representation Texts: Changes:

1.DM1 cumulative evaluation to be amended to include proposed developments as follows: ".....either on their own or in combination with proposed, approved or existing existing or approved development, the following:"

2.DM1 to be reworded to comply with Habitats Regulations,

3.DM1 (9) – insertion of definition of 'important carbon stores'. CPRW would suggest: Important carbon stores, including peat soils, trees and woodlands',

4.DM1 (9) – inclusion of further categories:

- UK Priority BAP habitats,
- Protected species, including those protected under the Habitats Directive and Wildlife and Countryside Act,
- Special Areas of Conservation and Special Protection Areas,

5.DM1 (9) – amendment of category (ii) to read:

- National (Wales) and Local Biodiversity Action Plan Habitats and Species

6.DM1 (9) Amendment of wording to read 'The natural environment, integrity or, conservation objectives or conservation status of.'

Council Response:

0

### Question: 4b Reason For Request To Speak At Hearing And Subject

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response:

0

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
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6235.V13/4.2/DM1		20/07/2015	<input type="checkbox"/>			Summary: Policy DM1 - Strategic Planning Matters - Protection of Landscape
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Source: Email

Type: Objection

Mode Written

Status Maintained

Document: Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question*                      *Representation Texts*

**Question:**                      **Council Response**

Representation Texts:      These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound. The forthcoming Nature Recovery Plan is one of many pieces of legislation that will come into force during the lifetime of the Plan, to which the LDP will need to comply. Whilst we do not anticipate any problems in doing this there will be opportunities to review the LDP should that be necessary. Cumulative impacts of renewable energy proposals is dealt with in the revised RE1 Policy and an SPG is being considered with regard to intensive agricultural units.

The paragraph relating to important carbon stores will be removed.

The Landscape policy has been redrafted to take on-board all the representations made on the Deposit Plan to produce a clearer more positive landscape policy that fulfils the requirements of the European Landscape Convention.

Council Response:

0

**Question: 3d. (i)      Representation Details**

Representation Texts:      Requirement for County Landscape Officer

As a landscape organisation, it is of major concern to CPRW that there is now no statutory consultee with a remit to provide independent advice to planners on landscape or to monitor impacts. Powys County Council planners cannot rely on NRW as statutory consultee with regard to landscape. NRW's remit is strictly limited to designated landscapes and landscapes of national importance. Powys has no designated landscapes outside the BBNP, and many if not most developments will principally affect landscapes of local and regional importance (as defined by LANDMAP).

Without a County Landscape officer planners are unable either to make informed decisions on landscape impacts or to properly monitor landscape change.

In the absence of a landscape officer the plan is fundamentally unsound in terms of mechanisms for implementation and monitoring and fails soundness test CE3.

CPRW reiterates arguments made in the Manifesto (attached) concerning the dependence of the County's economic prosperity and the wellbeing of residents on the outstanding quality of the Powys landscape. Powys landscapes are a factor in business relocation and investment, recruitment, relocation of homeworkers, the self-employed and small enterprises and, of course, landscape quality underpins the vital tourism sector, a major and growing source of income and employment within the county. Powys has almost double the number of self-employed workers compared with the Welsh average (17.4% as opposed to 9%) and also the highest number of home workers. Both sectors are growing and bring a mix of varied skills as well as spend to the local economy, supporting local trades and contributing to community life and the viability of rural communities. These are not negligible considerations for a sustainable future for rural communities and a broader demographic. Conservation of landscape quality is therefore necessary to achievement of the objectives of the One Powys Plan and Wales Spatial Plan.

This view is supported by PPW 5.1.1:

"The natural heritage of Wales includes its geology, land forms and biodiversity and its natural beauty and amenity. It embraces the relationships between landform and landscape, habitat and wildlife, and their capacity to sustain economic activity and to provide enjoyment and inspiration. The natural heritage and valued landscapes of Wales are

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V13/4.2/DM1 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Protection of Landscape

Source: Email

Type: Objection

Mode Written

Status Maintained

not confined to statutorily designated sites but extend across all Wales..."

and 5.1.2 sets out a clear requirement for local plans to properly protect landscapes and to have regard to Directives and Conventions (including the European Landscape Convention) to which the UK is signatory:

"The Welsh Government's objectives for the conservation and improvement of the natural heritage are to:

- Promote the conservation of landscape and biodiversity...
- Ensure that action in Wales contributes to meeting international responsibilities and obligations for the natural environment..."

Whilst paragraphs 2.4.13 and 4.2.16 reflect these national objectives, the policies within the DDLDP are not currently sufficient to ensure appropriate protections. Introducing robust policies and guidance that value and protect the quality of the Powys environment will inevitably promote economic viability and resilience, and wellbeing of residents.

CPRW reiterates comments made in the Manifesto (attached) regarding the application of the European Landscape Convention (ELC) to the Powys Local Development Plan. PPW7 is clear as to this requirement. The ELC requires signatories to integrate landscape conservation into plans:

- Using clear and explicit language

and to

- Apply conservation aims (ie protection, management and planning) to all landscapes within plan area
- Recognise landscape in a holistic sense, ie acknowledge social, amenity, cultural, wellbeing and economic importance of landscape
- Understand the landscape baseline and identify and assess landscapes within the plan area
- Involve people in landscape planning and promote training and education in landscape policy, protection, management and planning
- Integrate landscape issues into all relevant plan policies
- Raise awareness of the value of landscapes, their role and changes to them

The ELC defines "landscape planning" as a strong forward-looking action to enhance, restore or create landscapes.

Natural England have prepared a checklist for the application of the ELC to local plans. Application of this checklist shows the DDLDP still falls far short of implementing the intentions of the ELC; the DDLDP is therefore unsound as it is in conflict with recommendations regarding landscape protection contained within PPW7. The checklist exercise, together with comments regarding compliance of the LDP with the requirements of the ELC (and PPW7) is set out in the attached pdf document.

Please also refer to attached European Landscape Convention checklist as applied to Powys Draft Deposit LDP.

Cumulative impacts Policy DM1: It is very important that policy DM1 is reworded to include cumulative evaluation with other proposed developments awaiting determination. Currently there are several types of development, in particular single wind turbines and intensive livestock units, where multiple proposals are often under consideration concurrently. No proper assessment of potential cumulative impacts, which may have far-reaching implications for biodiversity, visual and sensory landscape characteristics and natural heritage, can be reached without consideration of other proposals within the planning system, as well as those consented or operational. As drafted the policy fails to implement the necessary full cumulative assessment to avoid conflict with DDLDP conservation objectives.

Policy DM1.11: CPRW concur with NRW that the phrase 'characteristics and special qualities' requires clarification. The reference to visual amenity is welcome but currently ambiguous. CPRW feel the application of this protection to users of Powys landscapes and not just to users of adjacent protected landscapes needs to be made explicit.

(see also attached paper regarding the European Landscape Convention checklist)

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V13/4.2/DM1** 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Protection of Landscape

Source: Email Type: Objection Mode Written Status Maintained

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Requirement for statutory landscape consultee to be addressed.

Changes required:

•DM1 cumulative evaluation to be amended to include proposed developments as follows:

“.....either on their own or in combination with proposed, approved or existing existing or approved development, the following:”

•Policy DM1.11 to be revised along following lines: “The characteristics and special qualities of Powys landscape (as defined by LANDMAP and including broad, open uplands, peat moors, small hills and valleys, traditional field boundaries, small lanes, woodlands, rivers and streams, open views and relative absence of intrusive development) and adjacent protected landscapes (National Parks and Areas of Outstanding Natural Beauty) and the visual amenity enjoyed by users of both Powys landscapes and adjoining areas”

Paragraph 4.2.13 for clarity insert ‘and historic environment’ after ‘cultural heritage’ to read

‘Environment Act the Council have a duty to conserve and enhance the wildlife, natural beauty, cultural heritage and historic environment of the Brecon Beacons National Park ‘

Council Response:

0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector’s examination of the LDP, according to the topic of discussion.

Council Response:

0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V14/4.2/DM1** 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6235.V14/4.2/DM1 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters

Source: Email Type: Objection Mode Written Status Maintained

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*Question* *Representation Texts*

**Question:** **Council Response**

Representation Texts: These comments are noted. Some of the suggestions have been used to create focused changes, whereas some of the suggestions are not considered necessary to ensure that the Plan is sound.

Council Response:

0

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**Question: 3d. (i)** **Representation Details**

Representation Texts: POLICY DM1 STRATEGIC PLANNING MATTERS

1. DM1 is the very core of LDP policy and the wording must be unequivocal. DM1.8: Views are either views in to or views out from any particular structure or location. Both must be considered.

THE HISTORIC AND NATURAL ENVIRONMENT

2. There is barely any mention of education in the LDP. Future generations must be taught to cherish, protect and enhance their environment.

SETTLEMENT OBJECTIVES DM1.1

3. CPRW supports the retail strategy based on revitalising the centre of market towns; the realistic assessment of what a low population area requires and limiting new retail development to sites within walking distance of centres rather than taking out of town green field sites and increasing traffic volume. The transport policy, particularly regarding public transport, must support this strategy.

TOURISM ASSETS

4. Policy DM 1.7 (ii) Important tourism assets and visitor attractions

We acknowledge the Tourism Topic paper's assessment that all evidence indicates that the outstanding, tranquil and unspoilt scenic quality of Powys is the prime tourist attraction. However, this is not reflected when considering the assets which proposals for development must not compromise or unacceptably adversely affect namely:

- long distance panoramic views
- tranquillity
- Long Distance and Promoted Horse Rides
- Registered Historic Landscapes (Vale of Montgomery; Caersws Basin; Tanat Valley; Elan Valley; Clywdog Valley; Middle Wye Valley are all of National importance)

EQUESTRIANS

5. DM1 7.ii. In relation in particular to wind turbines, this paragraph needs to include specific reference to the protection of the 'safe use and enjoyment' of public rights of way and equestrian routes. PPW7 3.1.4 confirms that public safety is a material consideration, and Powys should also have regard to requirements of the 'WAG Road Safety Framework for Wales' and 'ROSPA – Road Safety – A guide for local councillors in Wales', both of which require consideration of the safety of equestrians on roads. In particular, the British Horse Society confirms the vulnerability of equestrians around turbines. Alteration of wording as below would ensure officers have regard to this material consideration in relation to all equestrian routes.

Council Response:

0

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**Question: 3d. (ii)** **Desired changes to Document**

Representation Texts: 1. Changes to DM1 8.ii: insert 'in to and significant views out from' after 'including essential settings or significant views' to read:

08/12/2015

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6235.V14/4.2/DM1		20/07/2015	<input type="checkbox"/>			Summary: Policy DM1 - Strategic Planning Matters
Source: Email			Type: Objection			Mode Written
				Status		Maintained

8 ii The historic environment, including essential settings or significant views in to and significant views out from.....'

2. 4.2.13 (p34)

replace 'important' with 'essential' to read:

'These are valuable non-renewable resources which are also essential for education, leisure, and the economy'

3. -

4. Insert

- long distance panoramic views

- tranquillity

- Long Distance and Promoted Horse Rides

- Registered Historic Landscapes (Vale of Montgomery; Caersws Basin; Tanat Valley; Elan Valley; Clywddog Valley; Middle Wye Valley are all of National importance)

5. •DM1 7.ii Insertion of the words 'Enjoyment and safe use of' before 'important tourism assets...'

- DM1 7.ii c Insertion of words ',equestrian routes' after 'Local trails'

Council Response:

0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response:

0

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6235.V15/4.2/DM1		20/07/2015	<input type="checkbox"/>			Summary: Policy DM1 - Strategic Planning Matters - Water Framework Directive
Source: Email			Type: Objection			Mode Written
				Status		Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

08/12/2015

Issue: 2015: Deposit Draft-09.Development Management and Environment

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V15/4.2/DM1 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Water Framework Directive

Source: Email

Type: Objection

Mode Written

Status Maintained

*Question**Representation Texts***Question: Council Response**

Representation Texts: 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. With regards to the omission of "Special Areas of Conservation" from this list. SACs are included within European Protected Sites (SAC/SPA/RAMSAR) so no changes are considered necessary. With regards to the objection to Paragraph 10 of DM1 "The achievement of the Water Framework Directive's overarching objectives." this paragraph was drafted to include representations made following the first consultation on the deposit plan (July 2014) again the council believe that no further changes are necessary. The same can be said for paragraph 4.2.15 this is text that has been drafted in consultation with statutory consultees.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: In our objections, we have considered:

The Water Framework Directive

NRW ambitions for all water bodies

In respect of its River Basin Management Plans (RBMPs), there is an objective to achieve 50% of all water bodies at Good or better status (or potential) by 2015 and work towards the delivery of objectives for Protected Areas such as Natura 2000 sites and Bathing Waters. This target relates to the whole of Wales and so takes into account parts of the Severn and Dee River Basins and the whole of the Western Wales River Basin. CPRW therefore argues that a 'pollution neutral' position is too low to achieve NRW's ambitions. Local authorities, along with other public bodies, have a general responsibility not to compromise the achievement of UK compliance with EU Directives, including the WFD. Non-compliance with EU Directives could potentially lead to the European Commission bringing legal proceedings and fines against the UK.

The opinion of the Advocate General (AG) delivered on 23 October 2014. AG is proposing to the European Court the following interpretation of the WFD:

1) Article 4, paragraph 1 a) i) of the WFD, must be interpreted as meaning that the Member States are required (except if they apply a derogation in line with the WFD) to refuse to authorize a project if it could cause a deterioration in the status of a waterbody (WB), or jeopardise the achievement of a good surface water status or good ecological potential and good surface water chemical status by the date prescribed by the WFD;

2) The concept of "deterioration" in Article 4, paragraph 1 a) i) of the WFD must be interpreted as meaning alterations as regards a substance or a quality element used in the assessment of ecological status within the meaning of Annex V of the Directive, without this alteration necessarily resulting in a change of classification within the meaning of the Annex. This means that non-deterioration refers not only to non-deterioration between classes, but also within classes.

1. "All proposals for development must not compromise, or unacceptably adversely affect, either on their own or in combination with existing or approved development, the following"

We object to the double qualification highlighted above in italics and underlined.

The reasons for this objection are:- it implies two standards – one which does not compromise, and one which does not unacceptably adversely affect. This is confusing and potentially indicates that there are two standards.

We object to the use of the word "unacceptable".

The reason for this objection is that it is not defined to whom it would be unacceptable – the developer or the Planning Authority or Natural Resources Wales or EU regulations



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V15/4.2/DM1 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Water Framework Directive

Source: Email

Type: Objection

Mode Written

Status Maintained

such as the Water Framework Directive?

The following change should therefore be made. Replace "All proposals for development must not compromise, or unacceptably adversely affect, either on their own or in combination with existing or approved development, the following" with "Development which could cause a deterioration in the status of a water body and jeopardise the achievement of a good surface water status or good ecological potential or good surface water chemical status will be refused"

2. Paragraph 9 of DM1 – the list of protected sites.

We object to the omission of "Special Areas of Conservation" from this list. This should be inserted into the list.

3. Paragraph 10 of DM1 "The achievement of the Water Framework Directive's overarching objectives."

We object to the qualification 'overarching objectives'

The reason for this objection is that the term 'overarching objective' implies that some details of the Water Framework Directive may be disregarded. The term should be deleted.

4. 4.2.15. 4.2.15 Achievement of Water Quality Standards in line with the Water Framework Directive.

We object to the following part of 4.2.15 "Development proposals that encourage a 'pollution neutral' position represent a means through which growth may be allowed whilst ensuring pollution does not damage the integrity of designated sites and their ability to support the features for which they are designated"

The reasons for this objection are:

a. 'Pollution neutral' is not a clear and precise statement. It could be interpreted as an acceptance of a level of pollution in a water course or, alternatively, as permission to compensate for introducing a new source of pollution by making unrelated improvements in another source of pollution. This is again contrary to the Advocate General opinion cited above (in particular "the Member States are required (except if they apply a derogation in line with the WFD) to refuse to authorize a project if it could cause a deterioration in the status of a waterbody (WB), For example. The following map is taken from the Water Watch Wales website (data from Natural Resources Wales) and illustrates a selection of Water Framework Directive (WFD) water bodies in Powys.

[MAP AND LEGEND INSERTED (see hard copy)]

From the legend opposite there are examples of water bodies in Powys which are classified 'poor'.

A development proposal within a 'poor' waterbody area that is 'pollution neutral' implies that it would be acceptable to maintain the 'poor' status of that waterbody.

This conflicts with the LDP Objective 11 which states "and where possible to ensure development enhances them and produces a net gain for biodiversity"

There is we believe a mismatch between the objective and the policy, and the policy is weaker than the ambitions of NRW and the requirements of the WFD.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V15/4.2/DM1 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Water Framework Directive

Source: Email

Type: Objection

Mode Written

Status Maintained

The following change should therefore be made. Deletion of all of "Development proposals that encourage a 'pollution neutral' position represent a means through which growth may be allowed whilst ensuring pollution does not damage the integrity of designated sites and their ability to support the features for which they are designated"

b. We object to the use of the word 'encourage' in 4.2.15 as in "Development proposals that encourage a 'pollution neutral' position". How can a development proposal encourage something? A development proposal either can reduce pollution or can increase pollution – it cannot encourage...."

This statement should be re-drafted in a way which reflects the ambitions of the WFD, the opinion of the Advocate General and NRW through incorporation of a requirement that Development which could cause a deterioration in the status of a water body and jeopardise the achievement of a good surface water status or good ecological potential and good surface water chemical status will be refused.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: In our objections, we have considered:

The Water Framework Directive

NRW ambitions for all water bodies

In respect of its River Basin Management Plans (RBMPs), there is an objective to achieve 50% of all water bodies at Good or better status (or potential) by 2015 and work towards the delivery of objectives for Protected Areas such as Natura 2000 sites and Bathing Waters. This target relates to the whole of Wales and so takes into account parts of the Severn and Dee River Basins and the whole of the Western Wales River Basin. CPRW therefore argues that a 'pollution neutral' position is too low to achieve NRW's ambitions. Local authorities, along with other public bodies, have a general responsibility not to compromise the achievement of UK compliance with EU Directives, including the WFD. Non-compliance with EU Directives could potentially lead to the European Commission bringing legal proceedings and fines against the UK.

The opinion of the Advocate General (AG) delivered on 23 October 2014. AG is proposing to the European Court the following interpretation of the WFD:

- 1) Article 4, paragraph 1 a) i) of the WFD, must be interpreted as meaning that the Member States are required (except if they apply a derogation in line with the WFD) to refuse to authorize a project if it could cause a deterioration in the status of a waterbody (WB), or jeopardise the achievement of a good surface water status or good ecological potential and good surface water chemical status by the date prescribed by the WFD;
- 2) The concept of "deterioration" in Article 4, paragraph 1 a) i) of the WFD must be interpreted as meaning alterations as regards a substance or a quality element used in the assessment of ecological status within the meaning of Annex V of the Directive, without this alteration necessarily resulting in a change of classification within the meaning of the Annex. This means that non-deterioration refers not only to non-deterioration between classes, but also within classes.

1. "All proposals for development must not compromise, or unacceptably adversely affect, either on their own or in combination with existing or approved development, the following"

We object to the double qualification highlighted above in italics and underlined.

The reasons for this objection are:- it implies two standards – one which does not compromise, and one which does not unacceptably adversely affect. This is confusing and potentially indicates that there are two standards.

We object to the use of the word "unacceptable".

The reason for this objection is that it is not defined to whom it would be unacceptable – the developer or the Planning Authority or Natural Resources Wales or EU regulations such as the Water Framework Directive?

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6235.V15/4.2/DM1		20/07/2015	<input type="checkbox"/>			Summary: Policy DM1 - Strategic Planning Matters - Water Framework Directive
Source: Email			Type: Objection		Mode	Written
					Status	Maintained

The following change should therefore be made. Replace "All proposals for development must not compromise, or unacceptably adversely affect, either on their own or in combination with existing or approved development, the following" with "Development which could cause a deterioration in the status of a water body and jeopardise the achievement of a good surface water status or good ecological potential or good surface water chemical status will be refused"

2. Paragraph 9 of DM1 – the list of protected sites.

We object to the omission of "Special Areas of Conservation" from this list. This should be inserted into the list.

3. Paragraph 10 of DM1 "The achievement of the Water Framework Directive's overarching objectives."

We object to the qualification 'overarching objectives'

The reason for this objection is that the term 'overarching objective' implies that some details of the Water Framework Directive may be disregarded. The term should be deleted.

4. 4.2.15. 4.2.15 Achievement of Water Quality Standards in line with the Water Framework Directive.

We object to the following part of 4.2.15 "Development proposals that encourage a 'pollution neutral' position represent a means through which growth may be allowed whilst ensuring pollution does not damage the integrity of designated sites and their ability to support the features for which they are designated"

The reasons for this objection are:

a. 'Pollution neutral' is not a clear and precise statement. It could be interpreted as an acceptance of a level of pollution in a water course or, alternatively, as permission to compensate for introducing a new source of pollution by making unrelated improvements in another source of pollution. This is again contrary to the Advocate General opinion cited above (in particular "the Member States are required (except if they apply a derogation in line with the WFD) to refuse to authorize a project if it could cause a deterioration in the status of a waterbody (WB),  
For example. The following map is taken from the Water Watch Wales website (data from Natural Resources Wales) and illustrates a selection of Water Framework Directive (WFD) water bodies in Powys.

[MAP AND LEGEND INSERTED (see hard copy)]

From the legend opposite there are examples of water bodies in Powys which are classified 'poor'.

A development proposal within a 'poor' waterbody area that is 'pollution neutral' implies that it would be acceptable to maintain the 'poor' status of that waterbody.

This conflicts with the LDP Objective 11 which states "and where possible to ensure development enhances them and produces a net gain for biodiversity"

There is we believe a mismatch between the objective and the policy, and the policy is weaker than the ambitions of NRW and the requirements of the WFD.

The following change should therefore be made. Deletion of all of "Development proposals that encourage a 'pollution neutral' position represent a means through which growth

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V15/4.2/DM1** 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters - Water Framework Directive

Source: Email

Type: Objection

Mode Written

Status Maintained

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may be allowed whilst ensuring pollution does not damage the integrity of designated sites and their ability to support the features for which they are designated”

b. We object to the use of the word ‘encourage’ in 4.2.15 as in “Development proposals that encourage a ‘pollution neutral’ position”. How can a development proposal encourage something? A development proposal either can reduce pollution or can increase pollution – it cannot encourage....”

This statement should be re-drafted in a way which reflects the ambitions of the WFD, the opinion of the Advocate General and NRW through incorporation of a requirement that Development which could cause a deterioration in the status of a water body and jeopardise the achievement of a good surface water status or good ecological potential and good surface water chemical status will be refused.

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector’s examination of the LDP, according to the topic of discussion.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6253 Campaign for Real Ale**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6253.V1/4.2/DM1 19/06/2015  Summary: Include protection for Public Houses within Policy DM1

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the text of Policy DM1 to make specific reference to public houses. See Focused Changes for details.

The Council disagree with the proposed changes to increase the minimum period for marketing from six to 12 or 18 months as requested by the Representer. No new evidence was submitted to prove the need for this request which would lead the Local Planning Authority to change its conclusions.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy DM1 and the explanatory text at 4.2.11 give protection to existing shops, and services but do not mention public houses. Pubs should be given specific mention as important facilities for the community, often providing a valuable role in small villages and rural areas. This is the approach adopted in the current Unitary Development Plan (7.10.1 and Policy RP10).

Para 4.2.11 refers to the need for a flexible approach to the use of existing premises and suggests a period for marketing purposes as at least six months. In Powys a period of six months is not sufficient to successfully market a pub. Many public houses have been closed for periods of up to four years before re-opening as a pub. The text could be improved by allowing a period of 12 or 18 months for marketing.

Examples of pubs that have been closed for extensive periods are Knighton Hotel, Knighton (closed for 4years 1994-8), Castle, Rhayader (closed for a few years in the 1990s) and the Harp, Old Radnor (rescued by the Landmark Trust in 1972 after being closed for a few years). There are similar examples in Breconshire and Montgomeryshire.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Amend marketing period for pubs to 12 months or 18 months

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6322 REG Windpower**

*Agent:* **Turley**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6322.V2/4.2/DM1** 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations recieved on the Development Management Policies the Council propose a focused change to Policies DM1, DM2 & DM3. The focused change proposes a suite of Development Management Policies to address different issues rather than 3 comprehensive Policies. See Focused Changes for details. The Council disagree with the proposed changes requested by the Representor in relation to visual amenity by users and consideration of carbon stores. The Representor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy DM1 (R.34.26)

Our client has significant concerns regarding the inclusion of 'compromise' in Policy DM1. The expectation that all proposals for development will not 'compromise' the defined criteria is not realistic or appropriate and is likely to lead to differing interpretation. In many instances this would lead to a clear conflict with national policy.

The inclusion of 'compromise' is also unnecessary given that the policy already requires proposals to not 'unacceptably adversely affect' the defined criteria. This is more than adequate on its own and much more easily defined. As a result, Policy DM1 fails the tests of soundness (C2, CE2). To remedy this reference to 'compromise' should be deleted.

Turning to the criteria set out in Policy DM1, the safeguarding of 'windfarms in Strategic Search Areas' under Criterion 7(i)(e) is supported.

Reference to 'important carbon stores' in Criterion 9 (viii) should be supported by additional text in the explanatory paragraphs recognising the potential for development proposals to mitigate and restore resources, such as peatlands, through suitable land management practices (as supported by PPW, Para. 5.4.5). Development proposals that effect carbon stores should be considered on a case by case basis through the development management process.

The scope of Criterion 11 has been extended beyond that contained in the July 2014 Deposit Draft to include the "visual amenity enjoyed by users". This requirement is likely to be subject to differing interpretation and could unnecessarily restrict development. It is therefore recommended that it is deleted from Policy DM1.

Policy DM1, or the supporting explanatory text, should also make it clear that the assessment of development proposals against the defined criteria must form part of a balancing exercise. In doing so, this would allow any perceived harm under one specific area to be weighed against the wider benefits.

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6322.V2/4.2/DM1** 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Additional information submitted: Covering letter

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The expectation that all proposals for development will not 'compromise' the defined criteria is not realistic or appropriate and is likely to lead to differing interpretation. In many instances this would lead to a clear conflict with national policy.  
 The inclusion of 'compromise' is also unnecessary given that the policy already requires proposals to not 'unacceptably adversely affect' the defined criteria. This is more than adequate on its own and much more easily defined. As a result, Policy DM1 fails the tests of soundness (C2, CE2). To remedy this reference to 'compromise' should be deleted.  
 Turning to the criteria set out in Policy DM1, the safeguarding of 'windfarms in Strategic Search Areas' under Criterion 7(i)(e) is supported.  
 Reference to 'important carbon stores' in Criterion 9 (viii) should be supported by additional text in the explanatory paragraphs recognising the potential for development proposals to mitigate and restore resources, such as peatlands, through suitable land management practices (as supported by PPW, Para. 5.4.5). Development proposals that effect carbon stores should be considered on a case by case basis through the development management process.  
 The scope of Criterion 11 has been extended beyond that contained in the July 2014 Deposit Draft to include the "visual amenity enjoyed by users". This requirement is likely to be subject to differing interpretation and could unnecessarily restrict development. It is therefore recommended that it is deleted from Policy DM1.  
 Policy DM1, or the supporting explanatory text, should also make it clear that the assessment of development proposals against the defined criteria must form part of a balancing exercise. In doing so, this would allow any perceived harm under one specific area to be weighed against the wider benefits.

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Policy DM1 - to enable our clients to be represented in discussions regarding the Policy DM1 in so far as it impacts on the future policy direction for delivering renewable energy in Powys.

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6323 RWE Innogy UK Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6323.V2/4.2/DM1** 20/07/2015  Summary: Policy DM1 - Strategic Planning Matters

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations recieved on the Development Management Policies the Council propose a focused change to Policies DM1, DM2 & DM3. The focused change proposes a suite of Development Management Policies to address different issues rather than 3 comprehensive Policies. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: It is agreed that the test set out in the opening paragraph of LDP Policy DM1 relating to not "unacceptably adversely affect" is the correct test and one that is regularly used in development plans. The use of the term "compromise" is less regularly used and therefore less well defined and tested in land use planning terms. It is considered that the term "unacceptably adversely affect" test is sufficient and the "compromise" is undefined, unnecessary and potentially confusing.

For the reason set out above, it is considered that LDP Policy DM1 in its current form fails to meet the Coherence and Effectiveness (CE2) test of soundness. References in the accompanying paragraphs 4.2.1 to 4.2.17 to national policy and guidance is welcomed and ensures that the Coherence and Effectiveness (CE4) test is met.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: In the opening paragraph of LDP Policy DM1, delete "compromise, or".

Council Response: 0



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

### 6348 Dwr Cymru Welsh Water

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Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6348.V2/4.2/DM1 17/07/2015  Summary: Supports Policy DM1 - Strategic Planning Matters

Source: Email

Type: Support

Mode Written

Status Maintained

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Document:Draft Deposit Written Statement 2015, p.29, para.4.2

Policy: DM1

Issue: 2015: Deposit Draft-09.Development Management and Environment

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*Question* *Representation Texts*

**Question:** **Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. It is noted that Policy DM1 (7) has been removed and replaced by policy SP2 - Safeguarding of Strategic Assets. This policy adequately addresses safeguarding of Strategic Assets (including reservoirs and water supplies). See focused changes for details.

Council Response:

0

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**Question: 3d. (i)** **Representation Details**

Representation Texts: 4.2 DEVELOPMENT MANAGEMENT POLICIES

POLICY DM1: STRATEGIC PLANNING MATTERS (34.26)

We support the requirements within the policy that all proposals must not lead to unacceptable detrimental pressure on infrastructure, including reservoirs and water supplies. We fully support any measure that is designed to prevent any possible degradation of water resources.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.27 Justification: Policy DM1 - Strategic Planning Matters**

**4765 Flintshire County Council (N W Minerals & Waste PI**

*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**4765.V3/4.2.21/DM** 22/06/2015  Summary: Justification: Policy DM1 - Strategic Planning Matters - Prior Extraction

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.29, para.4.2.21

Policy: DM1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the text within Policy DM1 to make specific reference to prior extraction. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy DM1 – the sterilisation of minerals in a safeguarded area

The assessment of allocations has taken into account minerals and seems to suggest pre-extraction by way of mitigation. It's not clear how this would be facilitated through the plan, or whether pre-extraction was considered not feasible

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V14** 20/07/2015  Summary: Justification: Policy DM1 - Strategic Planning Matters - Open Space and Natural Green Space

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.35

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Paragraphs 4.2.5 and 4.2.6  
We welcome the clarification that natural green space is included within the definition of Open space, and welcome the use of the Accessible Green space toolkit (produced by the former CCW) in the Open Space Assessment. We consider that this meets Test of Soundness C2.

Para 4.2.19 there is a typo: should read: 'Policy DM1, criterion 9 (viii) refers to important carbon stores...'

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: 4.2.5 and 4.26 - None

4.2.19 - Amend the typographical error

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.28 Policy DM2 – Detailed and Site Specific Planning Matters**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V5//DM2** 09/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters - final sentence should be changed to reflect a more holistic approach to the protection of the historic environment.

Source: Website registration      Type: Objection      Mode: Written      Status: Maintained

Document: Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council proposes Focused Changes to the LDP Development Management Policy in respect of the Historic Environment which will reconfigure the section to which the proposed text change refers. The Council does however agree to reflect a more holistic approach to the protection of the historic environment, rather than giving greater emphasis to Built Heritage.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: While the explanatory criteria accompanying Policy DM2 (section 4.2.29) states that "Development proposals should plan positively for all aspects of the historic environment" the final sentence of that paragraph merely mentions features that are 'Listed', with no reference to Scheduled Monuments or other designations. This final sentence should be changed to reflect a more holistic approach to the protection of the historic environment.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Suggested ammended final sentence for paragraph 4.2.29  
"Important heritage assets, whether statutorially designated or not, will be protected."

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts:

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**78 Home Builders Federation Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**78.V7//DM2** 14/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations recieved on the Development Management Policies the Council propose a focused change to Policies DM1, DM2 & DM3. The focused change proposes a suite of Development Management Policies to address different issues rather than 3 comprehensive Policies. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: ADDITIONAL WORDING IS REQUIRED TO POINT 1 AS AT PRESENT ITS REQUIREMENTS ARE CONTRADICTED BY SOME OF THE POINTS THAT FOLLOW IN THE SAME POLICY. FOR EXAMPLE A HOUSING DEVELOPMENT IN A CONSERVATION AREA ADJACENT TO A LISTED BUILDING IS UNLIKELY TO BE ACCEPTABLE IF IT WERE OF A HIGH DENSITY.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: PROPOSALS MUST MAKE THE MOST EFFICIENT USE OF LAND WHERE POSSIBLE TAKING ACCOUNT OF THE OTHER REQUIREMENTS OF THE POLICY

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**439 Newtown & Llanllwchaearn Town Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**439.V8//DM2** 16/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters

Source: Email Type: Support Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Paragraphs 3 and 4: Committee very much welcomes this and especially paragraphs 3 (protect, positively manage and wherever possible enhance biodiversity) and 4 (protect, preserve and/or enhance sites and features of historic and built heritage importance and contribute to preserving local distinctiveness, sense of place and setting) and would not want to see these diluted.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**525 Presteigne & Norton Town Council**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

525.V5//DM2 18/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters - Sewerage Capacity

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions.

Welsh Water provided comments on the LDP during the deposit period. They raised no objection to the proposed housing allocations in Presteigne. They stated that the local sewerage network could accommodate foul flows in relation to proposed allocations however off site sewers may be required which could be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. They also stated that Presteigne Wastewater Treatment Works (WwTW) has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.

These sewerage capacity issues are noted in Appendix 1 of the plan and any new development of allocations in Presteigne will need to overcome these issues.

No housing allocations are proposed in Norton as it is categorised as a small village in the LDP. Any infill development in this village will need to conform with the LDP Development Management policies. This will negate any unacceptable adverse effects relating to utilities on the surrounding environment.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Sewerage Capacity in Presteigne and Norton. Of significant concern is the lack of sewerage capacity in the area. Recent developments have been hampered by Welsh Water objections stating that the system has reached capacity. The Town Council is pressing for capital investment urgently as without this all plans for development will be unable to proceed. The County Council also needs to press for urgent action by Welsh Water. If no action is taken the LDP may well have run out before the necessary infrastructure is in place.

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**542 Abermule (with) Llandyssil Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V17//DM2** 20/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters

Source: Post or in person Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the representor. The representor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. Development Management Policy states that 'proposals that generate significant travel demands will only be permitted where adequate public and other sustainable forms of transport are incorporated as part of the proposal and are consistent with the role and function of the transport network'. Planning Obligations Policy enables contributions to support sustainable modes of trasport, improved traffic management and rights of way in relation of new development in association with new development.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Significant new housing development is stated as only being permitted where adequate public and other sustainable forms of transport are incorporated as part of the proposal and are consistent with the role and function of the transport network. The Council needs to consider the consistency of this statement with the current and any future plans to cut bus services, plans which will leave some towns and large villages without public transport.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V18//DM2** 20/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters - Energy Conservation

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound. The policy relating to design and resources applies to all development proposals that come forward as part of the planning system, and in many cases retrofitting buildings with renewable technologies will lie outside of the control of the planning system. The policy includes a requirement to demonstrate a sustainable and an efficient use of resources by including measures to achieve: i. Energy conservation and efficiency. ii. The supply of electricity and heat from renewable sources. iii. Water conservation and efficiency.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V18//DM2** 20/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters - Energy Conservation

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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iv. Waste reduction. It is not considered to be reasonable or necessary to stipulate that a specific type of renewable energy measure is used, for instance requiring solar panels as standard, or for specific measures to be wherever feasible, such as ground/air source heat pumps, as is suggested by the Representor. Paragraph 4.2.52 sets out a range of different measures that can be used to achieve sustainable and efficient use of resources.

Council Response:

0

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**Question: 3d. (i) Representation Details**

Representation Texts: Insufficient weight is given to energy conservation in new build and retrospective fit. All new build should be specified to the highest standards with roof mounted solar panels as standard and ground/air source heat pumps wherever feasible (4.2.52)

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1084 Welsh Government**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

**1084.V10/DM2** 16/07/2015  Summary: Welsh Language

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-10. Welsh Language and Culture and Heritage

*Question Representation Texts***Question: Council Response**

Representation Texts: "Mae'r Cyngor yn bwriadu diwygio ei agwedd o ran polisi'r laith Gymraeg a Diwylliant er mwyn mynd i'r afael â materion a godwyd yn y sylwadau ac i sicrhau bod ei bolisi'n gyson â Pholisi Cenedlaethol. Gweler Newidiadau Arbennig am fanylion.Mae'r Polisi diwygiedig ar yr laith Gymraeg yn ymwneud ag aneddiadau haen uwch sydd wedi'u rhestr yn y polisi ac mae'r aneddiadau hyn wedi'u nodi ar fapiau'r cynigion.Roedd Asesiad Hyfywedd y Cynllun yn cynnwys asesiad o effaith ar hyfywedd datblygu ar bolisiau sy'n datblygu o ran y Cynllun Datblygu Lleol er mwyn sicrhau bod lefel y tai fforddiadwy a gofynion eraill ar bolisiau (gan gynnwys Polisiâu sy'n datblygu ar yr laith Gymraeg a Goblygiadau Cynllunio) yn briodol ac a fydden nhw'n ychwanegu costau datblygu annichonol. Daeth yr Asesiad i'r casgliad nad oedd byggythiad na pherygl i'r datblygiad o fewn y Cynllun, yn amodol ar effaith gronol y polisiâu, ac y byddai mwyafrif y safleoedd yn gallu ymdopi â chostau sy'n gysylltiedig â gofynion polisiâu.Dan y polisiâu arfaethedig, byddai angen i unrhyw oblygiadau cynllunio sy'n gysylltiedig â mesurau lliniaru'r laith Gymraeg a Diwylliant fod yn berthnasol, yn angenrheidiol ac yn ymwneud â maint y datblygiad a bydd yn benodol i'r datblygiad er mwyn osgoi gofynion cyfuno uchaf Adran 106 neu fel y cyflwynwyd gan y Rheoliadau. Manylion pellach i'w gweld yn Rhwymedigaethau Cynllunio - Canllawiau Cynllunio Atodol.The Council propose to amend its policy approach to Welsh Language and Culture to address issues raised in the representation and to ensure its policy approach is consistent with National Policy. See Focused Changes for details. The amended Welsh Language Policy approach applies to the higher tier settlements listed in the Policy and these settlements are identified on the proposal maps. 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) where 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.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 Guidance."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Welsh Language

Compliance with TAN 20

In accordance with TAN 20, the SA of Powys's LDP assessed the impact of the spatial strategy, policies and allocations on the Welsh language and was found to have an overall positive impact. To comply with TAN 20, the findings of the SA on the Welsh language should be included in the reasoned justification to Policy DM2. The SA of the plan assessed the implication of the housing requirement and all the components of housing supply on the Welsh language, which included an allowance for windfall sites.

To align with TAN 20, applications on non-allocated sites should not be subject to a further assessment of impacts on the Welsh language. The authority should explain why Criterion 15 of Policy DM2 is seeking to refuse applications on the basis of the Welsh language when the SA has evidenced a positive impact from all proposed development in the plan. Specifically, Criterion 15 (i) is seeking to refuse housing development in Welsh-speaking strongholds, which does not lead to more than a 5-year housing land supply. On this basis, it is unclear how the requirement for a 5-year supply will be maintained and whether it applies to individual settlements or the plan area. Similarly it is unclear what

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>1084.V10//DM2</b>		16/07/2015	<input type="checkbox"/>			Summary: Welsh Language

Source: Email	Type: Objection	Mode: Written	Status: Maintained
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evidence supports the inclusion of the other two criteria, clarification is required to explain for example what impact a retail development would have on the Welsh language? The policy approach is contrary to national policy and should be amended accordingly.

**Mitigation**

Development considered to impact on the Welsh language is required to include mitigation measures in Welsh-speaking strongholds of Powys. The strongholds in the North-West and South-West should have a spatial implication on the proposals map or be appended in the plan. Mitigation measures will be sought through S106 obligations in accordance with Policy DM3, but the authority should clarify how the S106 obligations can be achieved given the limitations of the CIL Regulations and the viability assessment.

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>1084.V18//DM2</b>		16/07/2015	<input type="checkbox"/>			Summary: SUDS

Source: Email	Type: Objection	Mode: Written	Status: Maintained
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Document: Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question*                      *Representation Texts*

**Question:                      Council Response**

Representation Texts:    The Council agree that for consistency the plans should be changed to read Sustainable Drainage Systems throughout where SuDs are concerned.

Council Response: 0

**Question: 3d. (i)              Representation Details**

Representation Texts:    SuDS – For consistency the plans should read Sustainable Drainage Systems

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1481 The Coal Authority**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1481.V2//DM2** 15/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters

Source: Email Type: Support Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: REPRESENTATION 2 OF 6

The Coal Authority supports criterion 2 of Policy DM2 which sets out an appropriate policy framework for addressing the issue of unstable land including that arising from mining legacy.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: N/A

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**2101 Fitzgerald, Mr JP**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2101.V4//DM2** 16/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters - Sewerage in Llanfechain

Source: Post or in person Type: Objection Mode Written Status Maintained

Petition of 3 signatures

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted, however Severn Trent Water have a planned project to update the sewage treatment works in Llanfechain (2017). This should address the concerns raised.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: 5) INADEQUATE SEWAGE SYSTEM

The Uanfechain sewage works and infrastructure was constructed over 50 years ago and to serve a much smaller village. In the intervening years the number of dwellings has probably doubled. The modern family lifestyle also means a much greater water usage for the individual householder. There is obviously potential for over-load of the sewage treatment plant, at peak times, which could lead to environmental pollution, or sewage "backing-up" within the system.

If the village is re-classified as a "large village" this will trigger additional "Windfall developments" which would create a greater load on the plant.

The Severn Trent Water Authority should be lobbied to upgrade / re-construct the works. This should be a comprehensive civil engineering project to include new trunk sewers to serve not only the new areas, but also to existing dwellings, not on the mains system. This should be undertaken before any further housing development areas are scheduled.

It would be criminally irresponsible of the Authority to schedule any further large scale housing whilst knowing that there is a major and increasing risk of environmental pollution.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**2213 National Grid**

*Agent:* **Amec Foster Wheeler**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2213.V8//DM2** 20/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters

Source: Email Type: Comment Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-09.Development Management and Environment

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: In addition to the requirements set out in National Guidance, all proposals for development will be permitted where they comply with the following:

15. Within Powys' Welsh-speaking strongholds, proposals for the following developments will only be permitted where they have regard to their impact on Welsh language and culture and mitigation measures are provided:

- i) Housing development which would lead to more than a five year housing supply for the settlement based on average completions over the previous 5 years.
- ii) Retail development with a gross floor area greater than 280 sqm.
- iii) Any other large-scale development with the potential to detrimentally affect the Welsh language and culture.

The proposed National Grid Mid Wales Connection Project is a large scale development which will have regard to potential impacts on Welsh language and culture.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4640 Powys Ramblers**

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**4640.V4//DM2** 14/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters - insert criterion regarding public rights of way

Source: Website registration Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-09.Development Management and Environment

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. The Development Management Polices adequately address the protection of public rights of way.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: See representation 2034 on Policy DM1. Many planning applications affect public rights of way. This is a site-specific matter to which reference should be made in DM2 as well as DM1.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Insert a new criterion relating to protection of public rights of way.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4765 Flintshire County Council (N W Minerals & Waste PI)**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

**4765.V4//DM2** 22/06/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters - Buffer Zones and Mineral Operations

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the text to provide clarity with regards to buffer zones and existing minerals operations. See Focused Changes for details.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy DM2 – sensitive development must not take place within the buffer zone of the following operations (unless justified by detailed analysis):  
Hard rock, coal, sand and gravel

1) Wording is not particularly helpful as it isn't clear what this applies to. Buffers are identified around existing operations and should be identified around any new operations and any extensions to existing operations. A change in wording would help address this.

2) There doesn't appear to be any explanation within the justification [DM2 -Criterion 12] as to what 'detailed analysis' would be undertaken. It would be helpful to explain why the policy has been included and that there may be circumstances in which the policy won't be so rigorously applied, for example, where encroachment into a buffer zone has already occurred.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Change wording of Policy DM2

Clarify what is meant in Criterion 12

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5197.V15//DM2 20/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: The Council agree to make the following changes: Insert "disturbance to protected species" into 'Dark Skies and External Lighting Policy'. Insert " Thought needs to be given on how external lighting schemes can avoid potential impacts to nocturnal wildlife, particularly protected species, such as bats, otters and badgers. Dark wildlife movement corridors should be left, e.g. no external lighting of boundary habitat features, wildlife corridors, and watercourses." following policy DM1 in Dark Skies and external lighting supporting text. Insert: "Welsh Circular 10/99 Planning Requirement in Respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development" and will need to demonstrate that the quality of surface and groundwaters will not be adversely effected (in line with Water Framework Directive objectives)". after 'Any non mains sewerage proposal must comply with' in the utilities supporting text. Insert "Further information is found in TAN 15 – Development and Flood Risk and The Chief Planning Policy Officers Letter (9th January 2015) -Planning Policy on Flood Risk and Insurance Industry Changes." into the last sentence of the supporting text for the Development and Flood Risk policy.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy DM2 – Detailed and Site Specific Planning Matters  
 © 34.28 We note the reference to TAN15 in paragraph 4.2.31. As you are aware, on 9th January 2014, Welsh Government sent a letter to all Chief Planning Officers to clarify national planning policy in respect of development and flood risk. Among other matters, the CPO letter sets out flood consequence assessment (FCA) requirements for individual planning applications, including the need to take account of the potential impact of climate change including a flood event which has a 0.1% (1 in 1000 year) probability of occurrence.

The implications of this are that where we are consulted on proposed developments located within an area shown to be at risk from tidal flooding, we will advise that an allowance for climate change should be applied for the 0.1% tidal event. Our advice for proposed developments within areas at risk from fluvial flooding has not changed.

To aid clarity for future developers on the requirements for FCAs, reference to this letter to Chief Planning Officers should be included in paragraph 4.2.31.

(Rep Text contained in Annex 1 to NRW letter)

Criterion 11: Whilst we generally welcome this criterion and the clarification provided in paragraph 4.2.40, as lighting has the potential to impact on protected species, especially bats, we suggest that protected species are also included in the criterion.

4.2.15 Achievement of Water Quality Standards in line with the Water Framework Directive.

NRW suggest that the following wording is incorporated, to demonstrate that the WFD is at the heart of LDP policy:

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

5197.V15//DM2 20/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

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“Development proposals that encourage a sustainable ‘pollution and flow neutral’ position represent a means through which growth may be allowed whilst ensuring that WFD objectives can be met, prevent deterioration and ensure pollution does not damage the integrity of designated sites and their ability to support internationally important features”

Paragraph 4.2.39 To more accurately reflect the requirements of the Water Framework Directive, we recommend that the following text is added at the end of this paragraph “.....Septic Tank in New Development and demonstrates that the quality of surface and groundwaters will not be adversely effected (in line with Water Framework Directive objectives).

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Policy DM2 – Detailed and Site Specific Planning Matters  
 @ 34.28 We note the reference to TAN15 in paragraph 4.2.31. As you are aware, on 9th January 2014, Welsh Government sent a letter to all Chief Planning Officers to clarify national planning policy in respect of development and flood risk. Among other matters, the CPO letter sets out flood consequence assessment (FCA) requirements for individual planning applications, including the need to take account of the potential impact of climate change including a flood event which has a 0.1% (1 in 1000 year) probability of occurrence.

The implications of this are that where we are consulted on proposed developments located within an area shown to be at risk from tidal flooding, we will advise that an allowance for climate change should be applied for the 0.1% tidal event. Our advice for proposed developments within areas at risk from fluvial flooding has not changed.

To aid clarity for future developers on the requirements for FCAs, reference to this letter to Chief Planning Officers should be included in paragraph 4.2.31.

Criterion 11: Whilst we generally welcome this criterion and the clarification provided in paragraph 4.2.40, as lighting has the potential to impact on protected species, especially bats, we suggest that protected species are also included in the criterion.

4.2.15 Achievement of Water Quality Standards in line with the Water Framework Directive.

NRW suggest that the following wording is incorporated, to demonstrate that the WFD is at the heart of LDP policy:

“Development proposals that encourage a sustainable ‘pollution and flow neutral’ position represent a means through which growth may be allowed whilst ensuring that WFD objectives can be met, prevent deterioration and ensure pollution does not damage the integrity of designated sites and their ability to support internationally important features”

Paragraph 4.2.39 To more accurately reflect the requirements of the Water Framework Directive, we recommend that the following text is added at the end of this paragraph “.....Septic Tank in New Development and demonstrates that the quality of surface and groundwaters will not be adversely effected (in line with Water Framework Directive objectives).

We consider the above changes to DM2 and its supporting text are necessary to meet tests of soundness C2 and CE1.

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5880 Severn Trent Water**

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**5880.V1//DM2** 21/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters - Drainage

Source: Email Type: Support Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-09.Development Management and Environment

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No change is therefore required.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: Thankyou for giving Severn Trent Water the opportunity to comment on the above consultation. I can now provide you with the necessary information. At this present time Severn Trent Water has no real concerns about regarding drainage. We are obliged under the Water Industry Act 1991 to provide capacity when it is required providing surface water is managed sustainable we do not envisage any issues.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5938 West Coast Energy**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5938.V4//DM2 17/07/2015  Summary: Does not support Policy DM2

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-09.Development Management and Environment

Question Representation Texts

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The DM policy has now been reconfigured to include specific sections which should improve the clarity and remove any potential for misunderstanding between its constituent parts.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: To determine Policy RE1, instead of a sensible coherent policy approach to criteria, there is a referral back to all other policies in the plan. DM1 and DM2 are obviously the key policies in this respect, but they apply to all developments.

Not only that, but there are inherent tensions even between these two policies, and some simple examples will suffice to show why this is the case. DM1 refers to strategic planning matters and the key sentence is that all proposals for development must not compromise or unacceptably adversely affect, either on their own or in combination with existing or approved development the following ... and then gives a list of 13 areas of concern. Thus when we look at 8 on the historic environment we have the inclusion of settings of heritage assets – and the policy requires that these must not be compromised or unacceptably adversely affected. This wording follows that which is still contained in Policy E3 of the UDP and it means that there is in place a balancing exercise under which the acceptability of a scheme can be tested, thus allowing for the benefits to be weighed against the harm, as envisaged in very precise terms by PPWales.

However, when DM2 is reviewed the test is very different. Here development will be permitted where it complies with all of 15 criteria, and when we look at heritage assets we see that under DM2 criterion 4, proposals must protect, preserve and/or enhance sites and features of historic and built heritage importance and contribute to preserving local distinctiveness, sense of place and setting. It has been a failing of planning policies at the local level for many years that they fail to recognise that it is improbable that most development is going to be able to protect, preserve and enhance heritage assets. Under the Court tests, even for Grade I listed buildings, there are situations where it may be acceptable for there to be a level of harm arising to a heritage asset, especially when one is dealing with setting rather than fabric, as a result of the need for the development.

One has only to look at the very recent Garreg Lwyd decision to see how this operates in practice. It simply cannot be the case that on the one hand DM1 recognises that there has to be a test of acceptability, whereas DM2 sets out an absolute test that if a proposal does not preserve protect and/or enhance a heritage asset or its setting it will not be permitted.

The same goes for nature conservation where the requirements of DM1 in criterion 9 are inconsistent with those of DM 2 in criterion 3. All of the criteria in DM1 and DM2 need to be examined very carefully to see how it is possible for any of the conflicting requirements to be met by any scheme under both policies. Just as a final point, criterion 11 of DM2 requires that development will be permitted if it complies with “The characteristics and special qualities of Powys landscape...and the visual amenity enjoyed by users of those areas”. This may raise again the issue of “incidental” in RE1, but apart from that it is simply not a credible policy criterion to require that something must comply absolutely with “characteristics and special qualities of the Powys landscape”.

There is no room for manoeuvre and this policy as set out is effectively saying that unless developments have no effects on the characteristics and special qualities of Powys,

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5938.V4//DM2** 17/07/2015  Summary: Does not support Policy DM2

Source: Email

Type: Objection

Mode Written

Status Maintained

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and no effects on heritage assets and no effects on nature conservation, then they simply cannot be permitted. That may of course be the intended theme underpinning the approach, but it is not a tenable one.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Reconsider DM Policy Approach.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery**

*Agent:* **CPRW Brecon & Radnor**

*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**6235.V16//DM2** 20/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters - Biodiversity

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagrees with the Representer in respect of there being no clear mechanism for the protection of Biodiversity or for the monitoring of impacts of policies. However the DM policy has been reconfigured to include a specific section relating to the natural environment and the Council does agree with the need to include the impacts of external lighting upon biodiversity and have ammended Policy accordingly. See Focused Changes for details.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy DM2 (3): "Proposals shall protect, positively manage and wherever possible, positively enhance biodiversity and geodiversity interests to produce a net gain for the county including the enhanced connectivity of habitats."

This brief policy does not follow requirements of TAN5 & PPW7 and cannot achieve LDP objectives given the lack of clear information as to how this protection or enhancement is to be achieved. Test CE3 requires that a policy have 'clear mechanisms for implementation'. CPRW are very concerned that there are currently no clear mechanisms within the DDLDP either for protection of biodiversity, nor for monitoring of impacts of policies.

TAN5 3.3.2 states that:

"Where relevant, local development plans should include policies that:

- Set out general criteria against which all development proposals will be tested for their compatibility with nature conservation objectives and/or sustainable development principles;
- Draw attention to the legal procedures that would apply to developments likely to have a significant effect on an internationally designated site and refer to the sites shown on the proposals map;
- Safeguard nationally and locally designated sites whilst making clear the relative weight to be attached to the different designations;
- Protect ancient woodlands, veteran trees and other trees of nature conservation value;
- Encourage the conservation and management of features of the landscape of major importance for wild flora and fauna;
- Give local expression to the protection and, where possible, enhancement of species and their habitats, especially those with legal protection and those of principal importance for biodiversity conservation in Wales;

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V16//DM2 20/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters - Biodiversity

Source: Email

Type: Objection

Mode Written

Status Maintained

- Apply the precautionary principle where appropriate;
- Create strong links to national and local Biodiversity Action Plans and include provision for helping to meet their targets by habitat creation and management;
- Provide for the conservation, enhancement, sustainable management and, where appropriate, the restoration of networks of natural habitats including wildlife corridors and other green space, and networks and chains of open space;
- Address the local implications of climate change, including potential effects of habitat change, the risks of coastal flooding and erosion and river basin flood management issues;
- Anticipate, plan and manage the effects of natural processes, with minimum intervention;
- Provide for the conservation, enhancement, sustainable management and, where appropriate, the restoration of locally distinctive natural habitats;
- Protect locally designated sites of demonstrably substantive nature conservation value;
- Make proposals for necessary new development in ways and at locations that are consistent with the nature conservation objectives and policies in the plan itself and with national planning policies.”

Further recommendations are contained in PPW7 5.4.5. While PPW7 does recommend that local plans should not unnecessarily duplicate criteria, it is not assumed that there will be no need for any specific policies. PPW7 7.5.1 states that “Development plans should include criteria-based policies to deal with development not specifically allocated in the development plan”. Wales Spatial Plan 15.42 & 15.45 supports the importance of biodiversity conservation.

Conservation and enhancement of Powys’s natural heritage is such an important issue, both in view of the international and national legal framework which needs to be satisfied, and because of the richness and importance of Powys’s natural heritage, that CPRW believe biodiversity policy needs to be wholly redrafted and expanded to achieve LDP objectives and satisfy legal requirements.

1.Habitat Connectivity: CPRW welcome the reference within DM2 (3) to habitat connectivity, but the effectiveness of this policy depends on clarity within the DDLDP as to how this conservation and enhancement of habitat connectivity will be achieved. Policy should identify the features which contribute to connectivity, which will include: hedgerows, ditches and banks, stone walls, streams, banks of waterways, tree belts, lines of trees, woodlands, veteran trees, parklands, green lanes, river corridors, lakes, ponds, roadside verges, or habitat mosaics or networks of other locally important habitats including peat bogs, heath land, wetlands, and species rich grasslands. (PPW7 5.2.8 & 5.4.3)

2.Trees and Woodlands: The DDLDP contains no policies for the protection of trees and hedgerows. PPW7 5.2.9:

“Trees, woodlands and hedgerows are of great importance, both as wildlife habitats and in terms of their contribution to landscape character and beauty. They also play a role in tackling climate change by trapping carbon and can provide a sustainable energy source. Local planning authorities should seek to protect trees, groups of trees and areas of woodland where they have natural heritage value or contribute to the character or amenity of a particular locality. Ancient and semi-natural woodlands are irreplaceable habitats of high biodiversity value which should be protected from development that would result in significant damage.”

And 5.2.10

“Local planning authorities should, as appropriate, make full use of their powers to protect and plant trees to maintain and improve the appearance of the countryside and built up areas.”

Natural Heritage Topic Paper makes reference to the need to include policies regarding trees and TAN5 3.2.2 and 3.3.2 also support the requirement for such policies. At present the DDLDP contains no policies to conserve, enhance or increase these important connective habitats.



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V16//DM2 20/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters - Biodiversity

Source: Email

Type: Objection

Mode Written

Status Maintained

3.Paragraph 4.2.47 While protected species are a conservation priority, it should be made clear that conservation objectives are not confined to these species. The DDLDP should have regard for the conservation objectives of PPW7, the Wales Spatial Plan and the Welsh Government’s ambition to reverse deterioration of biodiversity.

4.Paragraph 4.2.50 Once again CPRW would endorse the remarks of the former County Ecologist, supported by NRW, in their response to the draft LDP:

“Site Appraisal also needs to include potential impacts to features of biodiversity value such as habitats and species, protected sites, hedgerows, trees, etc. An Extended Phase 1 habitat survey and a BIS data search is likely to be required which identifies potential impacts of the development proposals as well as site specific opportunities for biodiversity enhancements. Pre-application advice can also be sought on ecology matters.

The Concept Plan needs to include provision for biodiversity and any protected species or other mitigation, compensation or enhancements proposed. Areas for biodiversity need to be designed in e.g. green roofs, ponds, wildflower meadows, native landscape planting areas, and wildlife corridors for connectivity, etc.”

Once again, we do not understand why NRW and Ecologist advice has not been implemented.

5.County Ecologist also advised the inclusion of a requirement for mitigation, compensation and enhancement measures to be required and specified.

Both 5 and 6 are desirable inclusions, and would support the goals of Objective 11.

6.Topic Paper 8.29 makes reference to the need for the LDP to recognise the national approach to ecosystem services and incorporate this within its policies. This would accord with goals of the Future Generations (Wales) Act and Welsh Government Ecosystems Approach. We cannot see this reflected in DDLDP policies on biodiversity.

7.Paragraph 4.2.51 A definition of ‘important trees, hedgerows’ is required. Whilst the Hedgerow Regulations provide some clarity with regard to hedgerows, there is no similar definition for trees. The existence of a TPO is not a reliable guide, as award of TPO status is a reactive process, and many trees of significant landscape, biodiversity and amenity value will not have TPO status.

8.Paragraph 4.2.51 NRW recommended inclusion of ‘biodiversity, and’ in this paragraph, bullet point 3, after ‘contribute significantly to’ – to reflect PPW7 identification of biodiversity as an objective of good design.

9.Policy DM2.11: Regard should be had to the potential impacts of external lighting schemes on wildlife and features of biodiversity value, including boundary features (such as woodland edges, watercourses, hedgerows) that provide corridors for nocturnal wildlife e.g. otters, bats, badgers etc. (PPW7 13.13.2)

10.Planning strategy: The following recommendation by the former County Ecologist in response to the draft LDP has not been implemented.

(Response to 16.3 Draft LDP) “The LDP needs to define appropriate areas for certain types of developments, such as intensive livestock units for poultry, pigs, cattle, dairy and single wind turbines. This is so that sensitive areas are avoided or where applications are proposed they need to have an EIA. For example, it is understood that the River Ithon is currently over the phosphate limits. Therefore, there should be no more intensive livestock units such as poultry within the zone of influence whereby the proposed development could be hydrologically linked to the River Wye SAC. Such developments should be able to demonstrate no impacts alone or in combination. This is required to satisfy the HRA and the WFD.

Where such developments may affect designated sites supporting sensitive grassland or other habitats vulnerable to nutrient enrichment, then they should be directed away from sensitive areas. In particular they should be encouraged in areas where there is capacity for nutrient enrichment where the existing background levels will not be exceeded.

Nutrient producing developments and single wind turbines, if not managed, once operational, or located appropriately have a high risk of causing significant long term impacts to the countryside and wildlife of Powys. 2.2.28 states that the quality of natural environment and natural landscapes are the county’s key tourism draw. However, many of the

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V16//DM2 20/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters - Biodiversity

Source: Email Type: Objection Mode Written Status Maintained

habitats that make up the countryside and landscapes are struggling to function without assistance and therefore development proposals need to ensure that measures to increase the resilience of the particular ecosystem are a key feature of any biodiversity enhancement requirements.”

(Response to 16.17 Draft LDP) “Intensive livestock units should be located away from watercourses and also to ensure that land which receives manure is located well away from any watercourses to reduce the potential for nutrient enrichment of watercourses as a result of surface water run-off. Poultry units and other intensive livestock units should be located where background nutrient levels have capacity for nutrient deposition, i.e. in areas that have not already exceeded their background levels, and they should be located away from tributaries hydrologically connected to the SAC rivers.”

The need for such strategic planning is supported by provisions of PPW7 13.11.12, which also requires an LDP to set out criteria by which applications for potentially polluting developments will be determined.

The decline in water quality through nutrient pollution, concurrent with a wholly unplanned proliferation of intensive poultry units, is indication that such identification of suitable and unsuitable sites is also essential for achievement of EU directive requirements. The absence of site identification as above will impact on potential for achievement of air and water quality, amenity and biodiversity objectives.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Changes: DM2 (3) is insufficient and will not achieve objectives or satisfy legal requirements. The DDLDP requires the inclusion of an appropriate criteria based policy on biodiversity having regard to requirements of PPW7 and TAN 5 and including:

- 1.Measures for conservation of habitat connectivity & identification of the features which contribute to connectivity,
- 2.Measures for protection of trees, hedgerows and woodlands,
- 3.Making explicit the desirability of conservation of all biodiversity,
- 4.Measures to incorporate biodiversity issues into site appraisal and concept etc.,
- 5.Qualification along the lines that ‘development cannot be approved unless appropriate commensurate mitigation, compensation and enhancements are provided to fully offset any unavoidable loss of features of biodiversity value by achieving no net loss and, wherever possible, a net gain. Proposals shall include clear descriptions of any such measures required.’
- 6.Inclusion of provisions relating to ecosystems services,

And also:

- 7.A definition is required of ‘important trees, hedgerows’ within 4.2.51, including landscape and amenity value, as well as biodiversity value,
- 8.Inclusion of phrase ‘biodiversity, and’ within 4.2.51 bullet point 3, after ‘contribute significantly to’,
- 9.Consideration of lighting impacts on wildlife within DM2 (11),

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6235.V16//DM2</b>		20/07/2015	<input type="checkbox"/>			Summary: Policy DM2 – Detailed and Site Specific Planning Matters - Biodiversity
Source: Email		Type: Objection		Mode	Written	Status Maintained

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10.Site identification for potentially polluting developments & inclusion of criteria by which applications for polluting developments will be determined. This point could be addressed through supplementary planning guidance.

Additionally, in paragraph 4.2.46, last sentence, for greater clarity insert 'Detrimental impacts' between 'built heritage' and 'should be considered' to read: 'Lighting can also have a detrimental impact on biodiversity and built heritage. Detrimental impacts should be considered under policy DM1'

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6322 REG Windpower**

*Agent:* **Turley**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6322.V3//DM2** 20/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations recieved on the Development Management Policies the Council propose a focused change to Policies DM1, DM2 & DM3. The focused change proposes a suite of Development Management Policies to address different issues rather than 3 comprehensive Policies. See Focused Changes for details. The Council also propose a focused change to amend Policy RE1 - Renewable Energy. See Focused change for details.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy DM2 (R.34.28)  
 Policy DM2 is not considered sound on the basis that it fails Tests C2, CE1, CE2 and CE4. The requirement for proposals to “protect, positively manage and wherever possible enhance biodiversity and geodiversity interests to provide a net gain” set out in Criterion 3 goes beyond national policy. Likewise, Criterion 4 is more restrictive than national policy relating to historic and built heritage. There should also be recognition in Policy DM2, or the related explanatory text, that in some instances Criterion 3 and 4 can be met through appropriate mitigation measures.  
 The explanatory text relating to Criterion 7 is considered unduly restrictive. Paragraph 4.2.35 states that “where possible, developments should be connected to the existing infrastructure but in locations where there is no spare capacity, future development will be constrained until the capacity is increased or a satisfactory alternative can be found”. This wording is of significant concern in relation to onshore wind energy projects. Generally when onshore wind energy schemes come forward there is a need to reinforce the grid connection, this is invariably delivered after a scheme is permitted. The supporting text should be amended to reflect this and ensure that the policy is suitably flexible as to the stage that the necessary infrastructure is provided.  
 Criterion 10 refers to “the amenities enjoyed by the occupants or users of nearby or proposed properties”. To meet the tests of soundness the application of Criterion 10 should be restricted to existing properties or those that benefit from planning permission. This would be consistent with Paragraph 4.2.44 of the Deposit Draft, which refers to ‘approved development’. The wording should therefore be amended to refer to “existing and approved development” only, with ‘proposed properties’ being deleted.  
 Criterion 11(ii) should be amended to read “an unacceptably adverse effect on the visibility of the night sky”. Assessment against a requirement to not cause ‘an adverse effect’ is too restrictive. The addition of ‘unacceptably’ would be consistent with the wording used elsewhere in the LDP when assessing impacts. Given that Policy DM2 is intended to be applied to the determination of all development proposals, the

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6322.V3//DM2 20/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

wording of Criterion 13 is not realistic or sufficiently flexible. It is not appropriate to expect the “design, layout, size, scale, mass and materials of the development to complement...the character of the surrounding area” in all instances. This is expanded upon in Paragraph 4.2.51, stating that development design should “complement its environs and contribute positively to the character...and maintain the character and quality of the landscape”. Whilst this may be applicable to certain forms of development, it cannot reasonably be applied to onshore wind schemes. It would be wholly unrealistic to expect proposals for such schemes to ‘complement’ the character of the surrounding area. This is even more pertinent if Policy DM2 is taken to apply to all development proposals, including those within, or adjacent to, defined SSAs.

Additional information submitted: Covering letter

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Policy DM2 (R.34.28)  
 Policy DM2 is not considered sound on the basis that it fails Tests C2, CE1, CE2 and CE4.  
 The requirement for proposals to “protect, positively manage and wherever possible enhance biodiversity and geodiversity interests to provide a net gain” set out in Criterion 3 goes beyond national policy.  
 Likewise, Criterion 4 is more restrictive than national policy relating to historic and built heritage. There should also be recognition in Policy DM2, or the related explanatory text, that in some instances Criterion 3 and 4 can be met through appropriate mitigation measures.  
 The explanatory text relating to Criterion 7 is considered unduly restrictive. Paragraph 4.2.35 states that “where possible, developments should be connected to the existing infrastructure but in locations where there is no spare capacity, future development will be constrained until the capacity is increased or a satisfactory alternative can be found”. This wording is of significant concern in relation to onshore wind energy projects. Generally when onshore wind energy schemes come forward there is a need to reinforce the grid connection, this is invariably delivered after a scheme is permitted. The supporting text should be amended to reflect this and ensure that the policy is suitably flexible as to the stage that the necessary infrastructure is provided.  
 Criterion 10 refers to “the amenities enjoyed by the occupants or users of nearby or proposed properties”. To meet the tests of soundness the application of Criterion 10 should be restricted to existing properties or 4 those that benefit from planning permission. This would be consistent with Paragraph 4.2.44 of the Deposit Draft, which refers to ‘approved development’. The wording should therefore be amended to refer to “existing and approved development” only, with ‘proposed properties’ being deleted.  
 Criterion 11(ii) should be amended to read “an unacceptably adverse effect on the visibility of the night sky”. Assessment against a requirement to not cause ‘an adverse effect’ is too restrictive. The addition of ‘unacceptably’ would be consistent with the wording used elsewhere in the LDP when assessing impacts.  
 Given that Policy DM2 is intended to be applied to the determination of all development proposals, the wording of Criterion 13 is not realistic or sufficiently flexible. It is not appropriate to expect the “design, layout, size, scale, mass and materials of the development to complement...the character of the

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6322.V3//DM2** 20/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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surrounding area” in all instances. This is expanded upon in Paragraph 4.2.51, stating that development design should “complement its environs and contribute positively to the character...and maintain the character and quality of the landscape”. Whilst this may be applicable to certain forms of development, it cannot reasonably be applied to onshore wind schemes. It would be wholly unrealistic to expect proposals for such schemes to ‘complement’ the character of the surrounding area. This is even more pertinent if Policy DM2 is taken to apply to all development proposals, including those within, or adjacent to, defined SSAs.

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Policy DM2 - to enable our clients to be represented in discussions regarding the Policy DM2 in so far as it impacts on the future policy direction for delivering renewable energy in Powys.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6323 RWE Innogy UK Ltd**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6323.V3//DM2 20/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations recieved on the Development Management Policies the Council propose a focused change to Policies DM1, DM2 & DM3. The focused change proposes a suite of Development Management Policies to address different issues rather than 3 comprehensive Policies. See Focused Changes for details.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: The opening paragraph of LDP Policy DM2 states that “In addition to the requirements set out in National Guidance, all proposals for development will be permitted where they comply with the following [set of criteria]”. It is difficult to see how some of the criteria set out in Policy DM2 of the LDP differ significantly from the relevant policies already set out in the corresponding sections of PPW. Powys CC should consider amending or deleting parts of Policy DM2 which duplicate and fail to add anything substantive to national policy. There is no justification or evidence for departing from accepted terminology used in PPW at criterion 3 of LDP Policy DM2. “protect and enhance” and “positively manage” (LDP); “conserve and enhance” and “appropriate management” (PPW); and criterion 4. “protect, conserve and...enhance” (LDP); “preserve and enhance” (PPW). Criteria 3 and 4 should be amended to reflect the accepted terminology used in PPW.

At criterion 10, it is considered that the inclusion of “proposed properties” is too broad and that only neighbouring residential properties which ‘lawfully exist or have an extant planning permission’ at the time of making a decision should be included. For example, speculative applications for new residential properties could be made in locations where there is no policy support for such developments and/or no realistic likelihood of receiving planning consent simply to frustrate other planning applications. This stance is in line with succeeding paragraph 4.2.38 which seeks to explain the criteria set out in LDP Policy DM2 and takes neighbouring uses to include “approved development”.

At criterion 11. ii. it is considered that the appropriate policy test should be an ‘unacceptable’ adverse effect on the visibility of the night sky.

For the reasons set out above, it is considered that LDP Policy DM2 in its current form fails to meet the Consistency (C2) and Coherence and Effectiveness (CE2) tests of soundness.

References in the accompanying paragraphs 4.2.18 to 4.2.47 to national policy and guidance is welcomed and ensures that the Coherence and Effectiveness (CE4) test is met.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Firstly, to consider whether all the criteria set out in Policy DM2 are necessary given that most, if not all, of the matters are already set out in greater detail in PPW.

If considered necessary, at criterion 3 of LDP Policy DM2 replace “protect, positively manage and wherever possible enhance” with “conserve, appropriately manage and wherever possible enhance”.

If considered necessary, at criterion 4 of LDP Policy DM2 replace “protect, conserve and wherever possible enhance” with “preserve and wherever possible enhance”.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6323.V3//DM2** 20/07/2015  Summary: Policy DM2 – Detailed and Site Specific Planning Matters

Source: Email

Type: Objection

Mode Written

Status Maintained

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If considered necessary, at criterion 10 of LDP Policy DM2 replace “nearby or proposed properties” with “neighbouring residential properties which lawfully exist or have planning permission”.

If considered necessary, at criterion 11ii. of LDP Policy DM2 replace “An adverse effect” with “An unacceptable adverse effect”.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6348.V3//DM2 17/07/2015  Summary: Supports Policy DM2 – Detailed and Site Specific Planning Matters

Source: Email Type: Support Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.36

Policy: DM2

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No change is therefore required. It is noted that having considered the representations recieved on the Development Management Policies the Council propose a focused change to Policies DM1, DM2 & DM3. The focused change proposes a suite of Development Management Policies to address different issues rather than 3 comprehensive Policies. The change does not change the intent of the policy approach to utilities, infrastructure and efficient use of resources. See Focused Changes for further details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: POLICY DM2: DETAILED AND SITE SPECIFIC PLANNING MATTERS (34.28)  
The tackling of surface water at source is a vital component of sustainable development and we fully support the objectives of paragraph 6. The Flood and Water Management Act 2010 reinforces the obligations for developers to incorporate sustainable drainage systems as part of their developments, as such we support this policy of managing surface water at source as it will mitigate against overloaded sewers which can ultimately lead to flooding.

We support the objective of paragraph 7 as utility services and infrastructure are a fundamental pre-requisite of a development proceeding, and their importance for the promotion of new sustainable development is referenced in Planning Policy Wales Chapter 12.

We support the objective of paragraph 14 which requires development to demonstrate a sustainable and efficient use of resources by including measures to achieve water conservation and efficiency.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.29 Justification: Policy DM2 – Detailed and Site Specific Planning Matters****5197 Natural Resources Wales**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

5197.V16/4.2.54/ 20/07/2015  Summary: Justification: Policy DM2 – Detailed and Site Specific Planning Matters

Source: Email

Type: Comment

Mode Oral (Examination)

Status Maintained

Document:Draft Deposit Written Statement 2015, p.44, para.4.2.54

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts***Question: Council Response**

Representation Texts: The Council agree to make the following changes: Amend Para. 4.2.46 to clarify that the impact of lighting schemes on protected species will also be considered by inserting "protected species" after "dark landscapes,". Amend third bullet point of paragraph 4.2.51 by inserting "biodiversity, and" after "contribute significantly to" .

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: @ 34.29 Para. 4.2.46

We welcome the clarification that the effects on dark landscapes will one of the issues to be considered. However, lighting schemes also have the potential to cause disturbance to certain protected species such as bats. We therefore suggest, for completeness, that this final sentence is amended to clarify that the impact of lighting schemes on protected species will also be considered by inserting "protected species" after "dark landscapes,".

@ 34.29 Paras. 4.2.50, 4.2.51

We welcome the clarity provided in these paragraphs. We support the clarification in the third bullet point that the development design should safeguard and enhance landscape features to protect local character. However, given that Figure 4.4 of Planning Policy Wales (edition 7, 2014) identifies biodiversity enhancement as an objective of good design, we recommend that the third bullet point of paragraph 4.2.51 is amended by inserting "biodiversity, and" after "contribute significantly to" .

(Rep Text contained in Annex 1 to NRW letter)

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: @ 34.29 Para. 4.2.46

We welcome the clarification that the effects on dark landscapes will one of the issues to be considered. However, lighting schemes also have the potential to cause disturbance to certain protected species such as bats. We therefore suggest, for completeness, that this final sentence is amended to clarify that the impact of lighting schemes on protected species will also be considered by inserting "protected species" after "dark landscapes,".

@ 34.29 Paras. 4.2.50, 4.2.51

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V16/4.2.54/** 20/07/2015  Summary: Justification: Policy DM2 – Detailed and Site Specific Planning Matters

Source: Email

Type: Comment

Mode Oral (Examination)

Status Maintained

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We welcome the clarity provided in these paragraphs. We support the clarification in the third bullet point that the development design should safeguard and enhance landscape features to protect local character. However, given that Figure 4.4 of Planning Policy Wales (edition 7, 2014) identifies biodiversity enhancement as an objective of good design, we recommend that the third bullet point of paragraph 4.2.51 is amended by inserting “biodiversity, and” after “contribute significantly to” .

We consider the above changes to DM2 and its supporting text are necessary to meet tests of soundness C2 and CE1.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.30 Policy DM3 – Planning Obligations**

**464 Glasbury-on-Wye Community Council**

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
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464.V3//DM3		16/07/2015	<input type="checkbox"/>			Summary: Policy DM3 – Planning Obligations - Remove reference to viability
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Source: Website registration	Type: Objection	Mode: Written	Status: Maintained
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Document: Draft Deposit Written Statement 2015, p.44

Policy: DM3

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

Question	Representation Texts
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**Question: Council Response**

Representation Texts: Policy H3 provides nominal densities but recognises in paragraph 4.6.1 that densities may vary from the guide due to other factors such as physical constraints and it also anticipated that they will be subject to further consideration at the application stage.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: 34.30 4.2.56 The inclusion of the viability clause for any form of planning gain including affordable housing should be removed. This appears to give potential for developers to be able to opt out of any planning gain elements. Infrastructure in communities will never move forward and it is unlikely that affordable housing targets will be achieved as long as the word viability exists in the policy.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Re assess all sections (not just this ref.no.) of the draft LDP and remove this word to protect community infrastructure and help meet the affordable housing targets listed within the same draft LDP policy.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**495 Llangors Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**495.V6//DM3** 16/07/2015  Summary: Policy DM3 – Planning Obligations - Removal of viability clause

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.44

Policy: DM3

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagrees that there is a need for the suggested sentence to be added to the policy and the Council considers that viability is adequately given an appropriate level of emphasis in the draft policy DM3.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: 4.2.56 A Viability clause would appear a potential loophole for developers to opt out of any form of planning gain and fail to assist communities to improve infrastructure and gain much needed affordable homes

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Take out the viability clauses throughout the whole LDP policy to assist with upgrading infrastructure to support the effects of development and gain affordable housing for future generations within communities and meet targets set within the LDP policy.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1084 Welsh Government**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1084.V13/DM3** 16/07/2015  Summary: Deliverability (Planning Obligations/Contributions)

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.44

Policy: DM3

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Deliverability

It is for the authority to demonstrate what other planning obligations/contributions will or will not be covered and how this relates to Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010. The Community Infrastructure Viability Assessment has included the detailed components of the viability assessment. The authority has indicated some prioritisation in its reasoned justification to DM3, however this is not comprehensive and further clarification is required to ensure that no policy vacuum will appear given the pooling of S106 contributions has been limited. This should not be left to an early review of the plan and it is not in the interest of the plan to create a policy void. Further explanation is required to clarify how this issue will be addressed.

The Community Infrastructure Viability Assessment (paragraph 13.29) states that the authority "is in the process of establishing requirement for infrastructure to support new development and the costs of providing this." It would be useful if this information was available in order to gain further understanding on the deliverability of sites.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V17//DM3** 20/07/2015  Summary: Policy DM3 – Planning Obligations

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.44

Policy: DM3 Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: @ 34.30 @ 34.31 Policy DM3 – Planning Obligations

We welcome the clarification that planning obligations may be sought to deliver measures that mitigate the adverse impacts of development, and consider that the policy meets Test of Soundness C2.

(note: this rep text contained in Annex 1 to NRW letter)

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5704 Glandŷr Cymru - Canal & River Trust in Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5704.V3//DM3** 20/07/2015  Summary: Policy DM3 – Planning Obligations amend supporting text - developer contributions for canal infrastructure

Source: Email Type: Support Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.44

Policy: DM3

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: DM3

Glandwr Cymru - the Canal & River Trust in Wales supports in principle Policy DM3 which states that planning obligations will be sought to ensure that development provides for adequate infrastructure necessary to serve the proposal and that satisfactory maintenance and/or restoration arrangements are received and that benefits in the public interest are secured where these are relevant and reasonably related to the proposal and required to enable it to proceed.  
 New development in the vicinity of the Montgomery Canal may place an additional burden on the canal infrastructure, for example as a result of the increased use of the towpath by pedestrians and cyclists, increased vehicular traffic crossing historic canal bridges or increased water levels due to the introduction of surface water run-off or provide opportunities for further enhancement or restoration. The need for developers to contribute towards necessary improvements to the canal infrastructure should be fully considered by developers and the local planning authority and we would be grateful for the opportunity to comment on proposals at the pre-application stage to assist in respect of this. This could usefully be reflected in the supporting text to Policy DM3.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Amend the supporting text to Policy DM3 supporting text to Policy DM3. to highlight the need for developers to contribute towards necessary improvements to the canal infrastructure as part of their proposals to mitigate the impacts arising from development.

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6160 Bond, Ms Sarah**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6160.V3//DM3** 20/07/2015  Summary: Policy DM3 – Planning Obligations include biodiversity

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.44

Policy: DM3

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The comments are noted. However, no changes are considered necessary to ensure that the Plan is sound as a mechanism for commuted sums being applied for Biodiversity already exists within the final bullet point of para 4.2.55

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: I wish to see a commuted sum for biodiversity as a planning obligation for development that is unable to provide biodiversity measures that are in line with LDP objective 11. The commuted sum should be allocated to the Wildlife Trust local to the development.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: At paragraph 4.2.55 I should like the discussion about securing financial contributions to include biodiversity.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6204 PAR Homes**

*Agent:* **Barton Willmore**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6204.V1//DM3** 20/07/2015  Summary: Policy DM3 – Planning Obligations - stronger emphasis on viability

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.44

Policy: DM3

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagrees that there is a need for the suggested sentence to be added to the policy and the Council considers that viability is adequately given an appropriate level of emphasis in the draft policy DM3 and is already referenced in the reasoned justification (second paragraph). (Note - Focussed Changes are proposed to the Development management section / policies, which incorporate the wording of paragraph 4.2.56 of the deposit LDP).

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy DM3 states that:  
 "Planning obligations will be sought by agreement with applicants, where necessary, to ensure that:  
 1. The development provides for adequate infrastructure necessary to serve the proposal, and that satisfactory maintenance arrangements are achieved;  
 2. Benefits in the public interest are secured where these are relevant and reasonably related to the proposal, and required to enable it to proceed."  
 Whilst supporting paragraph 4.2.56 states that "Planning obligations will be negotiated and the viability of development will be taken into account", it is considered that a stronger emphasis on viability should be included within the policy text itself, in order to comply with paragraph 3.7.1 of Planning Policy Wales (7th Edition, July 2014) which states that "it is essential that arrangements are fair to both the developer and the community" with regards to planning obligations.  
 Therefore based on the above, Policy DM3 in its current form is considered to fail Coherence and Effectiveness Soundness Test C2 in that it does not have regard to national policy.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: It is considered that the proposed planning obligations policy does not meet the Tests of Soundness as set out within the Local Development Plan Manual, June 2006. Therefore, in order to make the Powys Local Development Plan 'sound' with regards to Policy DM3, it is recommended that an additional sentence is added to the policy text, stating:  
 "In seeking planning obligations, the Local Planning Authority will pay due regard to the potential impacts on the viability of the proposed development"  
 This will help to ensure that greater weight is placed on the viability of the proposed development when planning obligations are negotiated, which will in turn ensure that arrangements are fair to both the developer and the community in accordance with Planning Policy Wales.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In order to present our case and representations verbally to the Inspector and to address any questions or comments of the Inspector or the Council.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6204.V1//DM3** 20/07/2015  Summary: Policy DM3 – Planning Obligations - stronger emphasis on viability

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6207 Heber Percy, Mr Peter**

*Agent:* **Barton Willmore**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6207.V1//DM3** 20/07/2015  Summary: Policy DM3 – Planning Obligations - stronger emphasis on viability

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.44

Policy: DM3

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagrees that there is a need for the suggested sentence to be added to the policy and the Council considers that viability is adequately given an appropriate level of emphasis in the draft policy DM3 and is already referenced in the reasoned justification (second paragraph). (Note - Focussed Changes are proposed to the Development management section / policies, which incorporate the wording of paragraph 4.2.56 of the deposit LDP).

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy DM3 states that:  
 "Planning obligations will be sought by agreement with applicants, where necessary, to ensure that:  
 1. The development provides for adequate infrastructure necessary to serve the proposal, and that satisfactory maintenance arrangements are achieved;  
 2. Benefits in the public interest are secured where these are relevant and reasonably related to the proposal, and required to enable it to proceed."  
 Whilst supporting paragraph 4.2.56 states that "Planning obligations will be negotiated and the viability of development will be taken into account", it is considered that a stronger emphasis on viability should be included within the policy text itself, in order to comply with paragraph 3.7.1 of Planning Policy Wales (7th Edition, July 2014) which states that "it is essential that arrangements are fair to both the developer and the community" with regards to planning obligations.  
 Therefore based on the above, Policy DM3 in its current form is considered to fail Coherence and Effectiveness Soundness Test C2 in that it does not have regard to national policy.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: It is considered that the proposed planning obligations policy does not meet the Tests of Soundness as set out within the Local Development Plan Manual, June 2006. Therefore, in order to make the Powys Local Development Plan 'sound' with regards to Policy DM3, it is recommended that an additional sentence is added to the policy text, stating:  
 "In seeking planning obligations, the Local Planning Authority will pay due regard to the potential impacts on the viability of the proposed development"  
 This will help to ensure that greater weight is placed on the viability of the proposed development when planning obligations are negotiated, which will in turn ensure that arrangements are fair to both the developer and the community in accordance with Planning Policy Wales.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In order to present our case and representations verbally to the Inspector and to address any questions or comments of the Inspector or the Council.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6207.V1//DM3** 20/07/2015  Summary: Policy DM3 – Planning Obligations - stronger emphasis on viability

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6348.V4//DM3 17/07/2015  Summary: Supports introduction of CIL

Source: Email

Type: Comment

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.44

Policy: DM3

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question* *Representation Texts***Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: POLICY DM3: PLANNING OBLIGATIONS (34.30)

Water and sewerage infrastructure is a vital commodity for nearly all types of development and any improvements required to our assets to meet future development proposals would need to align with our 5 year rolling programme of Capital Improvements (Asset Management Plans – AMP's). Whilst the Local Development Plan will have a longer timeframe, water companies are governed by a Regulatory 5 year AMP therefore where development proposals would create the need for additional infrastructure in advance of regulatory improvement we would expect developers to meet this cost. This approach is re-enforced by Planning Policy Wales Chapter 12.

We note that your authority will consider introducing a CIL following adoption of the LDP. As Dwr Cymru Welsh Water is a 'not for profit' company (different to all other water companies in England and Wales), we would fully support the introduction of CIL as our Business Plans have to be affordable to customers i.e. the cost of our capital investment, approved by our Regulator, is primarily funded through our customers bills therefore we see CIL as an effective mechanism to supplement our funding and meet any shortfalls in capital expenditure costs.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.31 Justification: Policy DM3 – Planning Obligations**

**542 Abermule (with) Llandyssil Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V19/4.2.58/** 20/07/2015  Summary: Policy DM3 – Planning Obligations - Community Infrastructure Levy

Source: Post or in person Type: Support Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.45, para.4.2.58

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No change is therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: We agree with the introduction of a community Infrastructure Levy which could be used to support local schools, provide adequate public transport and community facilities (4.2.58)

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.32 Listed Buildings****6235 CPRW Brecon & Radnor and Montgomery***Agent:* **CPRW Brecon & Radnor***Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary***6235.V17/4.3/** 20/07/2015  Summary: Listed Buildings

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.44, para.4.3

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts***Question: Council Response**

Representation Texts: These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound. 4.3.1 does not set out to be a form of instructions and necessary consultees would be identified through the formal planning application process.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: This purports to be a full instruction but does not mention that there must also be professional consultation.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: 4.3.1 insert 'which specifies that statutory and appropriate consultees must be consulted' after 'national guidance' to read:

'The following policy relates only to planning applications, as applications for listed building consent should be assessed against legislation and national guidance which specifies that statutory and appropriate consultees must be consulted.'

Council Response:

0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response:

0



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V17/4.3/** 20/07/2015  Summary: Listed Buildings

Source: Email

Type: Objection

Mode Written

Status Maintained

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.33 Policy L1 – Works to a Listed Building**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V2//L1** 09/07/2015  Summary: CPAT supports the intention of Policy L1 to preserve a Listed Building's characteristics through the planning process.

Source: Website registration

Type: Support

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.45

Policy: L1

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention of Policy L1 to preserve a Listed Building's characteristics through the planning process.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5704 Glandŷr Cymru - Canal & River Trust in Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5704.V2//L1** 20/07/2015  Summary: Policy L1 – Works to a Listed Building - support implications for Montgomery Canal

Source: Email Type: Support Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.45

Policy: L1 Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Glandwr Cymru - the Canal & River Trust in Wales supports Policy L1 which will ensure that any works to the listed buildings associated with the Montgomery Canal including bridges, locks and aqueducts, will be protected from inappropriate works. Development in the vicinity of historic canal assets must respect their setting and must not increase any risk of damage to historic assets, for example as a result of generating increased traffic crossing narrow bridges. We would be grateful to receive an up to date copy of the list of "buildings at risk" in order to understand whether any canal assets have been included and on what grounds.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.35 Economic Development**

**482 Llandrinio and Arddleen Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**482.V1/4.4/** 18/07/2015  Summary: No sites have been allocated for 'Micro industries'

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.46, para.4.4

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: No sites have been allocated for 'Micro' Industries as suggested by Llandrinio and Arddleen Community Council.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: To much adherence to predicted growth - no imagination to allow micro industry to start as an existing company in a farm outbuilding currently supplying leather products to Japan.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: No freedom to allow businesses to start

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**542 Abermule (with) Llandyssil Community Council**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

542.V5/4.4/ 20/07/2015  Summary: Economic Development

Source: Post or in person

Type: Support

Mode Written

Status Maintained

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Document:Draft Deposit Written Statement 2015, p.46, para.4.4

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The Community Council is supportive of expansion and upgrading of employment premises for our thriving SME sector rather than the identification of new surplus land that sterilises area of open country. Existing industrial and business parks in Powys are well landscaped and integrated but have empty units. We welcome the recognition of the importance SMEs and self employment and the resilience and flexibility of our diverse employment sectors.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.36 Policy E1 - Employment Proposals on Allocated Employment Sites****1034 Brecon Beacons National Park Authority**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

1034.V3//E1 20/07/2015  Summary: Employment Strategy

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.46

Policy: E1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts: Firstly, the National Park Authority would like to congratulate the Powys LDP team for the efforts made to address the significant concerns raised against the first Deposit LDP (2014). It is acknowledged that the level of work undertaken to achieve the revised Deposit is substantial and the team is to be congratulated. We are extremely encouraged to see the progress being made by yourselves to move towards an adopted plan and the certainty this will bring in relation to the future development in Powys. Undoubtedly this will be of benefit to the region and can only be supported by the NPA.

Notwithstanding the above, we would like to draw your attention to the following issues we have identified with the deposit draft LDP (2015) and its compliance with National Planning Policy. We raise these concerns from our recent experiences of the Examination process and we hope what follows will benefit you in the production of a sound LDP. These are not objections per se, but we urge you address the points in your lead up to submission in the interests of soundness.

Please note that these are officer comments, which will be put before Members at the next available opportunity. Therefore they may be subject to amendment following NPA recommendation. We will advise you of any change accordingly.

**3. Employment Strategy**

Policy E1 of the Draft Deposit LDP (2014) sets out 49 Hectares of employment land. We believe that this is an ambitious target. Whereas we support the objective to provide for improved employment opportunities within the region, there is a risk (as set out in TAN 23) that over allocation may stymie releasing such sites for other beneficial uses, or conversely place pressure on the sites for other, less desirable uses. We acknowledge it is a careful balance, and suggest that in order to ensure that the plan is delivering on its aims that a further monitoring indicator is included. This indicator should look at current occupancy/vacancy rates and uptake of development on allocated sites. Appropriate triggers and actions should be included to address findings relating to a lesser uptake in employment sites than anticipated, including the need to review the employment strategy.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4765 Flintshire County Council (N W Minerals & Waste PI)**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V11//E1** 22/06/2015  Summary: Policy E1 - Employment Proposals on Allocated Employment Sites - Waste Uses

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.46

Policy: E1 Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. However, Policy E1 is considered suitably flexible by directing waste facilities to a mix of employment site types including B1,B2 and B8 as identified in Table E1.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Where waste uses are acceptable  
 Policy E1- allocates 49 ha of industrial. The justification advises that waste recycling may be suitable.  
 Table E1 identifies allocations where B2 uses will be acceptable.  
 Would waste uses be acceptable where B2 uses are only?

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V18/E1** 20/07/2015  Summary: Policy E1 - Employment Proposals on Allocated Employment Sites

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.46

Policy: E1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: 34.36 Policy E1 - Employment Proposals on Allocated Employment Sites

Please see our comments above to LDP Objective 1. (officer note - recorded at V.5)

Additionally, there are several business parks within the Plan area where the infrastructure has already been installed, but there has been little or no take up of units. One issue is the relatively poor design of some of the sites and their lack of acknowledgement to local design and vernacular, and a total lack of sense of place. Buttington Cross is one such example. As some of the proposed employment allocations such as Machynlleth and Llanidloes are in small market towns, there is a need to respect their location and they should therefore be developed sensitively to blend with the character of the respective towns

To meet test of soundness CE1, we recommend that advice on respecting the character of towns, villages and the countryside when considering employment and mixed use sites is added to the supporting text of Policy E1 or E3.

Additional comments on individual sites are provided in relation to Annex 1.

(note: this rep text contained in Annex 1 to NRW letter)

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: To meet test of soundness CE1, we recommend that advice on respecting the character of towns, villages and the countryside when considering employment and mixed use sites is added to the supporting text of Policy E1 or E3.

Additional comments on individual sites are provided in relation to Annex 1.

Council Response:

0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V5//E1** 17/07/2015  Summary: Employment allocations consultation with Welsh Water

Source: Email Type: Comment Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.46

Policy: E1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: 4.4 ECONOMIC DEVELOPMENT

POLICY E1: EMPLOYMENT PROPOSALS ON ALLOCATED EMPLOYMENT SITES (34.36)

We note the allocations identified within the Plan and we will work with your authority to support sustainable economic development. However your Authority and potential developers should be aware that the obligation of a water and sewerage undertaker extend to 'domestic' supplies only. Where an employment allocation results in higher demands of water supply and/or trade effluent discharges, then early consultation with Dwr Cymru Welsh Water is required to enable matters to be addressed.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.38 Policy E2 - Employment Proposals on Non-Allocated Employment Sites**

**4765 Flintshire County Council (N W Minerals & Waste PI)**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V14/E2** 22/06/2015  Summary: Policy E2 - Employment Proposals on Non-Allocated Employment Sites - Waste Occurrences

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.46

Policy: E2 Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: "This policy relates to employment development and the Council doesn't consider small scale anaerobic digestion facilities on farms as being an employment development.

FC: Proposals for a AD and OWC facilities will be considered under Policy W1 and the DM policies of the LDP"

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Waste occurring outside development boundaries

Policy E2 deals with employment uses outside development boundaries

Too restrictive for waste uses. Arbitrary size limit and requirement that it's an extension to existing employment site. Wouldn't allow OWC, AD (farm based or other) etc.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Modify text to take account of possible waste uses

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V19/E2** 20/07/2015  Summary: Policy E2 - Employment Proposals on Non-Allocated Employment Sites

Source: Email Type: Support Mode Oral (Examination) Status Maintained

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Document:Draft Deposit Written Statement 2015, p.46

Policy: E2 Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: 34.38 Policy E2 - Employment Proposals on Non-Allocated Employment Sites.

We consider that the policy meets Test of Soundness CE1.

(note: this rep text contained in Annex 1 to NRW letter)

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.40 Policy E3 – Mixed Use Employment Allocations**

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

5197.V20/E3 20/07/2015  Summary: Policy E3 – Mixed Use Employment Allocations

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.47

Policy: E3

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: See comments above in relation to EM1 and LDP Objective 1.

Officer Note - assume this should be E1 (@ V.18) and V.5.

(note: this rep text contained in Annex 1 to NRW letter)

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: See comments for V.18 and V.5.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.41 Justification: Policy E3 – Mixed Use Employment Allocations**

**525 Presteigne & Norton Town Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**525.V2/4.4.9/E3** 18/07/2015  Summary: Justification: Policy E3 – Mixed Use Employment Allocations

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.47, para.4.4.9

Policy: E3 Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: COMMENTS ON LOCAL DEVELOPMENT PLAN DEPOSIT DRAFT JULY 2015

- The support for live/work units (p55) is felt to be a good idea but the Town Council feels that the description should be work/live, i.e. work should be the priority element.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The Town Council feels that the description should be work/live, i.e. work should be the priority element.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.42 Table E1 - Employment Site Allocations**

**542 Abermule (with) Llandyssil Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V6** 20/07/2015  Summary: Table E1 - Employment Site Allocations - Proposed downgrading of Abermule Business Park

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.48

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Cost of new premises versus final value has to be a consideration. Abermule with Llandyssil Community Council would propose downgrading the Abermule Business Park site to 'Local' as opposed to 'high quality' status to promote use for local employment (Table E1 p 48). The site has been empty for many years, an issue of concern to the community.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Downgrade Abermule Business Park site to 'local' as opposed to ' high quality' status (Table E1 p48)

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1084 Welsh Government**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1084.V17** 16/07/2015  Summary: Table E1 - Employment Site Allocations

Source: Email

Type: Objection

Mode Written

Status Maintained

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Document:Draft Deposit Written Statement 2015, p.48

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Table E1 should include the individual site reference numbers.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5611 Re, Paolo**

*Agent:* **Berrys**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5611.V3//E3** 15/07/2015  Summary: Table E1 - Employment Site Allocations - Newtown

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Written Statement 2015, p.47

New Site

Policy: E3

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: It is proposed that Candidate Site no. 660 be allocated for Mixed Use development in accordance with Policy E3 and Employment Site Allocation table E1.

[This Representation Cross-references with RefPoints 35.75 and 34.104 ]

The Council's own previous assessment of Candidate site No 660 stated that, "Site consists of undulating pasture land adjoining a complex of listed buildings. The site lies to the west of Newtown but does not bound the current UDP settlement boundary. The site was previously allocated for residential development in the Deposit Version Montgomeryshire Local Plan but was omitted in the modifications to that document. The site is highly visible on the approach to the settlement from the West and is currently constrained by lack of an adequate highways access, however these issues may be addressed as the proposed Newtown By-Pass would join the existing Trunk Road close to the candidate site. The precise line of the proposed by-pass and junction arrangements are still being determined and there are also other issues raised by stakeholders. Therefore, the acceptability of this site for allocation would be subject to confirmation of by-pass proposals and further discussion with stakeholders. Nonetheless, it is considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period".

In response, it is noted that funding for the By-Pass has now been secured with the National Transport Plan indicating completion by 2017. It is therefore contended that the Council should now be planning to realise the potential opportunities provided by the construction of the by-pass and therefore that the Local Development Plan should build in flexibility to deal with the changing circumstances that will accompany this major change. In this regard, whilst site EA1 was a prominent site at the entrance to the town, the completion of the Newtown bypass will reduce its visibility. A replacement Gateway Site at Glanhafren Hall that does not have any flooding or other technical problems and has better visibility from the bypass is more likely to be delivered, creating a more realistic, appropriate and sufficiently flexible Plan. In addition, a flagship site on site 660 could be accompanied by a long-term vision of a green corridor along the Mochdre Brook, creating an enhanced linear park as an integral part of the town's long-term expansion plans.

With regard to the Council's comment that "site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period" it should be noted that candidate site 660 is put forward for mixed use rather than only residential development. It is therefore considered that the information provided above, in respect of proposed allocations P48 MUA1, P48 EA1 and P02 EC1, highlights the need for the allocation of candidate site 660 for employment purposes. The need for a mix of uses on site is justified by the uncertainty surrounding the deliverability of the proposed mixed use site P48 MUA1, the environment of the site including nature of surrounding development and by viability issues (as detailed within the findings and recommendations of the Powys Employment Needs Assessment (2012), Powys Employment Needs Assessment Addendum (2015) and the LDP & CIL Viability Assessment (October 2014)).

ADDITIONAL SUPPORTING EVIDENCE:

A) Sustainability Appraisal Re-assessment

The Sustainability Appraisal (SA) for site 660 is incorrect in the following respects:



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**5611.V3//E3** 15/07/2015  Summary: Table E1 - Employment Site Allocations - Newtown

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

i) Will development of this site avoid the loss of the Best and Most Versatile (BMV) agricultural land?

- Site 660 scores negatively on resource use due to involving the loss of best and most versatile land. This is incorrect. The site lies in grade 4/5 land, as shown on the official Agricultural Land Classification map reproduced below.

Source: Agricultural Land Classification Map 1985 (uploaded 2013 to <http://publications.naturalengland.org.uk/publication/6172638548328448>)

ii) Is the site well served by existing services (including access, water, drainage, energy supply) or is it realistically capable of being serviced by any necessary infrastructure (eg by upgrading)?; and

Can the site be safely accessed and can the highway network serving the site adequately accommodate the associated traffic implications?

- Aims 8 & 9 – Site 660 scores negatively on both measures because “inadequate highways access – may be resolved following completion of Newtown By-Pass”. Now that the Newtown By-Pass has been confirmed, this negative should be amended to a Significant Positive as the site will have excellent road access.

iii) Will the development proposals provide employment facilities and/or support the needs of businesses to expand, re-locate, diversify etc.; and

Will the development proposals contribute to providing a mix of uses in the settlement?

- A negative impact is recorded against business impact. The Appraisal incorrectly states that the site “proposes a re-use of an existing employment facility, although this may enable business re-location, expansion etc”. On the contrary, the site is a greenfield site proposed for mixed use development and offers great potential as a flagship site at the entrance to the town, boosting Newtown’s image and business offer.

iv) Do the proposals provide employment opportunities and/or the potential for upskilling the local workforce?

- Development of the site will bring jobs, which should score positively on the skills and employment category.

We respectfully request that the SA is amended accordingly to reflect the above points.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts:

© 34.42 Table E1 - Employment Site Allocations  
Add Glanhafren Hall as a providing 2 hectares of land for Mixed Use.

© 34.104

Appendix 1 – Settlement Allocations

Add site MUA2 for Newtown:

3.68 hectares as a mixed employment and residential allocation that will provide a high-end office / business park as a flagship site at the entrance to Newtown with high quality design and some residential units (including affordable) on the parts of the site that are closest to Glanhafren Hall. Landscaping and ecological enhancement will create a buffer between the two uses.

Council Response:

0

**Question: 3e. (ii) Candidate Site No/Name**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5611.V3//E3** 15/07/2015  Summary: Table E1 - Employment Site Allocations - Newtown

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Representation Texts: Candidate Site 660 - Land at Glanhafren, Llanidloes Road

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Glanhafren Hall and its surrounding land will play an important part in the future of Newtown, being located at the western entrance to the town and potentially providing a gateway to the town. Furthermore, the LDP's current proposals would sterilise the western edge of the town as a mineral safeguarding area. The long-term future of Newtown merits consideration at the hearings.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.43 Policy E4 – Bronllys Health Park****27 Clwyd Powys Archaeological Trust**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

27.V1//E4 09/07/2015  Summary: Policy E4 – Bronllys Health Park, mention should be made of the Registered Park and Garden

Source: Website registration

Type: Comment

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.49

Policy: E4

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question* *Representation Texts***Question: Council Response**

Representation Texts: These comments are noted. However, the registered park and garden is referenced in the justification text of Policy E4 under Paragraph 4.4.11 and no changes are considered necessary to ensure that the Plan is sound.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: While CPAT supports the adaptive reuse of the Bronllys Hospital site as a Health Park, mention should be made of the Registered Park and Garden (PO9) that surrounds this site. Reference will need to be made to Cadw for any development within this Registered area - particularly considering the intention of the forthcoming Historic Environment (Wales) Bill to make the Register of Parks and Gardens of Historic Interest in Wales a statutory list.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: While CPAT supports the adaptive reuse of the Bronllys Hospital site as a Health Park, mention should be made of the Registered Park and Garden (PO9) that surrounds this site. Reference will need to be made to Cadw for any development within this Registered area - particularly considering the intention of the forthcoming Historic Environment (Wales) Bill to make the Register of Parks and Gardens of Historic Interest in Wales a statutory list.

Council Response:

0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts:

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1034 Brecon Beacons National Park Authority**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1034.V7//E4** 20/07/2015  Summary: Does not support Policy E4 – Bronllys Health Park

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.49

Policy: E4

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Firstly, the National Park Authority would like to congratulate the Powys LDP team for the efforts made to address the significant concerns raised against the first Deposit LDP (2014). It is acknowledged that the level of work undertaken to achieve the revised Deposit is substantial and the team is to be congratulated. We are extremely encouraged to see the progress being made by yourselves to move towards an adopted plan and the certainty this will bring in relation to the future development in Powys. Undoubtedly this will be of benefit to the region and can only be supported by the NPA.  
Notwithstanding the above, we would like to draw your attention to the following issues we have identified with the deposit draft LDP (2015) and its compliance with National Planning Policy. We raise these concerns from our recent experiences of the Examination process and we hope what follows will benefit you in the production of a sound LDP. These are not objections per se, but we urge you address the points in your lead up to submission in the interests of soundness.

Please note that these are officer comments, which will be put before Members at the next available opportunity. Therefore they may be subject to amendment following NPA recommendation. We will advise you of any change accordingly.

7. Bronllys Hospital Site

Following on from the previous point, we have concerns in relation to Policy E4. Redevelopment of the Bronllys site has potential significant influence on the National Park, in terms of social, environmental and economic impacts. The policy position provides no clear certainty as to the role of the site in terms of housing provision, employment provision or the potential effects this will have on the settlements of Talgarth and Bronllys, not to mention huge environmental impact. We urge you to reconsider allocation of the site, however if this is not possible, then Policy E4 should be reworded to make it essential that a development brief is developed for the site in consultation with the National Park Authority. Such a development brief should be agreed by both PCC and NPA prior to adoption as SPG.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V21//E4** 20/07/2015  Summary: Policy E4 – Bronllys Health Park

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Document:Draft Deposit Written Statement 2015, p.49

Policy: E4 Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: See comments to Appendix 1.

(this comment contained in Appendix 1 to NRW letter).

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: See comments to Appendix 1.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6230 Powys Health and Well Being Action Group**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6230.V1//E4** 20/07/2015  Summary: That Bronllys Hospital with all its grounds be redesignated from 'Health Park' to 'Heath and Wellbeing Park'

Source: Email Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.49

Policy: E4 Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: I am writing to you on behalf of Powys Health and Well Being Action Group an organisation formed when 3,144 residents of Powys signed a petition in support of Bronllys Hospital remaining at the heart of their community as a NHS facility offering inpatient palliative and restorative medical care from fully qualified trained clinicians.  
In February 2015 the Welsh Assembly Government instructed Powys teaching Health Board together with Powys County Council to engage and work with Powys Health and Well Being Action Group to develop a Well Being Park in the grounds of Bronllys Community Hospital for the benefit of residents requiring these services in Powys.

To enable this to come to fruition it is imperative that Bronllys Hospital with all its grounds be redesignated from "Health Park" to "Health and Well Being Park" in the new Local Development Plan.

Additional evidence submitted:  
Supporting email from Mr William Powell, National Assembly  
Supporting email from Kirsty Williams, Assembly Member

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: That Bronllys Hospital with all its grounds be redesignated from "Health Park" to "Health and Well Being Park" in the new Local Development Plan.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.44 Policy T1 – Transport Infrastructure****4640 Powys Ramblers**

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
4640.V2//T1		14/07/2015	<input type="checkbox"/>			Summary: Policy T1 – Transport Infrastructure - Safe walking and Cycling Routes
Source: Website registration		Type: Objection		Mode		Written
				Status		Maintained

Document:Draft Deposit Written Statement 2015, p.49

Policy: T1

Issue: 2015: Deposit Draft-06.Transport and Community Facilities

Question	Representation Texts
<b>Question:</b>	<b>Council Response</b>
Representation Texts:	The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. Policy T1 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 including road, rail, pedestrian and cyclist travel networks and connections in relation to new development. Objective 14 supports healthy communities and healthy lifestyles and already includes a reference to ensuring development (which would include residential, town centre, employment and educational development) provides opportunities for walking, cycling and open and play spaces. No change to the policy or objectives is required.
Council Response:	0
<b>Question: 3d. (i)</b>	<b>Representation Details</b>
Representation Texts:	Policy T1 should refer to development of safe routes to work, towns and schools on foot, using existing or newly created footpaths and bridleways. The same applies to cycle routes. The same comment relates to Objective 14.
Council Response:	0
<b>Question: 3d. (ii)</b>	<b>Desired changes to Document</b>
Representation Texts:	Add a new criterion: develop safe walking and cycling routes between residential areas and town centres, work places, schools and colleges. Insert similar wording to Objective 14.
Council Response:	0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5704 Glandŵr Cymru - Canal & River Trust in Wales**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

5704.V7/I/T1 20/07/2015  Summary: Policy T1 – Transport Infrastructure - Support

Source: Email

Type: Support

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.49

Policy: T1

Issue: 2015: Deposit Draft-06.Transport and Community Facilities

*Question* *Representation Texts***Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No change is therefore required.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: POLICY T1

Glandwr Cymru - the Canal & River Trust in Wales supports Policy T1, which supports the provision and improvement of sustainable forms of travel. The towpath of the Montgomery Canal provides a well-used and much-loved route for leisure walking and cycling, in addition to the use of the canal itself for leisure cruising and canoeing. Significant sections of the canal towpath have recently been improved through a partnership between Glandwr Cymru - the Canal & River Trust in Wales, Powys County Council and Sustrans and these works are set to continue subject to further funding being secured. Such works will help to increase the use of the towpath by walkers and cyclists and open up access to the waterway by wheelchair users and families with pushchairs.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response:

0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery**

Agent: **CPRW Brecon & Radnor**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6235.V18/T1 20/07/2015  Summary: Policy T1 – Transport Infrastructure

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.49

Policy: T1

Issue: 2015: Deposit Draft-06.Transport and Community Facilities

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: The Council propose to amend Policy T1 to make specific eference to 'Active Travel' as suggested by the representer. See Focused Changes for details. 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.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: This section requires considerable strengthening as transport underpins many aspects of the LDP and is particularly critical in such a rural and dispersed area to ensure equality of access to services for communities. The section needs to link to the Regional Transport Plan to have validity and show how this Plan will be delivered through the LDP.

The need for integrated public transport services is not addressed. The retail, housing and employment strategies are all interlinked with transport as the LDP clearly shows in the hierarchical approach. Without policies in place to ensure parallel development there is a significant danger that outlying communities will be left without services and unable to access those in their nearest town / large village.

Good access to services across the Central Wales area is stated as a key determinant of quality of life particularly in tackling the significant geographical and social inequalities of health, social care and well being in the predominantly rural area. This underpins the viability of our county and the integration of transport into planning is vital at every level to the maintenance of strong rural communities. It also needs to be shown how the LDP will conform to the Active Travel Act.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Policy T1 is inadequate and requires redraft to properly address the issues of transport in a rural area and satisfy policy requirements.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6303 Lewis, Mr Kevin**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6303.V2/T1** 18/07/2015  Summary: Policy T1 – Transport Infrastructure - Improvements

Source: Website registration Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.49

Policy: T1 Issue: 2015: Deposit Draft-06.Transport and Community Facilities

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. The LDP is a land use plan and policy T1 supports appropriate transport infrastructure and traffic management improvements and seeks to support good transport links and development management policy protects key tranport corridors. It is beyond the scope of the plan to deliver access to services outside the County.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: The policy on transport does not include any infrastructure improvements based on economic improvement. Good transport links are key drivers in economic development and are therefore essential to the viability of the residents of Powys. This includes swift and efficient access to services and employment both within and outside of the county.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Include a statement along the lines of 'improving the transport network within the county'.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6333 Powys County Council**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6333.V1//T1 20/07/2015  Summary: Policy T1 – Transport Infrastructure - wording changes

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.49

Policy: T1 Issue: 2015: Deposit Draft-06.Transport and Community Facilities

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: The Council propose to amend Policy T1 to make reference to Welsh Government Priorities and the Active Travel Act as suggested by the representor. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Suggested amendments: Suggested changes support Welsh Government priorities as stated in the Joint Local Transport Plan and the Active Travel (Wales) Act 2013. Para. suggested changes 4.5.3 correct two typos.

Policy T1 – Transport Infrastructure @ 34.44

Transport infrastructure and traffic management improvements will be permitted where they support Welsh Government priorities for promoting growth and sustainable jobs, tackling poverty, and ensuring sustainable rural communities. In particular this would be where such measures:

- 1.Improve the safety of transport users, especially those making 'active travel' journeys by walking or cycling.
- 2.Reduce traffic congestion and/or improve the local environment.
- 3.Reduce demand for travel by private transport.
- 4.Provide, promote and improve sustainable forms of travel.

4.5.1This policy seeks to support 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 including road, rail, pedestrian and cyclist travel networks and connections.

4.5.2Appropriately located public transport interchange developments support sustainable travel and can reduce the demand for travel by private car. Developments that support public and private transport integration, such as Park and Ride/Share Schemes and Bus Stops that complement the use of local and national bus or rail services, taxi ranks and train and bus stations will be supported.

4.5.3Proposals that benefit rail passengers operations and proposals that support rail freight opportunities opportunites will be encouraged. Transport policy applicable to all developments including the safeguarding of key transport corridors, the requirements for transport assessments and travel plans, and access and parking requirements are addressed in policies DM1 and DM2. @ 34.45

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

08/12/2015

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6333.V1//T1** 20/07/2015  Summary: Policy T1 – Transport Infrastructure - wording changes

Source: Email

Type: Comment

Mode Written

Status Maintained

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Representation Texts: Minor wording changes to Policy T1 - Transport Infrastructure

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.46 Policy H1 - Housing Provision**

**10 Guinane, Mr. Simon**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**10.V3** 17/07/2015  Summary: Rhosgoch - New Site for Housing Provision in Rural Settlement (CS 485)

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Written Statement 2015, p.50

New Site

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The non-inclusion of the land at the Old Inn, Rhosgoch as a Small Village under the provisions of Policy H1.2 is objected to.

Additional Supporting Information

A) Submission Document

B) Site Location Plan

C) Compatibility with Environmental Report Assesment

D) Options Appraisal Tool spreadsheet

E) Photographs of proposed new site

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Inclusion of development boundary for Rhosgoch and the addition of a new site the Land at the Old Inn, Rhosgoch

Council Response:

0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 485 - Land surrounding The Old Inn, Rhosgoch

Council Response:

0

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**10.V3** 17/07/2015  Summary: Rhosgoch - New Site for Housing Provision in Rural Settlement (CS 485)

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding the categorisation of settlements.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**78 Home Builders Federation Ltd**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

78.V3//H1 14/07/2015  Summary: Policy H1 - Housing Provision

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1 Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

Question Representation Texts

**Question: Council Response**

Representation Texts: The Council agrees that Policy H1 should be primarily about allocated sites which will deliver housing and not discuss affordable housing provision in such detail. The Council is proposing a Focussed Change to address this issue.

The Council disagrees that reference to village plans needs to be deleted from Policy H1. Although village plans are not statutory plans the Council consider such plans to be useful in relation to positive engagement with local communities and how they would like to see their villages develop and give valuable opportunity for input from relevant stakeholders. The policy wording is intended to be favourable towards small infill gaps (1 or 2 units) without the need for a village plan whilst development of larger infill gaps should be identified and agreed by a village plan. Given that housing development within this tier of settlement is subject to compliance with a policy rather than through allocations identified on an inset map, it is considered appropriate that housing developments of 3 or more dwellings should be supported by the community through a village plan.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is entitled housing provision and starts by identifying the number of houses to be delivered by the plan it then moves on to how this housing provision will be supported, however it then gives no support other than to identify how affordable housing will be provided. Policy H4 is the affordable housing policy so should cover these issues. This policy should be about the allocated sites which will deliver the housing.

Concern is raised at the reference to 'village plans' in 2 i) of the policy. The HBF are not aware of any formal process in the Welsh Planning system for creating 'village plans'. It appears that the policy suggests that these could be adopted as SPG but this seems an unusual use for an SPG and a very bureaucratic way to decide whether or not housing provision of 1 or 2 units is acceptable. This is likely to deter developers due to the time delay and the added uncertainty added to the already complex and lengthy planning process which would still have to be complied with. In reality how many communities are likely to support and plan for new houses, what if no site are agreed to under this process it will then lead to under delivery of housing and affordable housing. This whole concept seems to add extra complexity to the planning system, cause delay and is more likely to lead to under delivery of housing.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Remove the detail reference to how affordable housing will be delivered in policy H1 and include details of the allocated sites.

The requirement to agree site of 1 or 2 units by use of a village plan formed through the SPG process should be removed from this policy.

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**495 Llangors Community Council**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

495.V2//H1 16/07/2015  Summary: Policy H1 Concerns over policy wording: Minor Logical Extensions to small village. Request development boundaries.

Source: Website registration

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer in relation to the need for development boundaries around Small Villages. The LDP intentionally removes development boundaries from Small Villages. TAN 6 Planning for Sustainable Rural Communities (July 2010) recognises that in rural areas settlement boundaries can limit the provision of housing to meet local needs, advising at paragraph 2.26 that: "In smaller settlements, planning authorities should consider including criteria based policy against which planning applications can be assessed, rather than identifying settlement boundaries". One of the key disadvantages of settlement boundaries is that this creates a general presumption that residential development within a settlement boundary is acceptable. In Powys's smaller settlements this is particularly problematic as it places an undue pressure on infill development which can impact on a settlement's character. Additionally, this presumption in favour of development 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. It is considered that this may be one of the key reasons for the limited number of rural exception sites for affordable housing that have been proposed and delivered over the lifetime of the Unitary Development Plan. The LDP approach towards housing provision in small villages is set out in policy H1 point 2 which explains that in Small Villages, housing development will be supported i) on small infill gaps between existing dwellings capable of accommodating 1 or 2 units or in suitable larger infill gaps where identified in a village plan prepared by a community and adopted as SPG, and ii) On sites forming minor logical extensions to small villages for affordable housing in accordance with Policies H5 and H7. In response to the Representors concerns, it should be noted therefore that only affordable housing is supported on extension sites and these should be "minor" in nature. The Representer does not raise new issues or evidence which lead the Council to change its conclusions on the approach taken towards Small Villages.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 - Minor Logical Extensions to small villages - Llangors Community Council are concerned about this statement within the policy and that Ribbon Development will occur. It appears that the community/residents view of the position of minor logical extensions to a village does not always coincide with the view of a planning officer and usually falls in favour of the developer. This statement therefore cannot be justified in such a policy and enforces the point that small villages should have a development boundary to avoid ambiguity and potential future disagreements.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: To ensure a clear policy regarding development, small villages should have development boundaries.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**542 Abermule (with) Llandyssil Community Council**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

542.V8//H1 20/07/2015  Summary: Policy H1 - Housing Provision

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

Question Representation Texts

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). 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.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The reduced housing build target of 5,519 new homes is more realistic than former targets but there is still insufficient evidence on which to base this number or to determine where new build is allocated. The inclusion of a 10% margin appears excessive and has resulted in a number of highly unsuitable sites being included. That these have serious highway, environmental and heritage constraints is clearly evidenced in Officer comments. Such sites should not be coming forward for development. The large numbers of houses allocated to some of the smaller towns and large villages are too high to be easily assimilated sustainably into the existing communities (for example Abermule and Montgomery) particularly given the lack of evidence that there is this level of demand. No evidence is provided that there is a requirement for new build in the areas identified. Generally there is insufficient hard evidence to support the housing target.

Council Response: 0

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

542.V10//H1 20/07/2015  Summary: Policy H1 - Housing Provision

Source: Post or in person Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V10//H1** 20/07/2015  Summary: Policy H1 - Housing Provision

Source: Post or in person

Type: Comment

Mode Written

Status Maintained

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. Policy H2 point 1.i) relates to how development should provide a mix of housing types to meet the range of identified local housing needs. The Council will use available evidence (including work undertaken by the Housing Team) to inform the planning application process and the design/type/size/mix of dwellings permitted. Alongside this, the Plan has a suite of affordable housing policies which seek to address the provision of low cost housing. The LDP Strategy directs most new development to Towns and Large Villages were open market and affordable housing is supported within the development boundary. Small Villages and Rural Settlements have a more restrictive approach so that the strategy is not compromised and so that the Plan is consistent with national policy regarding sustainable locations, exceptions sites and the stringent protection of the open countryside. No changes are considered necessary to ensure that the Plan is sound. For your information, the Council would draw your attention to the Focussed Changes document and the proposed addition of new Strategic Policy SP1 relating to the apportionment of growth and clarifying the approach taken towards development in each of the hierarchy tiers.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: There are concerns as to whether the DDLDP will deliver a sufficient range of housing types available to meet existing and changing needs. The assertion of the high cost of housing in Powys is not supported by house prices elsewhere. Opportunities may be missed to encourage returning young people and other incomers.

Limits to the number of individual developments in small villages, rural settlements and open country is appropriate but a mix of housing types is essential. Flexibility can meet the varying needs of those wishing to move to the area or with extended families.

Re-classifying Llandyssil as a Small Village and Aberbechan as a Rural Settlement is more appropriate to infrastructure, situation and development potential. Allowing well designed infill is accepted but we propose either open market or affordable housing be permitted given the need for a mix of housing types. There is ambiguity regarding the 'boundaries' of small villages and rural settlements and this needs clarification to prevent inappropriate development coming forward.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1084 Welsh Government**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1084.V3//H1 16/07/2015  Summary: Housing Provision

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts: Housing Provision

The housing provision of 5,519 is based on the Welsh Government's 2011 household projections. This figure deviates above the 2011 projections by approximately 1,000 units. It is understood the authority have deviated above the 2011 figure to help meet the affordable housing need identified in the LHMA and to take account of higher past build rates in Powys. Given the concerns raised in Category A in relation to viability and deliverability, the authority need to set out the level of deviation and explain why they have determined to deviate above the 2011 projections. The authority need to explain how the aspiration to exceed the 2001 figures is balanced against deliverability.

There are contradictory statements in background papers. Examples include the following:

- The Population and Housing paper provides some justification on the migration rate, which is set at the 5-year migration rate, but then states that this rate may be too high as the mid-year estimates are indicating a further decline in inward migration. Clarification is required to explain how the conclusion of this paper ties in with the LDP Strategy topic paper (appendix A; point 20) which states that inward migration of 21 – 30 year olds needs to be higher if the size of the workforce is to be contained and how the migration rates relate to the employment and housing provision.
- In the Housing and Delivery topic paper, the housing trajectory shows a significant increase in the delivery of housing from <300p.a. in 2015 to >600p.a. in 2021. This appears to be based on the site delivery profile, but it is questioned whether it is realistic based on the content of the Population and Housing topic paper. The trajectory should include all components of housing supply including windfall and small sites. The land supply assessment in Table 1 should evidence a 5-year supply up to 2026. Actual completions from 2011-2013 should be illustrated on the trajectory and the LA should confirm completions for 2014 and 2015.
- The Population and Housing topic paper provides information on the size of households, however it remains unclear how the authority has taken this on board. Is the LDP providing the necessary housing as identified in the topic paper of 1 – 2 bedroom households and has the provision taken into account that this rate may change over the plan period if the economy picks up?

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1457 Evans, Mr Gerald**

*Agent:* **Hughes Architects Ltd**

*Rep'n/Para/Policy AccesssNo DateLodgd Late? Status Modified Summary*

**1457.V2//H1** 20/07/2015  Summary: Policy H1 - Housing Provision in Builth Wells (Issue of "White Land")

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). Please refer to the Focussed Changes document for any proposed amendments to the Site Allocations in Builth Wells. Taking into account 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.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The Revised Deposit Draft LDP includes parcels of land within Builth which are not deliverable. This is evidenced by the fact that these parcels of land have been included for some time within development plans. While these parcels of land are now being designated as 'white land' it is obvious they are being relied upon to form part of the buffer number of houses coming forward during the plan period if designated sites are not built out. This provides a distorted view of the housing and allocation for Builth Wells over the plan period. There is no clear evidence base for the inclusion of some of these parcels of land as to why they have been promoted despite comments to the contrary by some of the authors of the LOP. We therefore have challenged, and will continue to challenge, the inclusion of these parcels of land for their inclusion for quite arbitrary reasons.

The final issue that we raise is in terms of the data upon which the LPA has based its judgement. There is a clash between two fundamental documents upon which the Local Authority has based its numbers. These are the LHMA 2015 which states that Builth Wells and Llanwrtyd Wells have an affordable housing target of 20 dwellings per year. However according to the Powys County Council LDP and CIL Assessment of 2014 only 204 dwellings have been allowed for in total for Builth Wells and Liandrindod Wells. 20% of these shall be affordable which shall equate to approximately 40 dwellings in total. With this in mind we continue to have no confidence in the data upon which the Local Authority has based its projections as it is fundamentally incorrect.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Land that has no prospect of being delivered over the plan period should not be included within said plan such as PCC UDP HA5 and HA7 which is now shown as white land in

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1457.V2//H1** 20/07/2015  Summary: Policy H1 - Housing Provision in Builth Wells (Issue of "White Land")

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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the Revised Deposit Draft. The inclusion of these parcels of land has not been promoted by neither the land owner nor any other body. The inclusion of this land distorts the opportunity of the settlement of Builth Wells to deliver housing up until 2026. Therefore we ask for these parcels of land to be removed.

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I wish to speak at the public examination so that a detailed case can be provided to the Inspector and so that the reasoning of the officers can be fully examined.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1938**      **Vaynor Park - Estate Office, Berriew**      *Agent:*      **Kembertons**

*Rep'n/Para/Policy*   *AccessnNo*   *DateLodgd*   *Late?*   *Status*   *Modified*   *Summary*

**1938.V2//H1**      17/07/2015            Summary: Policy H1 - Housing Provision

Source: Email      Type: Objection      Mode: Oral (Examination)      Status: Maintained

Document: Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question*      *Representation Texts*

**Question:**      **Council Response**

Representation Texts:      i. The most recent source of comparable measure of the number of households and the number dwellings is the 2011 Census which showed across Powys there were 63,482 dwellings of which 53,345 were occupied by resident households. The home vacancy rate in the dwelling stock is therefore calculated to be 8.1%.  
 ii. The Council agrees that the flexibility allowance of 10% may need to be reviewed as the overall housing requirement is being reviewed to be in accordance with the recently updated TAN 1 which requires that a 5 year supply is demonstrated which may require a reduction in the housing requirement.  
 iii. The amount of housing expected from windfalls was calculated on the average from last the 3 years of windfall applications which is considered a conservative number considering the 3 years used follow a period of recession and recent monitoring of planning applications being processed by the Council indicates that housing from windfall will be a reliable source going forward into the LDP and in line if not more than the annual number estimated.

Please note that the response in relation to Refail is addressed in response to representation number 1938.V3.

Council Response:

0

**Question: 3d. (i)**      **Representation Details**

Representation Texts:      The calculation of future housing requirement is difficult to follow and appears to be based on assumption rather than evidence.

For instance, it appears to be assumed that 17.7% of all new development will take place within the BBNP, the same percentage as exists at present. This is too broad an assumption. It may well be that permission to develop becomes increasingly difficult to obtain in the BBNP, and thus persons who might be expected to go there would have to be accommodated elsewhere in the County, that is, outside the BBNP, thus adding to the total housing need in the remainder of the County.

Whilst it may be correct that 8.0% of existing dwellings were unoccupied on census night 2011, this does not mean that they are not occupied on other nights or there may be legitimate reasons for non-occupation – second homes, for instance. The reason for this discrepancy does not appear to have been explored and it cannot simply be assumed that the same percentage will be carried forward into the future. It may be that some of the houses were unfit, but new houses would all be fit to live in and so the percentage might be different.

It is suggested that a 10% flexibility allowance may not be sufficiently generous, particularly in an area that does not attract major housebuilders wishing to build out sites as quickly as possible. The flexibility allowance should be tested against past trends to see if it is appropriate in achieving overall targets.

To achieve the target provision a significantly higher level of housing may need to be allocated, reliance on windfall development is a risky strategy that might or might not deliver the appropriate amount of development. The Plan should be based on certainty, or measures that will take the risk element out of the equation.

There seems little science, or reasoning in the proposed phasing of development. Market forces will inevitably phase development, unless constricted by planning policy. Given that there is a need to produce levels of housing not previously achieved there does not appear to be much of a case to further restrict supply through artificial phasing policies.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1938.V2//H1** 17/07/2015  Summary: Policy H1 - Housing Provision

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The figures for the provision of housing should be more carefully examined and explained, and positive policies aimed at ensuring that the required levels of housing are produced should be adopted, rather than policies that simply try to allocate sites without corresponding certainty of delivery.

Further sites should be allocated, having regard to the function of the various settlements and their ability to produce additional housing.

Elsewhere it has been argued that development in certain small villages might assist the sustainability of larger villages. In this submission the case of Berriew and Refail is spotlighted. These villages very much work together, albeit they are recognisable as separate entities. Nevertheless they are separated by the draft plan into different categories of settlement, one being classified as a large village (Berriew) though there is no additional specified new allocation for housing, and the other (Refail) a small village, where development is to be restricted.

Given the proximity of these villages to each other and to the main road network in the County, it would be appropriate to regard them as a sustainable community, and seek to guide further development towards them.

Policy H1 should be modified to recognise the sort of relationships that may exist between settlements and to identify sites within such communities (rather in within particular village development boundaries) that will ensure the provision of sufficient housing to meet targets. Development boundaries should also be made flexible so that if certain allocated sites are not coming forward or insufficient land to being developed, they can be easily realigned to allow other sites to come forward without having to await of full plan review.

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Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: The delivery of housing is a key element in a Local Development Plan, and ensuring that housing in sufficient quantity is produced is a prime aim of any such plan. The issues are complex and best examined through discussion.

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Council Response: 0



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**2120 Davis, Mr Mike**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2120.V1//H1** 18/07/2015  Summary: Policy H1 - Housing Provision

Source: Email Type: Support Mode Written Status Maintained

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Additional material submitted

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1 Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is supported with regard to the identification of land off Brecon Road, Ystradgynlais and its inclusion in the site schedule in Appendix 1.(P58 HA1) and on the Proposals Map.(Inset 58)

We note that the policy also seeks to maintain a 5 year housing land supply. For reasons explained in the accompanying Submission Document we confirm that the release of the land for housing will contribute to achieving a 5 year land supply on adoption of the LDP as required by the new TAN 1.

Please refer also to the accompanying Submission Document.

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To support the Council's case for allocating the site in the presence of any objectors.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**2660 Price, JR & MG**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

2660.V1//H1 22/06/2015  Summary: Concern over Policy H1 (2.ii) and the implicatations in Felinfach.

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments which are noted. It is not possible to give assurances that this particular parcel of land will not be considered as appropriate for development. The policy for the development of Small Villages is deliberately flexible with the emphasis on infill sites or extensions for exceptions housing with regard to affordable homes. The LDP approach weighs up flexibility over certainty. Whilst development boundaries can help to provide certainty they also

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Our interest is in OS Field Number 8432, which is adjacent to our house and to the north west of Felinfach. Felinfach is designated as a Small Village in the Development Plan.

As we understand it, in the case of Small Villages housing development can only take place on small infill gaps between existing houses (with a maximum of 2) or on larger, but again infill, gaps between existing houses and only on "suitable" land identified by the Community Council and then adopted by Supplementary Planning Guidance. In this latter case there will have to be appropriate provision for affordable housing. However, in addition, development for affordable housing would be supported on sites forming "minor logical extensions" to small villages (Policy H1 2(ii)). This gives us great cause for concern.

In 2006 we were successful in persuading the Planning Inspector that the then Unitary Development Plan should be amended by the deletion of all reference to "residential allocation" on this land. (See Inspector's Report ref. 2660.D1). We hope we are wrong, but we are concerned that the Council may be attempting to have a second bite at this particular cherry. We do not wish, at this stage, to rehearse the arguments we advanced at Inquiry on the last occasion but would indeed wish to do so in person if it becomes necessary. It will only become necessary in our opinion if it is not made clear that housing development in Field Number 8432 will never be considered as a "minor logical extension" to Felinfach.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Our interest is in OS Field Number 8432, which is adjacent to our house and to the north west of Felinfach. Felinfach is designated as a Small Village in the Development Plan.

As we understand it, in the case of Small Villages housing development can only take place on small infill gaps between existing houses (with a maximum of 2) or on larger, but again infill, gaps between existing houses and only on "suitable" land identified by the Community Council and then adopted by Supplementary Planning Guidance. In this latter case there will have to be appropriate provision for affordable housing. However, in addition, development for affordable housing would be supported on sites forming "minor logical extensions" to small villages (Policy H1 2(ii)). This gives us great cause for concern.

In 2006 we were successful in persuading the Planning Inspector that the then Unitary Development Plan should be amended by the deletion of all reference to "residential allocation" on this land. (See Inspector's Report ref. 2660.D1). We hope we are wrong, but we are concerned that the Council may be attempting to have a second bite at this

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2660.V1//H1** 22/06/2015  Summary: Concern over Policy H1 (2.ii) and the implications in Felinfach.

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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particular cherry. We do not wish, at this stage, to rehearse the arguments we advanced at Inquiry on the last occasion but would indeed wish to do so in person if it becomes necessary. It will only become necessary in our opinion if it is not made clear that housing development in Field Number 8432 will never be considered as a "minor logical extension" to Felinfach.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**2743 Gibson-Watt, Mr Robin**

*Agent:* **J M Osborne & Co**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2743.V1//H1** 20/07/2015  Summary: Policy H1 - Housing Provision - Newbridge On Wye

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the objection made by the Representor to the reduced housing land target, it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the Plan in being able to meet these objectives. It is considered that the number of dwellings provided for in the plan, will provide a deliverable and sufficient housing land supply. The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. This has included extensive consultation with internal Council departments and statutory consultees to identify any site constraints, which are detailed within the appendices of the LDP. The Council does not consider that there is a need to allocate additional land in Newbridge on Wye. The suitability of these specific sites, including the site specifically referred to by the Representor (site reference 75 - the former POW camp), for allocation purposes is considered under the Site Status Report and responses received to the Deposit Local Development Plan in respect of specific sites are responded to separately under the responses to site representations.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Newbridge on Wye - Representation

This representation is specifically in regard to the development of Newbridge-on-Wye.

It is apparent that the LDP does not conform to the Consistency Tests C1 and C2. The LDP does not follow National Guidance, Policies and Strategies.

1) Newbridge-on-Wye Sites

Several sites in Newbridge on Wye were submitted to the LDP Candidate Register in 2011. All (bar an existing planning consent) were not carried through to the current candidate list. It therefore appears as though Powys Planning Department do not envisage any development in Newbridge-on-Wye until at least 2026. The Planning Department have come to this conclusion despite being offered many suitable sites.

1a) Having reviewed Powys Planning Departments Options Appraisal Tool for Newbridge-on-Wye Site 75, the reasons for not expanding the settlement became apparent.

Site 75 contained former Prisoner of War Camp (POW) buildings. The site is currently overgrown and untidy. It is also in a prominent position adjoining the A470 north/ south trunk road at the entrance to Newbridge-on-Wye. The Prisoner of War Camp is a logical extension of the North West side of Newbridge-on-Wye.

The Options Appraisal Tool for the POW site appears to show that the development would be sustainable. The site is free from flooding, free of contaminated land, free of environmental constraints, would contain affordable homes, already has sustainable forms of transport and the area has limited ecological value.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

2743.V1//H1 20/07/2015  Summary: Policy H1 - Housing Provision - Newbridge On Wye

Source: Email

Type: Objection

Mode Written

Status Maintained

However, under "Resource Use" the site has been highlighted as "significantly negative". I do not believe the development of a brown field site can be significantly negative. By building on a brown field site you preserve the best and most versatile agricultural land elsewhere.

1b) The Options Appraisals Tool also shows that the current level of services and infrastructure are restricting the development of Newbridge on Wye. This is because the Waste Water Treatment Works are at capacity.

1c) Finally the Options Appraisal Tool highlights the Community Council's preference not to proceed with the development.

1d) I do not believe that the development of Newbridge-on-Wye should be prevented due to a lack of necessary infrastructure or by a NIMBY approach.

#### 2) Housing Strategy

National Guidance states a sound development plan should identify sites that are "robust and credible". The sites must be suitable, available and probable. All of which candidate site 75 is.

A broad direction of Welsh Government policy is contained within the 2010 National Housing Strategy "Improving Lives and Communities". The focus of the National Housing Strategy is on improving people's lives through:

- providing more housing and more choice;
- improving homes and communities, and
- improving housing related services and support.

I do not think the current vision for Newbridge-on-Wye meets any of these criteria.

#### 3) Net Migration

Powys is currently suffering from net migration, with a large number of 15 —29 year olds moving from the area. I see no likelihood of this changing if you do not provide them with rural affordable homes. A mix of affordable and family homes will help to help sustain rural communities and retain people in their local communities. What you are proposing in Newbridge-on-Wye is a continuation of the current housing stock. There are no new homes and no new opportunities for local people, directly contrasting the 2010 housing strategy.

#### 4) Summary

In summary, I do not think your vision for Newbridge-on Wye meets National Planning Policy.

The Powys draft LDP is therefore unsound under the Consistency Tests C1 and C2. It is also unsound under the Coherence and Effectiveness Tests CE2.

In light of the above I ask you to review your plans for growth in Newbridge-on-Wye.

Council Response:

0

Question: 3d. (ii) Desired changes to Document

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2743.V1//H1** 20/07/2015  Summary: Policy H1 - Housing Provision - Newbridge On Wye

Source: Email

Type: Objection

Mode Written

Status Maintained

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Representation Texts: In light of the above Representation I ask you to review your plans for growth in Newbridge-on-Wye.

I firmly believe you should be allowing for the development of services, infrastructure and housing.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4784 Walton, Mr Richard**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

4784.V1/2. i)/H1 20/07/2015  Summary: Policy H1 - Housing Provision - Small Villages - Preference for Inset Maps/Site Allocations

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.50, para.2. i)

Policy: H1 Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Represor in relation to the need for a development boundary and/or land allocations in Small Villages. TAN 6 Planning for Sustainable Rural Communities (July 2010) recognises that in rural areas settlement boundaries can limit the provision of housing to meet local needs, advising at paragraph 2.26 that: "In smaller settlements, planning authorities should consider including criteria based policy against which planning applications can be assessed, rather than identifying settlement boundaries". One of the key disadvantages of settlement boundaries is that this creates a general presumption that residential development within a settlement boundary is acceptable. In Powys's smaller settlements this is particularly problematic as it places an undue pressure on infill development which can impact on a settlement's character. Additionally, this presumption in favour of development 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. It is considered that this may be one of the key reasons for the limited number of rural exception sites for affordable housing that have been proposed and delivered over the lifetime of the Unitary Development Plan. The Council is in favour of Village (Action) Plans so as to enable further community involvement on how Small Villages may develop - with the emphasis on the suitability of infill sites (as extensions to Small Villages are an exception for affordable homes only). The Represor does not raise new issues or evidence which lead the Council to change its conclusions in relation to the Strategy and no changes are considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: I'm not able to understand the council approach here policy is strongly worded but the suitable sites which are in suitable locations are not allowed on the LDP plan. I feel if they were it would give those sites more certainty, in the past smaller sites have been accepted on the plan why not on this plan?

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: I'm not able to understand the council approach here policy is strongly worded but the suitable sites which are in suitable locations are not allowed on the LDP plan. I feel if they were it would give those sites more certainty, in the past smaller sites have been accepted on the plan why not on this plan?

Council Response: 0

**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4849 Richards, Mr Jason**

*Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4849.V2//H1** 18/07/2015  Summary: Policy H1 - Housing Provision - Plan needs more housing

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council does not agree that the housing land requirement in the Deposit LDP constitutes under-provision. It is proposed that policy H1 is amended through a Focussed Change - see Focussed Changes document. This is so that the policy reflects updated housing evidence as detailed in the revised Housing Topic Paper (December 2015).

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: There are major concerns regarding the soundness of the housing land requirements in the Deposit LDP Strategy and is objected to on the grounds highlighted in the accompanying Submission Document. .

The LDP Housing Requirement 2011 – 2026 of 6,071 dwellings to deliver a dwelling requirement of 5,519 is objected to. Whilst it is acknowledged that this represents an increase in provision from the previous 2014 Deposit Plan, which stood at 5,000, it is considered that the figure continues to constitute under-provision. In this context the objection is justified by an analysis of the detailed reasons given for the current dwelling requirement in the Topic Paper : Population and Housing (See accompanying Submission Document)

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: A minimum requirement of 6,000 dwellings, allowing for a build rate of 400 units a year, should be applied, with an additional 10% flexibility allowance. As a consequence specific housing land allocations for an additional 1,000 dwellings, which should include the site being promoted, are necessary.

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: CS 579 (constituting eastern part of allocated site P08 HA3)

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: to contribute to overall discussions regarding the scale of development proposed

Council Response: 0



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4849.V3//H1** 18/07/2015  Summary: Policy H1 - Housing Provision - Boundaries and inadequate Allocations in Built

Source: Email

Type: Objection

Mode Written

Status Maintained

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Additional material submitted

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the objection made by the Representor to the reduced housing land target, it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the Plan in being able to meet these objectives. It is considered that the number of dwellings provided for in the plan, will provide a deliverable and sufficient housing land supply. The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. This has included extensive consultation with internal Council departments and statutory consultees to identify any site constraints, which are detailed within the appendices of the LDP. The Council does not consider that there is a need to allocate additional land in Built Wells. The suitability of the site specifically referred to by the Representor (Tai ar y Bryn), for allocation purposes is considered under the Site Status Report and responses received to the Deposit Local Development Plan in respect of specific sites are responded to separately under the responses to site representations.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is objected to on the basis of the insufficient housing land target and the non-inclusion of the land to the east of Tai Ar Y Bryn and its omission from the site schedule in Appendix 1 – Settlement Allocations.

- Built Wells needs more land to be allocated for housing development as the 131 dwellings currently provided for is too low for a town with its sustainability credentials and its status in the settlement hierarchy as provided for by Planning Policy Wales and the Wales Spatial Plan;
- There is uncertainty regarding the status of unallocated land within the settlement boundary and the extent to which this can meet housing need;
- More sites are required to realise affordable housing targets;

See full justification for the above in the accompanying Submission Document

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocation of the remainder of Candidate Site 579 adjacent to Tai Ar Y Bryn, Built Wells.

Council Response:

0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA3

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>4849.V3//H1</b>		18/07/2015	<input type="checkbox"/>			Summary: Policy H1 - Housing Provision - Boundaries and inadequate Allocations in Builth
Source: Email		Type: Objection		Mode	Written	Status Maintained

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Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: CS 579 all of the Candidate Site which includes Allocated Site P08 HA3

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding proposals in the Builth Wells area.

Council Response: 0

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## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

### 5197 Natural Resources Wales

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

5197.V22//H1 20/07/2015  Summary: Policy H1 - Housing Provision

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

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Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: For comments on housing allocations, please see our response to individual sites in annex 1. (@ RepPoint 34.104).

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: See response to individual sites in annex 1.

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5330      Bufton, Mr G**

*Agent:*    **Asbri Planning Ltd**

*Rep'n/Para/Policy    AccessnNo    DateLodgd    Late?    Status    Modified    Summary*

**5330.V2//H1**                      17/07/2015                          Summary: Policy H1 - Housing Provision - Settlement Allocations

Source: Email                                              Type: Objection                                              Mode Oral (Examination)                                              Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question                      Representation Texts*

**Question:                      Council Response**

Representation Texts:    Having considered the representations received and the supporting evidence that has been prepared, it is considered that the number of dwellings provided for in the plan, will provide a deliverable and sufficient housing land supply. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the Plan in being able to meet these objectives. Sufficient allocated land or sites with the benefit of planning permission are available elsewhere within the settlement and plan area to meet future residential land requirements. The suitability of these specific sites, including the site specifically referred to by the Representor (West of Ithon Road, Llandrindod Wells), for allocation purposes is considered under the Site Status Report and responses received to the Deposit Local Development Plan in respect of specific sites are responded to separately under the responses to site representations.

Council Response: 0

**Question: 3d. (i)                      Representation Details**

Representation Texts:    Policy H1 is objected to on the basis of the reduced housing land target (see separate form). The non-inclusion of the land to the West of Ithon Road, Llandrindod Wells and its omission from the site schedule in Appendix 1 – Settlement Allocations. It is noted that the Policy also seeks to maintain a 5 year supply of housing. For reasons explained in the Full Submission attached we consider that unless a sufficient range and choice of sites is provided, Powys County Council will struggle to achieve a 5 year land supply both on adoption and throughout the plan period.

The first part of the policy refers to development in Towns and Large Villages. We consider that development of the site in question would be compatible with the requirement as it would form a logical extension to the settlement of Llandrindod Wells, complementing the land to the East which is proposed to be allocated..

This Representation also references Refpoints R34.47 and R34.104

ADDITIONAL SUPPORTING EVIDENCE:

A) Submission Document in response to Powys LDP Deposit Draft (June 2015) Land to the West of Ithon Road, Llandrindod Wells

Council Response: 0

**Question: 3d. (ii)                      Desired changes to Document**

Representation Texts:    Allocation of the site at Ithon Road, Llandrindod Wells

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary***5330.V2//H1** 17/07/2015  Summary: Policy H1 - Housing Provision - Settlement Allocations

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Council Response: 0

**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: Candidate Site 70 - Land to the West of Ithon Road, Llandrindod Wells

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Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding the scale of development proposed.

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Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5695 Bardsley, Mrs Margaret** *Agent:* **Strutt & Parker LLP (Chester)**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5695.V1//H1** 20/07/2015  Summary: Does not support housing provision

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. The concerns regarding the future growth of Guilsfield are noted. Guilsfield is a settlement which has a number of planning constraints. The LDP strategy is clear that the pro-rata growth will be directed to Large Villages according to their capacity to accommodate growth with regard to environmental and infrastructure capacity constraints. The Council has found it necessary to revisit the Powys housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Other parts of the Plan are amended accordingly - see Focussed Changes document. Further to representations received on the Deposit Plan the land allocations in Guilsfield are being re-considered. Please refer to the separate Focussed Changes document and the Guilsfield map and Appendix 1 settlement allocations table for any Focussed Changes regarding land allocations in this settlement. Please note that site allocation representations are beng responded to separately.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The overall level of housing delivery proposed and the growth and allocation strategy for Guilsfield.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The level of housing proposed needs to be increased and the housing strategy for Guilsfield needs to be changed to plan for more dwellings on acceptable deliverable sites.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Overall level of housing proposed and growth/allocation strategy for Guilsfield.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5706 Bletchley Park Developments Ltd***Agent:* **Tim Roberts Planning***Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary***5706.V4//H1** 17/07/2015  Summary: Policy H1 - Housing Provision (Request for increase of housing requirement)

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts***Question: Council Response**

Representation Texts: The Council does not agree that the housing land requirement in the Deposit LDP constitutes under-provision. It is proposed that policy H1 is amended through a Focussed Change - see Focussed Changes document. This is so that the policy reflects updated housing evidence as detailed in the revised Housing Topic Paper (December 2015).

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Over the Plan period (2011-2026), Policy H1 seeks to maintain a 5 year supply of land for housing and purports to provide land for 6,071 dwellings to meet the dwelling requirement of 5,519 additional dwellings.

This provision equates to an average completion rate of 368 dwellings per annum. This is well below the average annual completion rate of 423 dwellings per annum achieved in Powys in more buoyant years between 2004/5 and 2006/7, according to the 'Welsh Housing Statistics' and the UDP required annual completions rate of 410 dpa.

This level of house building is unlikely to support sustainable economic growth, while also accommodating a growth in households accompanied by a decline in household size. There is insufficient evidence to justify the proposed level of growth and consequently insufficient headroom to be able to respond to upturns in the market and achieve the desired sustainable economic growth, and what the house building industry could deliver in the future. The proposed level is significantly below the (circa) 7,700 dwellings for PCC as the recommended growth option set out in the Sustainability Appraisal Report: Powys Local Development Plan, April 2015 (Appendix 2 - Consideration of Growth Options and Alternatives at Preferred Strategy). This was considered the option that would "provide enough scope to provide a range of housing types, sizes & tenures which reflect housing needs until 2026". The proposed housing requirement does not seek to address the factors that PCC says are important when setting a housing requirement, including: the need to increase levels of net migration; the retention of young out-migrants; and the need to deliver affordable housing.

The Minister for Housing and Regeneration has made it clear to Local Planning Authorities that it may not be wise to plan for a future on the basis of evidence from a period of economic downturn, as appears to be the case with PCC's proposal to meet a dwelling requirement of 5,519 dwellings over the period 2011-2026. (Ref: PPW paragraphs 9.2.2 and 9.2.1.)

Certainly, the 2011 principal projection uses a five year migration, which has been calculated over a period of economic recession which could have reduced in-migration for that period. Moreover, the recession itself will have reduced the expressed demand for housing over that period due to affordability and limited mortgage liquidity.

In February 2014 a new set of household projections for Wales, based on 2011 census, were published by the Welsh Government's Knowledge and Analytical Service. The assumptions underlying these projections are based on past trends, which have been significantly affected by recent past economic conditions resulting from the global economic downturn. As a consequence they may give rise to lower household projections and higher household sizes than in previous projections. It is therefore important that this is borne in mind when using the projections for planning.

Planning Policy Wales (PPW) sets out the Welsh Government's planning policy on how the projections should be used when planning for new homes. It states that the latest

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5706.V4//H1** 17/07/2015  Summary: Policy H1 - Housing Provision (Request for increase of housing requirement)

Source: Email

Type: Objection

Mode Written

Status Maintained

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Welsh Government local authority level household projections should form the starting point for assessing housing requirements. However, PPW is clear that local planning authorities should consider the appropriateness of the projections for their area, based on all sources of local evidence and it is not prudent for plans to replicate a period of exceptionally poor economic performance.

Moreover, partly as a consequence of the above and partly as consequence of a lack of further evidence on deliverability, as set out in the final column against proposed allocations at Appendix1, we do not believe PCC can demonstrate that sufficient land would be genuinely available or will become available and deliverable to provide a 5-year supply of land for housing judged against the general objectives and the scale and location of development that should be provided for in the development plan. This means that sites must be free, or readily freed, from planning, physical and ownership constraints, and economically feasible for development, so as to create and support sustainable communities where people want to live. There must be sufficient sites suitable for the full range of housing types. For land to be regarded as genuinely available it must be a site included in a Joint Housing Land Availability Study (Ref: PPW Housing - Chapter 9 paragraphs 9.2.3).

The Powys County Council Joint Housing Land Availability Study (JHLAS) April 2014 (published February 2015) concludes that there was only 1.5 years supply of housing land in the Powys Local Planning Authority (LPA) area on 01/04/2014.

See V5 - New Site

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Increase the Housing Requirement to the figure of 7,700 as the recommended growth option set out in the Sustainability Appraisal Report: Powys Local Development Plan, April 2015 (Appendix 2 - Consideration of Growth Options and Alternatives at Preferred Strategy).

See V5 - New Site

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5788 c/o Pant Farm**

*Agent:* **A. B. Planning**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5788.V1//H1** 20/07/2015  Summary: Does not support housing requirements - Policy H1

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council does not agree that the LDP housing land target should be increased or that additional housing land allocations are required. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). The delivery trajectory has also been reviewed. Please note this is intended as a tool to provide indicative information on how the Plan will meet the requirement of a 5 year supply. Monitoring and review will track how the Plan is meeting its aims and objectives in practice. 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.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: The 2015 Deposit Plan has significantly reduced the total housing land requirement from a figure of 7,700 dwellings set-out in the earlier LDP Preferred Strategy to a total of 6,071 in the currently deposited plan, over the Plan Period.

Whilst it is acknowledged within the Preferred Strategy that the preferred level of growth would need to be reviewed following the publication of the initial 2011 census results in July 2012, the currently proposed housing figure, is only marginally above the scenario presented in the Strategy based on past completion rates (average 2005-2010 JHLAS) which would have provided a total housing provision of 4,900. This option was dismissed at the time on the basis that, 'a constant build rate cannot be assumed.'

The basis of the reduced housing requirement of 6,071 is justified as being in accordance with the Welsh Government's based Local Authority Household Projections.

However, it is clear that the figure presented has relied fully on the Welsh Government's latest household projections, with no other policy considerations. This appears inconsistent with the advice contained within PPW (Edition 7, July 2014) which requires that local planning authorities should, 'consider the appropriateness of the projections for their area, based upon all sources of local evidence.'

Indeed, it is relevant to note that the approach taken within the Preferred Strategy in determining an acceptable housing requirement had taken on board a number of policy considerations and was notably slightly higher than past completion rates, as well household estimates and had allowed for a higher level growth than in the most recent past.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5788.V1//H1** 20/07/2015  Summary: Does not support housing requirements - Policy H1

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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More significantly, is the fact that the overall Plan Strategy, its objectives and spatial strategy remain unaltered from the earlier Preferred Strategy document, which had put forward a significantly higher level of housing provision, which must bring into question the strategic direction and deliverability of the current Deposit Plan.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: It is proposed that revisions are made to the currently proposed housing requirements over the Plan Period, as set-out with Policy H1, to more accurately reflect the housing needs of the Plan Area, as previously evidenced in the Preferred Strategy document and to ensure that delivery of the Plan Strategy within the current 2015 deposit plan can be achieved.

Further housing allocations are required, preferably by the inclusion of sites previously supported by the LPA assessment process arising out of the Candidate Site submissions, in order to ensure adequate housing supply over the plan period. The publication of LDP document 'housing and delivery of new housing provision' dated June 2015 appears to conclude satisfactory housing delivery meeting the required land supply figure. However the reasonableness of the figures and projections within this document is open to significant critical review as consistent delivery over the plan period as presumed is not likely to be achievable especially given historic, current and projected market trends.

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Present clarification of the information presented herein and to review the ongoing exchanges between the LPA and those making representations.

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6071 Hopkins, Mr Craig**

*Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6071.V1//H1** 18/07/2015  Summary: Policy H1 - Housing Provision - reduced housing land target

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1 Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The dwelling requirement and housing provision set out by Policy H1 are based on evidence set out in the Population and Housing Topic paper. This evidence continues to be reviewed and the Council intends to propose Focussed Changes relating to the dwelling requirement, and to ensure that a 5 year housing land supply can be maintained.

The representation relating to the inclusion of the proposed site within the plan is addressed in the response to representation 6071.V2.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is objected to on the basis of the reduced housing land target. We also wish to object to the non-inclusion of the land at Cynlais School Playing Field and its omission from the site schedule in Appendix 1 site under Policy H1.

We note that the Policy also seeks to maintain a 5 year supply of housing. For reasons explained in the previous section we consider that unless a sufficient range and choice of sites is provided, Powys County Council will struggle to achieve a 5 year land supply, not only on adoption but throughout the plan period.

The first part of the policy refers to development in Towns and Large Villages. We consider that development of the site in question would be compatible with the requirement as it would form a logical extension to the settlement of Ystradgynlais to a defensible development boundary formed by the A4067.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocation of the site at former Cynlais School, Playing Fields, Ystradgynlais.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding the alternative site proposed

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6089 Vaughan, Mr Elwyn**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6089.V2//H1 20/07/2015  Summary: Does not support Housing Estimate

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts***Question: Council Response**

Representation Texts: Diolch am eich sylwadau. Roedd angen i'r Cyngor ystyried y ffigyrau cynnydd tai eilwaith yn dilyn y sylwadau a wnaed ar y Cynllun Adnau, gan gynnwys pryderon sylfaenol Llywodraeth Cymru (LIC) ynglŷn â hyfywedd a'r gallu i gyflenwi'r cynllun. Mae LIC yn credu bod gan y Cynllun Adnau darged anodd, o ystyried tai a gwblhawyd yn hanesyddol, ac yn enwedig nifer isel y tai a gwblhawyd yn ystod yr ychydig flynyddoedd diwethaf, sy'n effeithio ar y cyfraddau adeiladu gofynnol dros weddill cyfnod y Cynllun, ac yn cynyddu'r cyfraddau hyn. Mae LIC yn gofyn i'r Cyngor osod targed tai y mae modd ei gyrraedd, ac sy'n sicrhau bod modd cyflenwi gofyniad TAN 1 o ran tai am 5 mlynedd. Mae'n amlwg bod yn rhaid gosod targed adeiladu blynyddol dros gyfnod y cynllun ar lefel y mae modd ei gyflenwi ac nid ar lefel afrealistig o uchel. Mae'r Cyngor yn cynnig bod modd gostwng y targed o ran tir ar gyfer tai trwy newidiadau arbennig. Sylwch fod y dystiolaeth ar gyfer y targed diwygiedig ynglŷn â thir ar gyfer tai wedi'i nodi'n llawn yn y Papur Pwnc ar Dai (Rhagfyr 2015). Mae'r rhannau perthnasol o'r Cynllun wedi'u diwygio'n unol â hyn (unwaith eto trwy newidiadau arbennig arfaethedig) fel eu bod yn cyd-fynd â'r data newydd ar dai. Mae hyn yn cynnwys diweddariad o'r tabl dyraniadau anheddau yn Atodiad 1 sydd wedi'i adolygu o ganlyniad i i) ragor o waith ar y posibilrwydd o gyflenwi'r targed ii) ystyried y sylwadau ynglŷn â dyrannu safleoedd a dderbyniwyd mewn ymateb i'r Cynllun Adnau, a iii) adlewyrchu hanes cynllunio newydd fel dyddiad sail diwygiedig ar gyfer gwybodaeth ynglŷn â chaniatâd cynllunio (1 Ebrill 2015). Gan ystyried y newidiadau arbennig arfaethedig, mae'r Cyngor o'r farn fod y twf arfaethedig a'r strategaeth ofodol yn gadarn, ar sail methodoleg ddiogel, gydag amrywiaeth eang o dystiolaeth yn cefnogi'r lefelau twf a'r dyraniadau safle. Mewn ymateb i bryderon ynghylch y cydbwysedd/math o dai y mae gofyn eu darparu ym Mhowys, mae Polisi H2 pwynt 1.i) yn esbonio sut y dylai datblygiad ddarparu ymgyrchedd o fathau o dai i ddiwallu'r amrywiaeth yn yr anghenion tai lleol a nodwyd. Bydd y Cyngor yn defnyddio'r wybodaeth sydd ar gael (gan gynnwys gwaith gan y Tîm Tai) i ddarparu gwybodaeth ar gyfer y broses caniatâd cynllunio a dyluniad/math/cydbwysedd yr anheddau sy'n cael eu ceisio a'u caniatáu mewn lleoliad unigol.

Thank you for your comments. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). 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. In response to concerns over the mix/type of housing required in Powys, Policy H2 point 1.i) relates to how development should provide a mix of housing types to meet the range of identified local housing needs. The Council will use available evidence (including work undertaken by the Housing Team) to inform the planning application process and the design/type/size/mix of dwellings sought and permitted in a given locality.

Council Response:

0

**Question: 3d. (i) Representation Details**

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6089.V2//H1 20/07/2015  Summary: Does not support Housing Estimate

Source: Email

Type: Objection

Mode Written

Status Maintained

Representation Texts: Gweler yn yr atodiad fy ymateb i'r CDLI newydd. Carwn nodi ei fod ar sail ymateb i'r ddogfen gyfan ond efo cyfeiriad at datblygiadau penodol ee yn Llanbrynmair ac ati. Carwn nodi hefyd dymuniad i fod yn rhan mewn unrhyw ymchwiliad cyhoeddus a gynhelir yn y dyfodol oni fydd ystyriaeth wedi'u gwneud cyn hynny o'r materion hyn

### A. SAIL YR AMCANGYFRIF

Mae sawl agwedd o'r amcangyfrif yn y cynllun yn peri pryder. Yn y lle cyntaf mae'r ffigwr o 5,519 o dai a nodir sydd angen ar ddechrau'r ddogfen yn ymddangos yn ffigwr wedi'u dynnu o'r awyr. Oherwydd yn ddiweddarach yn y ddogfen nodir bod angen safleoedd ar gyfer 6,071 o dai er mwyn sicrhau y 5,519. Golyga hyn eich bod yn clustnodi 552 o safleoedd yn fwy na'r hyn rydych yn cydnabod sydd eu hangen go iawn.

Yn ychwanegol at hynny, rydych yn datgan i 194 o dai cael eu hadeiladu'n flynyddol rhwng 2009 a 2013. Petai'r ffigwr hynny felly'n parhau am gyfnod y Cynllun o 2011 i 2026 dim ond 2,910 o safleoedd fyddai eu hangen.

Hyd yn oed petai rywun yn cymryd cyfartaledd yr adeiladu yn ystod yr 8 mlynedd diwethaf, sef 274 y flwyddyn, byddai'n golygu cyfanswm i Bowys o 4,110 o safleoedd. Golyga hynny bod y targed bron i 33% yn fwy nac hyd yn oed yr hyn oedd yn cael ei ddatblygu yn ystod penllanw adeiladu cyn y dirwasgiad.

Yn ychwanegol at hynny, mae nifer o ffactorau eraill sydd angen eu hystyried wrth gynllunio i'r dyfodol.

Fel y dengys ffigyrau'r Swyddfa Ystadegau a gyhoeddwyd yn Fehefin 2014, ymddengys bod poblogaeth Powys yn y cyfnod o ganol 2012 i 2013 wedi gostwng o 300 sef 0.2% sef gostyngiad o 133,000 yn 2012 i 132,700 yn 2013.

Hefyd cyhoeddwyd pecyn o ystadegau defnyddiol gan Y Gwasanaethau Gwybodaeth a Dadansoddi Llywodraeth Cymru ar yr 20fed o Ragfyr 2013. Dengys y rheini fod patrwm mudo ar gyfer y sir rhwng 2001 a 2011. Dangosir bod 5,810 wedi mewnfudo tra bo allfudiad o 4,990 yn gadael ffigwr net o 820 o fewnfudwyr. O ddefnyddio'r ffigwr net yma fel cynsail ar gyfer oes y Cynllun Datblygu, sef 15 mlynedd rhwng 2011 a 2026, yna byddai ffigwr net o 1,230 o fewnfudwyr.

Ffactor arall allweddol ydy'r ffaith bod cydnabyddiaeth yn yr un ddogfen y rhagwelir gostyngiad yn y boblogaeth rhwng 0 a 15 yn y sir hyd at 2026.

"For a handful of authorities, (Powys ac eraill) the population aged 0 to 15 is expected to decrease based on both the higher and lower population variants and the principal projection"

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6089.V2//H1 20/07/2015  Summary: Does not support Housing Estimate

Source: Email

Type: Objection

Mode Written

Status Maintained

Rhagwelir gostyngiad o 17.1% yn 2011 i 15.5% yn 2026, efo'r niferoedd posib yn gostwng o 22,800 i 21,100.

Yr elfen arall dylanwadol ym mhoblogaeth Powys ydy'r canran o rhai dros 65 oed a rhagwelir hynny o bosib yn cynyddu o 22.9% yn 2011 i 30% yn 2026. Y pwynt allweddol yma ydy bydd hynny yn cynyddu'r galw am gartrefi henoed, fflatiau gwarchodol a gwasanaethau cyffelyb yn hytrach na stadau o dai newydd.

Yn ychwanegol at hyn, cyhoeddwyd ystadegau newydd gan Lywodraeth Cymru ym mis Chwefror 2014 gan gydnabod bod y rhagolygon blaenorol o ran twf poblogaeth yn anghywir. Yn lle gweld cynnydd o 284,000 o gartrefi yng Nghymru hyd at 2033 gostyngwyd hynny i 175,000, sef tua 7,954 y flwyddyn neu 119,318 hyd at 2026 sef oes y cynlluniau datblygu. O dynnu ffigyrau twf Caerdydd ac Abertawe allan, cedwir tua 59,318 ar gyfer gweddill Cymru sy'n golygu mae 3,000 o dai ar y mwyaf y dylid ei adeiladu ym Mhowys hyd at 2026.

I grynhoi felly o ran yr elfen yma:

- Mae'r rhagolwg o dai hyd at 2026 yn fwy yn flynyddol na'r hyn a ddiwyddodd dros yr 8 mlynedd diwethaf sy'n golygu dylai'r rhagolwg fod o leiaf 2,000 yn llai

- Ychwanegol at hynny dengys ffigyrau cyhoeddus bod y boblogaeth wedi gostwng rhwng 2012 a 2013

- Dengys patrwm mudo'r ddegawd ddiwethaf mae ffigwr net y 15 mlynedd nesaf fyddai 1,230. Go brin fyddai'r rhain i gyd yn mynd i gartrefi newydd ac felly unwaith eto mae'n anodd cyfiawnhau'r bwriad o 6,071 o dai newydd

- Ceir cytundeb bydd y niferoedd hyd at 15 oed yn gostwng bydd wedyn yn dylanwadu ar y niferoedd o gartrefi i rai ifanc fydd eu hangen

- Rhagwelir cynnydd yn y rhai dros 65 oed ac eto nid ystadau o dai newydd fydd angen arnynt ond yn hytrach gofal mewn cartrefi henoed, gofal gwarchodol ac ati.

- Dengys ffigyrau diwygiedig Llywodraeth Cymru bod eu rhagolygon gwreiddiol ymhell ohoni ac ar sail hynny mae 3,000 ar y mwyaf o dai dylid adeiladu ym Mhowys ac nid 5,000.

Please find attached my response to the new Local Development Plan. I would like to note that it is a response to the whole document with references to specific developments e.g. in Llanbryn-mair etc. I would also like to note my wish to take part in any public inquiry that is conducted in the future unless due consideration is given to these matters prior to this.

A. THE BASIS OF THE ESTIMATE

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**6089.V2//H1** 20/07/2015  Summary: Does not support Housing Estimate

Source: Email

Type: Objection

Mode Written

Status Maintained

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A number of aspects of the estimate in the plan cause concern. In the first place, the figure of 5,519 homes which is noted as the number of houses needed at the start of the document appears to be a number which has been plucked from the sky. As later in the document it is noted that sites are needed for 6,071 houses to ensure the achievement of 5,519. This means that you are designating 552 more sites than you acknowledge are really needed.

In addition to this, you state that 194 houses were built every year between 2009 and 2013. If such a figure was to continue therefore during the period of the Plan from 2011 to 2026 only 2,910 sites would be needed.

Even if someone was to take the average of the building work during the last 8 years, that is 274 per year, this would mean a total of 4,110 sites for Powys. This means that the target is nearly 33% more than what was developed during the pinnacle of building work before the recession.

In addition, a number of other factors need to be considered in planning for the future.

As the National Statistics Office figures published in June 2014 demonstrate, it appears that the population in Powys from the period of mid 2012 – 2013 had reduced by 300 i.e. a reduction of 0.2% from 133,000 in 2012 to 132,700 in 2013.

Also, a pack of useful statistics was published by the Welsh Assembly's Information and Analytical Services Division on 20th December 2013. These indicate the migration pattern for the county between 2001 and 2011. They showed that inward migration was 5,810, with outward migration at 4,990 leaving a net total of 820 immigrants. Using this net figure as a basis for the length of the Development Plan for 15 years between 2011 and 2026, the net figure would be a total of 1,230 immigrants.

Another key factor is the fact that is acknowledged in the same document that a decrease in population of those 0 – 15 is envisaged in the county up to 2026. "For a handful of authorities, (Powys and others) the population aged 0 to 15 is expected to decrease, based on both the higher and lower population variants and the principal projection"

A reduction of 17.1% is expected in 2011 to 15.5% in 2026, with possible numbers reducing from 22,800 to 21,100.

The other influential element within the Powys population is the percentage of those over 65 years of age, and it is anticipated that this could possibly increase from 22.9% in 2011 to 30% in 2026. The key point here is that it would mean an increase

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6089.V2//H1** 20/07/2015  Summary: Does not support Housing Estimate

Source: Email

Type: Objection

Mode Written

Status Maintained

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in the need for homes for the elderly, sheltered accommodation and similar services rather than estates of new houses.

In addition, the Welsh Government published new statistics in February 2014 acknowledging that the previous population growth forecasts were incorrect. Instead of seeing an increase of 284,000 homes in Wales up to 2033, this was cut to 175,000, i.e. approximately 7,954 per annum, or 119,318 up to 2026, which is the lifetime of the development plans.

If the growth figures for Cardiff and Swansea are taken out, that leaves approximately 59,318 for the rest of Wales, which means that at most, 3,000 homes should be built in Powys up to 2026.

To sum up this element therefore:

- The estimate for houses up to 2026 is a higher annual figure than the figure for the last 8 years, which means the estimate should be approximately at least 2,000 less.
- In addition to that, the public statistics show that the population has fallen between 2012 and 2013
- The migration pattern for the last decade shows that the net figure for the last fifteen years would be 1,230. It's highly unlikely that these would all move to new homes, so yet again, it's difficult to justify the intention to build 6,071 new homes.
- It is agreed that the number of young people up to 15 years of age will reduce, which will then have an effect on the number of homes needed by young people
- It is anticipated that the number of over 65 year olds will increase, and again these will not need estates of new houses, but rather care in homes for the elderly, sheltered accommodation etc.
- The revised Welsh Government figures show that their original forecasts were a long way off, and based on that, a maximum of 3000 homes should be built in Powys not 5,000.

Council Response:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6131      McCartneys LLP**

*Rep'n/Para/Policy   AccessnNo   DateLodgd   Late?   Status Modified   Summary*

**6131.V1//H1**                      20/07/2015                         Summary: Builth Wells - Removing Undeliverable Housing Sites

Source: Post or in person                      Type: Objection                      Mode: Written                      Status: Maintained

Document: Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question                      Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts:      It is noted that the draft insert Local Development Plan (LDP) map for Builth Wells has included a number of candidate sites that are unlikely to be developed within the plan period.

Furthermore, sites that are clearly deliverable and that generally meet planning policy and had a positive/green score by the Powys County Council candidate site assessment process have been excluded from the draft LDP.

It is considered that the draft LDP should be amended so that sites that are clearly deliverable are included within the plan and that sites that have no prospect of being developed are excluded. By including sites with no clear prospect of development, the authority will inhibit its ability to meet the defined housing development need and other policy requirements for the plan period.

This 'problem' is clearly supported by comparison of the present draft LDP with the Unitary Development Plan (UDP) and the preceding 1997 plan. It is clear that some sites listed in the 1997 plan, then in the UDP and presently in the LDP have not been developed.

For example, the present site of P08 HA2 and V on the 1997 plan have been included within the present LDP draft and were also included within the UDP and the 1997 plan. The sites were not developed even though they have been in the plans for almost 20 years.

Furthermore, the southern part of B5 HA5 (UDP Ret) and 'B' on the 1997 plan were also included within the UDP and 1997 plans and is within the development boundary of the present draft plan, although with no allocation. This site has been within various plans over the years and has not been developed.

Below is an extract of the '1997' Development showing land allocations that have not been delivered:

map: Showing 'Builth West 1997 Development Plan'

map: Showing 'Builth East 1997 Development Plan'

Below is an extract of the 'UDP' showing land allocations that have not been delivered:

map: Showing '2010 Development Plan'

It makes little sense to include land with no prospect of being developed within the plan as this will make sure that planning and housing projections will not be met. By only including land with a clear prospect of development will the plan be sound and meet the long term planning policy objectives for Builth Wells.

It is considered that for the plan to be sound, it is necessary for all allocated sites to be deliverable and therefore developed during the plan period. Otherwise there is going to be a shortage of development sites.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6131.V1//H1** 20/07/2015  Summary: Builth Wells - Removing Undeliverable Housing Sites

Source: Post or in person Type: Objection Mode Written Status Maintained

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This problem of deliverability is evidenced by the fact that Builth Wells was allocated 203 residential units in the UDP (and most of the aforementioned sites were not delivered) and now only 131 in LDP. Therefore, if development sites are being included that are not deliverable, there is going to be a massive shortage of housing in the plan period.

In comparison, Llandrindod Wells has been allocated 398 dwellings. Therefore, Builth Wells should be allocated more housing.

....

Land should only be included within the Local Development Plan if there are clear prospects of it being developed.

Allocation of land with the LDP that has already been in the 1997 and the 2010 development plans does not support the objective of 'deliverability'. Therefore, the plan can only prove to be sound if there is confidence and probability that the included sites are deliverable.

....

In summary, if sites are being included within the plan that in all probability will not be developed, and sites than can be developed are not included then the p/an can only be considered unsound. Therefore, we ask that the second part of P08 HA3 (579) be put back in as replacement of or addition to P08 HA2.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The draft Local Development Plan should be amended to include land that is clearly deliverable.

Land that has no prospect of being developed should not be included within the plan such as HA2 This is because such land will not aid the required housing projections nor fill the defined policies of the Local Development Plan. Therefore. the second part of P08 HA3 should be put back in the plan as it was assessed as being suitable.

Land should have a clear allocation and been though the correct assessment method before it is included within the development plan.

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I wish to speak at the public examination so that a detailed case can be provided to the inspector and so that the reasoning of the officers can be fully examined.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6133 Speer Dade Planning Consultants**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6133.V1//H1** 30/06/2015  Summary: Support for Policy H1 (3) restriction on development in rural settlements.

Source: Website registration Type: Support Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1 Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Representation made on behalf of Residents at Groesfordd Park (12 individual residents; authorised through individual discussion and agreement via a local resident). Support policy H1 3 for Rural Settlements and Open Countryside prohibiting new-build, open-market housing development. Rural settlements by their nature do not have capacity to accommodate any greater level of housing development.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6138 Chester Master Ltd.**

*Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6138.V1//H1** 13/07/2015  Summary: Policy H1 - Housing Provision and Settlement Allocations

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council does not agree that the LDP housing land target should be increased or that additional housing land allocations are required. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015). With consideration to 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. Please note that site allocation representations will be responded to separately.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is objected to on the basis of the reduced housing land target (see separate form). The non-inclusion of the land at Station Road, Boughrood and its omission from the site schedule in Appendix 1 – Settlement Allocations. It is noted that the Policy also seeks to maintain a 5 year supply of housing. For reasons explained in the Full Submission attached we consider that unless a sufficient range and choice of sites is provided, Powys County Council will struggle to achieve a 5 year land supply both on adoption and throughout the plan period.

The first part of the policy refers to development in Towns and Large Villages. We consider that development of the site in question would be compatible with the requirement as it would form a logical extension to the settlement.

The Alternative Site proposed could potentially deliver 21 dwellings in accordance with Policy H3 which provides for average densities of 25 dwellings per hectare on sites in towns and large villages. It would also aim to be compatible with Policy H2 - Housing Delivery.

Additional Supporting Information:

A) Submission Document

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6138.V1//H1** 13/07/2015  Summary: Policy H1 - Housing Provision and Settlement Allocations

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: More housing is required such as the Allocation of the site at Station Road, Boughrood

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: 1053 - Station Road Boughrood

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding the scale of development proposed.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6139 Potter, Mr John**

*Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6139.V1//H1** 13/07/2015  Summary: Policy H1 - Housing Provision - Settlement Allocations

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the objection made by the Representor to the reduced housing land target, it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the Plan in being able to meet these objectives. It is considered that the number of dwellings provided for in the plan, will provide a deliverable and sufficient housing land supply. The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. This has included extensive consultation with internal Council departments and statutory consultees to identify any site constraints, which are detailed within the appendices of the LDP. The Council does not consider that there is a need to allocate additional land in Newbridge on Wye. The objection made by the Representor to the omission of a specific site (land to the rear of Ridgemount Hill) from the Schedule of allocated sites is responded to under responses to site representations.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is objected to on the basis of the reduced housing land target (see separate form). The non-inclusion of the land to the rear of Ridgemount Hill, Newbridge on Wye and its omission from the site schedule in Appendix 1 – Settlement Allocations.

It is noted that the Policy also seeks to maintain a 5 year supply of housing. For reasons explained in the accompanying Submission Document we consider that unless a sufficient range and choice of sites is provided, Powys County Council will struggle to achieve a 5 year land supply both on adoption and throughout the plan period.

The first part of the policy refers to development in Towns and Large Villages. We consider that development of the site in question would be compatible with the requirement as it would form a logical extension to the settlement.

ADDITIONAL SUPPORTING EVIDENCE

A) Submission Document

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: There is a need to allocate additional land for housing, such as the site to the Rear of Ridgemount Hill, Newbridge on Wye.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6139.V1//H1** 13/07/2015  Summary: Policy H1 - Housing Provision - Settlement Allocations

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding the scle of development proposed.

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6196 CME Developments Ltd**

*Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6196.V1//H1** 18/07/2015  Summary: Policy H1 - Housing Provision

Source: Email Type: Objection Mode Written Status Maintained

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Additional material submitted

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council does not agree that the housing land requirement in the Deposit LDP constitutes under-provision. It is proposed that policy H1 is amended through a Focussed Change - see Focussed Changes document. This is so that the policy reflects updated housing evidence as detailed in the revised Housing Topic Paper (December 2015).

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is objected to on the basis of the reduced housing land target. We also wish to object to the non-inclusion of the land at Brynygroes Farm and its omission from the site schedule in Appendix 1 – Settlement Allocations under Policy H1 in spite of its current status as a UDP housing land allocation.

We note that the Policy also seeks to maintain a 5 year supply of housing. For reasons explained in the previous section we consider that unless a sufficient range and choice of sites is provided, Powys County Council will struggle to achieve a 5 year land supply, not only on adoption but throughout the plan period. The submissions of two planning applications demonstrates that a deliverable scheme will emerge.

See full justification for the above in the accompanying Submission Document

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocation of land at Brynygroes Farm, Ystradgynlais - Extension to UDP Allocation B31 - HA1

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: CS 852 - Land north of Brynygroes Farm, Ystradgynlais

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding proposals in the Ystradgynlais area.



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6196.V1//H1** 18/07/2015  Summary: Policy H1 - Housing Provision

Source: Email Type: Objection Mode Written Status Maintained

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Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6196.V4//H1** 18/07/2015  Summary: Policy H1 - Housing Provision - under provision of housing

Source: Email Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council does not agree that the housing land requirement in the Deposit LDP constitutes under-provision. It is proposed that policy H1 is amended through a Focussed Change - see Focussed Changes document. This is so that the policy reflects updated housing evidence as detailed in the revised Housing Topic Paper (December 2015). Please note that site allocation representations will be responded to separately.

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Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is objected to on the basis of the reduced housing land target. We also wish to object to the non-inclusion of the land at Brynygroes Farm and its omission from the site schedule in Appendix 1 – Settlement Allocations under Policy H1 in spite of its current status as a UDP housing land allocation.

We note that the Policy also seeks to maintain a 5 year supply of housing. For reasons explained in the previous section we consider that unless a sufficient range and choice of sites is provided, Powys County Council will struggle to achieve a 5 year land supply, not only on adoption but throughout the plan period. The submissions of two planning applications demonstrates that a deliverable scheme will emerge.

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Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocation of land at Brynygroes Farm, Ystradgynlais – UDP Allocation B31 – HA1.

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Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding proposals in the Ystradgynlais area.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6196.V4//H1** 18/07/2015  Summary: Policy H1 - Housing Provision - under provision of housing

Source: Email

Type: Objection

Mode Written

Status Maintained

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Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6204 PAR Homes**

Agent: **Barton Willmore**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

**6204.V2//H1** 20/07/2015  Summary: Policy H1 - Housing Provision - Need to provide a more reasonable and flexible dwelling requirement

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1 Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council does not agree that the LDP housing land target should be increased to 7,700. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015).

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 of the Deposit LDP seeks to deliver a suitable level of housing over the course of the Plan, stating that:  
 "Over the Plan period 2011-2026, the LDP will seek to maintain a 5 year supply of land for housing and provides land for 6,071 dwellings to meet the dwelling requirement of 5,519 additional dwellings."  
 This revised requirement is derived from the Welsh Government's 2011-based Household Projections which projected a 4,600 growth from 58,400 to 63,000 in households in Powys over the 2011-2026 Plan period. This is a significant reduction in the housing requirement identified by the Preferred Strategy, which proposed a Growth Option comprising the provision of 7,700 dwellings over the Plan period, based on the 2008-based Household Projections. Although the housing requirement has been increased from 5,000 to 5,519, our objection is maintained as the proposed housing provision derived from the 2011-based Household Projections is not considered 'sound' in terms of the following Tests of Soundness as set out within the Local Development Plan Manual, June 2006.  
 TEST C2: IT HAS REGARD TO NATIONAL POLICY  
 Planning Policy Wales, July 2014, 7th Edition (PPW) sets out the land use planning policies of the Welsh Government. In terms of the provision of housing, paragraph 9.1.1 of PPW seeks to ensure that Local Planning Authorities 'provide more housing of the right type and offer more choice' in terms of housing provision. The revised proposed housing provision of 5,519 dwellings is considered to restrict the choice of housing on offer to the public within Powys in that the requirement is derived from the 2011-based Household Projections which we consider to significantly under-estimate the housing requirements for Authorities in Wales, as discussed below.  
 Therefore based on the above, Policy H1 is considered to fail Coherence and Effectiveness Soundness Test C2.  
 TEST CE2: THE STRATEGY, POLICIES AND ALLOCATIONS ARE REALISTIC AND APPROPRIATE HAVING CONSIDERED THE RELEVANT ALTERNATIVES AND ARE FOUNDED ON A ROBUST AND CREDIBLE EVIDENCE BASE  
 As referred to above, the revised proposed housing requirement identified by Policy H1 of the Deposit LDP is derived from the 2011-based Household Projections, which were published by the Welsh Government in February 2014.  
 It is noted that the principal projections utilise the previous 5-year period for migration inputs, although we note that in this case, the previous 5-year period includes the worst

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6204.V2//H1		20/07/2015	<input type="checkbox"/>			Summary: Policy H1 - Housing Provision - Need to provide a more reasonable and flexible dwelling requirement
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained

years of the recent global recession during which migration was significantly reduced between areas of the EU, UK and Wales. Accordingly, it is considered that this factor has significantly impacted upon the Household Projections which therefore cannot be considered robust and credible as required by Test of Soundness CE2. Furthermore, the economic conditions are considered to have strongly influenced household formation rates, which have seen a significant reduction as a result of difficulties in purchasing properties over recent years.

This view is endorsed by the Welsh Government's Minister for Housing and Regeneration in his letter to Local Planning Authorities dated 10th April 2014, who states that the "latest Welsh Government local authority level household projections should form the starting point for assessing housing requirements and are therefore not an end in themselves...For the avoidance of any future doubt, Local Planning Authorities must seek to provide for the level of housing required as the result of an analysis of all relevant sources of evidence rather than relying solely on the Welsh Government's household projections".

Accordingly, Policy H1 is considered to fail Coherence and Effectiveness Soundness Test CE2 in that the 2011-based Household Projections from which the proposed housing requirement is derived are not considered to comprise a robust and credible evidence base, and that the LDP fails to consider all relevant sources of evidence.

TEST CE4: IT IS REASONABLY FLEXIBLE TO ENABLE IT TO DEAL WITH CHANGING CIRCUMSTANCES

For the reasons outlined above, it is considered that the 2011-based Household Projections significantly under-estimate the housing requirements for Authorities in Wales (including within Powys) and therefore a housing requirement based on these Projections significantly restricts the Plan from being able to deal with changing circumstances (i.e. economic growth). We submit that a housing requirement for Powys in line with the Growth Option proposed by the Preferred Strategy (7,700 dwellings over the Plan period) would be a more reasonable requirement which would enable the Authority to deal with changing circumstances.

Therefore based on the above, Policy H1 is considered to fail Coherence and Effectiveness Soundness Test CE4.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: It is considered that the revised proposed housing requirement does not meet the Tests of Soundness as set out within the Local Development Plan Manual, June 2006. Therefore, in order to make the Powys Local Development Plan 'sound' with regards to Policy H1, it is recommended that the proposed housing requirement is reverted back to the Preferred Strategy Growth Option (7,700 dwellings over the Plan period) in order to provide a more reasonable and flexible housing requirement over the LDP period in the County.  
In the event that additional housing is identified within the LDP, we reserve the right to comment further in respect of the distribution of development throughout the County.

Council Response:

0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In order to present our case and representations verbally to the Inspector and to address any questions or comments of the Inspector or the Council.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6207 Heber Percy, Mr Peter**

*Agent:* **Barton Willmore**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6207.V2//H1** 20/07/2015  Summary: Policy H1 - Housing Provision - Need to provide a more reasonable and flexible dwelling requirement

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1 Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council does not agree that the LDP housing land target should be increased to 7,700. The Council has found it necessary to revisit the housing growth figures following representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. The WG considers the Deposit Plan has 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. The WG is asking the Council to set a housing target which is at foremost deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. It is apparent that the annual build requirement over the plan period must be set at a level which is considered deliverable and not unrealistically high. The Council is proposing that the housing land target is reduced, to be effected through a Focussed Change. Please note that the evidence for the revised housing land target is fully set out in the revised Housing Topic Paper (Dec 2015). Relevant parts of the Plan have been amended accordingly (again through proposed Focussed Changes) to align with the new housing data. This includes an update of the settlement allocations table in Appendix 1 which has been revised as a result of i) further work on deliverability ii) the consideration of site allocation representations received in response to the Deposit Plan and iii) to reflect new planning history as at the revised base date for planning permission information (1 April 2015).

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 of the Deposit LDP seeks to deliver a suitable level of housing over the course of the Plan, stating that:  
 "Over the Plan period 2011-2026, the LDP will seek to maintain a 5 year supply of land for housing and provides land for 6,071 dwellings to meet the dwelling requirement of 5,519 additional dwellings."  
 This revised requirement is derived from the Welsh Government's 2011-based Household Projections which projected a 4,600 growth from 58,400 to 63,000 in households in Powys over the 2011-2026 Plan period. This is a significant reduction in the housing requirement identified by the Preferred Strategy, which proposed a Growth Option comprising the provision of 7,700 dwellings over the Plan period, based on the 2008-based Household Projections. Although the housing requirement has been increased from 5,000 to 5,519, our objection is maintained as the proposed housing provision derived from the 2011-based Household Projections is not considered 'sound' in terms of the following Tests of Soundness as set out within the Local Development Plan Manual, June 2006.  
**TEST C2: IT HAS REGARD TO NATIONAL POLICY**  
 Planning Policy Wales, July 2014, 7th Edition (PPW) sets out the land use planning policies of the Welsh Government. In terms of the provision of housing, paragraph 9.1.1 of PPW seeks to ensure that Local Planning Authorities 'provide more housing of the right type and offer more choice' in terms of housing provision. The revised proposed housing provision of 5,519 dwellings is considered to restrict the choice of housing on offer to the public within Powys in that the requirement is derived from the 2011-based Household Projections which we consider to significantly under-estimate the housing requirements for Authorities in Wales, as discussed below. Therefore based on the above, Policy H1 is considered to fail Coherence and Effectiveness Soundness Test C2.  
**TEST CE2: THE STRATEGY, POLICIES AND ALLOCATIONS ARE REALISTIC AND APPROPRIATE HAVING CONSIDERED THE RELEVANT ALTERNATIVES AND ARE FOUNDED ON A ROBUST AND CREDIBLE EVIDENCE BASE**  
 As referred to above, the revised proposed housing requirement identified by Policy H1 of the Deposit LDP is derived from the 2011-based Household Projections, which were published by the Welsh Government in February 2014.  
 It is noted that the principal projections utilise the previous 5-year period for migration inputs, although we note that in this case, the previous 5-year period includes the worst

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6207.V2//H1		20/07/2015	<input type="checkbox"/>			Summary: Policy H1 - Housing Provision - Need to provide a more reasonable and flexible dwelling requirement
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained

years of the recent global recession during which migration was significantly reduced between areas of the EU, UK and Wales. Accordingly, it is considered that this factor has significantly impacted upon the Household Projections which therefore cannot be considered robust and credible as required by Test of Soundness CE2. Furthermore, the economic conditions are considered to have strongly influenced household formation rates, which have seen a significant reduction as a result of difficulties in purchasing properties over recent years.

This view is endorsed by the Welsh Government's Minister for Housing and Regeneration in his letter to Local Planning Authorities dated 10th April 2014, who states that the "latest Welsh Government local authority level household projections should form the starting point for assessing housing requirements and are therefore not an end in themselves...For the avoidance of any future doubt, Local Planning Authorities must seek to provide for the level of housing required as the result of an analysis of all relevant sources of evidence rather than relying solely on the Welsh Government's household projections".

Accordingly, Policy H1 is considered to fail Coherence and Effectiveness Soundness Test CE2 in that the 2011-based Household Projections from which the proposed housing requirement is derived are not considered to comprise a robust and credible evidence base, and that the LDP fails to consider all relevant sources of evidence.

TEST CE4: IT IS REASONABLY FLEXIBLE TO ENABLE IT TO DEAL WITH CHANGING CIRCUMSTANCES

For the reasons outlined above, it is considered that the 2011-based Household Projections significantly under-estimate the housing requirements for Authorities in Wales (including within Powys) and therefore a housing requirement based on these Projections significantly restricts the Plan from being able to deal with changing circumstances (i.e. economic growth). We submit that a housing requirement for Powys in line with the Growth Option proposed by the Preferred Strategy (7,700 dwellings over the Plan period) would be a more reasonable requirement which would enable the Authority to deal with changing circumstances.

Therefore based on the above, Policy H1 is considered to fail Coherence and Effectiveness Soundness Test CE4.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: It is considered that the revised proposed housing requirement does not meet the Tests of Soundness as set out within the Local Development Plan Manual, June 2006. Therefore, in order to make the Powys Local Development Plan 'sound' with regards to Policy H1, it is recommended that the proposed housing requirement is reverted back to the Preferred Strategy Growth Option (7,700 dwellings over the Plan period) in order to provide a more reasonable and flexible housing requirement over the LDP period in the County.  
In the event that additional housing is identified within the LDP, we reserve the right to comment further in respect of the distribution of development throughout the County.

Council Response:

0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In order to present our case and representations verbally to the Inspector and to address any questions or comments of the Inspector or the Council.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6210 , The Bowker Family**

*Agent:* **Pegasus Group**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6210.V2//H1** 20/07/2015  Summary: Policy H1 - Housing Provision - Seeking a More Flexible Policy

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council does not agree that policy H1 should be revised to provide greater flexibility towards sites outside of the Development Boundary. Development boundaries are an established feature of development plans and intentionally curtail urban sprawl. The Council disagrees that Policy H1 artificially curtails a sustainable pattern of development. The Plan is predicated on site allocations that are suitable, available and deliverable within the LDP period so as to meet the objectives of the Strategy. Settlements were assessed in detail during the Plan preparation work and in the consideration of sites put forward as candidate sites. The Council does not consider it necessary to review Towns and Large Villages or make changes to the Plan in response to this representation. Due to updated evidence however, Focussed Changes are proposed to the Housing Chapter of the LDP - please refer to the Focussed Changes document. Note that site allocation representations will be responded to separately.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The approach to housing delivery, as set out in supporting paragraph 4.6.2 to Policy H1 (@34.46), is to identify suitable locations for housing which support the delivery of a sustainable pattern of development. Whilst we support that objective, we consider that this process is artificially curtailed by the assumption, implicit in the wording of Policy H1, that sites outside but adjacent to the Development Boundaries are automatically dismissed as unsustainable, without any proper consideration of their sustainability credentials. This approach is considered too broad-brush and simplistic, and will result in genuinely sustainable development options not being appropriately considered. This does not provide any flexibility to respond to changing circumstances, such as constraints being overcome on candidate sites, and as such fails test CE4 of soundness.

The Land at Four Crosses, LLanymynech, Powys - site 1073 (site plan attached) has previously been submitted to Powys County Council. The site is assessed in Appendix 6 of the Sustainability Appraisal Report and a number of constraints have been identified which have resulted in the site not being proposed as an allocation. These constraints consist of the requirement for significant highway infrastructure improvements; for improvements to the Sarn Wen Brook; for a Flood Consequences Assessment; and as a result of the site being the outside a key boundary feature, namely Sarn Wen Brook. These issues are being addressed through the current planning application and as a result of this, the application will provide appropriate mitigation to address any issues that exist, such that the development of this site will represent sustainable development. However, Policy H1 as proposed does not facilitate such sustainable development opportunities as they lie outside of the proposed Development Boundary.

Furthermore, the Joint Housing Land Availability Study 2014 (February 2015) identifies that only a 1.5 year land supply exists at present and as a result it examines ways to increase supply such that the required 5 year supply will be able to be demonstrated in the future. In such a context, all opportunities for sustainable development, including those adjacent to the Development Boundaries should be explored as these provide for very significant benefits to meet the identified housing needs.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: In order to address the issues identified above greater flexibility is required to be built into the housing policies set out in the LDP. Policy H1 as currently drafted should be revised to ensure that it includes a mechanism whereby sustainable sites, including those outside of the Development Boundary, will be considered in circumstances where a housing

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6210.V2//H1** 20/07/2015  Summary: Policy H1 - Housing Provision - Seeking a More Flexible Policy

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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shortage has been identified.

The distribution of housing should be amended to reflect the sustainability credentials of each Town and Large Village, taking account of the level of main facilities in the settlement and whether or not they lie within the Central Growth Corridor.

The allocation of sites should be responsive to the distribution of housing (once amended as above) to provide for an equitable and justified level of development at each settlement based on its sustainability credentials.

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To explore the need for greater flexibility to be included within the LDP's housing policies and to consider the merits of the release of the site at Plas Foxen, Four Crosses.

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6282 Hayward and Johnson, Mr G & Mrs V**

*Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6282.V1//H1** 16/07/2015  Summary: Policy H1 - Housing Provision - Settlement Allocations

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council does not agree that the housing land requirement in the Deposit LDP constitutes under-provision. It is proposed that policy H1 is amended through a Focussed Change - see Focussed Changes document. This is so that the policy reflects updated housing evidence as detailed in the revised Housing Topic Paper (December 2015). Please note that site allocation representations will be responded to separately.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is objected to on the basis of the reduced housing land target (see separate form). The non-inclusion of the land to the east of the A 438, Glasbury and its omission from the site schedule in Appendix 1 – Settlement Allocations.

It is noted that the Policy also seeks to maintain a 5 year supply of housing. For reasons explained in the accompanying Submission Document we consider that unless a sufficient range and choice of sites is provided, Powys County Council will struggle to achieve a 5 year land supply both on adoption and throughout the plan period.

The first part of the policy refers to development in Towns and Large Villages. We consider that development of additional sites such as the site in question would be compatible with the requirement as it would form a logical extension to the settlement.

ADDITIONAL SUPPORTING EVIDENCE:

A) Submission Document

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: There is a need to allocate additional land for housing, such as the site in Glasbury to the east of the A438

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding the scale of development proposed.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6282.V1//H1** 16/07/2015  Summary: Policy H1 - Housing Provision - Settlement Allocations

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6349**      **Lloyd, Mr Tony**      *Agent:*      **Pegasus Group**

*Rep'n/Para/Policy*   *AccessnNo*   *DateLodgd*   *Late?*   *Status*   *Modified*   *Summary*

**6349.V1//H1**      20/07/2015            Summary: Policy H1 - Housing Provision

Source: Email      Type: Objection      Mode: Written      Status: Maintained

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Additional material submitted

Document: Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question*      *Representation Texts*

**Question:**      **Council Response**

Representation Texts: Thank you for your comments. The Council considers that the proposed LDP Settlement Strategy and 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 hold the view the Norton is correctly classified as a Small Village. Note that CS688 should have been sifted from the sites status report alongside other Norton sites and its inclusion in the July 14 report as green was an error which will be corrected. The Strategy does not propose land allocations in small villages. TAN 6 Planning for Sustainable Rural Communities (July 2010) recognises that in rural areas settlement boundaries can limit the provision of housing to meet local needs, advising at paragraph 2.26 that: "In smaller settlements, planning authorities should consider including criteria based policy against which planning applications can be assessed, rather than identifying settlement boundaries". The LDP promotes infill development in Small Villages and for larger sites the Council is in favour of Village (Action) Plans so as to enable further community involvement on how Small Villages may develop. Minor logical extensions to Small Villages are an exception for affordable homes. The change in Strategy from the UDP is deliberate as it is intended to increase opportunities for "rural exceptions" affordable housing by removing factors such as the "hope value" of edge of settlement land thus encouraging more land to be released at values which make such development viable. The Representor does not raise new issues or evidence which leads the Council to change its conclusions in relation to the Strategy and no changes are considered necessary to ensure that the Plan is sound. Please note that site allocation representations are being responded to separately.

Council Response:

0

**Question: 3d. (i)**      **Representation Details**

Representation Texts: Norton was identified as a Small Village in the adopted UDP which allowed limited growth to support the sustainability of communities. It is now proposed to be identified as a Small Village (@34,21) to provide a focus for rural living in the LDP.

However, Policy HI (@34.46) provides for further restriction on housing growth in Small Villages such that the level of growth required to provide a focus for rural living communities in the most sustainable locations is not provided for. It does this by only allowing for infill development or minor extensions for affordable homes.

The Site Status Report (July 2014) assesses the potential sites in each settlement with a RAG rating. The Land south of Will's View is the only such site in Norton which is assessed as being 'green', with all others being 'red'.

This builds on the previous Site Assessment undertaken by the Council in December 2013. This assessment concluded that it was a 'green' site (i.e. an appropriate site for residential development, based on the traffic light system applied). Furthermore, officers commented on the principle of the site's development as follows:

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6349.V1//H1** 20/07/2015  Summary: Policy H1 - Housing Provision

Source: Email

Type: Objection

Mode Written

Status Maintained

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“The site was considered in the UDP inspectors report, and was previously allocated within the Radnorshire Local Plan prior to the UDP. The UDP inspector found that the site had the potential to represent an overdevelopment given Radnorshire’s share of growth in the plan as a whole and with Norton having seen considerable recent growth. The site would represent a logical and considered settlement extension in a southerly direction”.

The clear conclusion is that this is the most sustainable site to provide for the needs of Norton in order that it can provide a focus for rural living. Indeed, an application has been submitted for 9 dwellings on this basis and is currently being considered by the Council. Discussions with Council officers have indicated that the proposed development is, at least in principle, consistent with the UDP as it provides for limited growth to support the sustainability of communities.

However, given that the site would not be classed as infill development, it could now be considered to be contrary to emerging Policy HI. This is clearly unjustified given the sites recognised sustainability credentials. This fails test CE1 of soundness, as Policy HI does not logically flow from the objective for Small Villages to provide for a focus for rural living, and in fact prevents this being achieved.

Furthermore, given the limited housing land supply, in which circumstances TAN1 identifies that the “need to increase supply should be given considerable weight”, it is proposed that a more flexible approach should be adopted.

Such flexibility could be provided, either within policy or supporting text, through the recognition that in circumstances where a 5 year supply of housing cannot be demonstrated, limited extensions to Small Villages will be considered favourably. This would ensure that sustainable development was provided for in a flexible way to meet the test CE4 of soundness.

Additional evidence submitted:

1. Letter outlining objections on behalf of Pegasus Group (Agent)

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.48 Policy H2 - Housing Delivery**

**78 Home Builders Federation Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**78.V2/H2** 14/07/2015  Summary: Policy H2 - Housing Delivery

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.51

Policy: H2 Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Policy H2 is seeking that a mix of housing types are developed in order to meet the range of identified local housing needs which has been identified from a various sources of evidence that includes the LHMA. The requirement in the policy for a mix of housing types reflects not only the findings of the LHMA but also other evidence in relation to for example the 2011 Census relating to the ageing population of Powys and the subsequent need for bungalows to be provided. Consequently the Council disagrees that the requirement for a mix of houses relates only to affordable housing but also to market housing also.

The Council does not consider it appropriate to try and identify all sites where a phasing plan may be applicable. This is a judgement which is best made at the pre-application or planning application stage. Although Appendix 1 has detailed some sites where the requirement has been identified as probable, this is not a comprehensive list and the details are intended as informative. It is, however, proposed as a focussed change that sites requiring development briefs should be clearly identified in Appendix 1 although not all of these sites will necessarily require development to be phased; a judgement has to be applied.

The Council disagrees about replacing the word 'longer' with 'shorter' in the sentence at the end of Part 3 of the Policy as the development plan may only have a year left or less and therefore it is more appropriate to retain the word longer in the policy, therefore giving the developer at least 5 years to deliver the site.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H2 applies to all forms of housing both private and affordable however at 1. i. it requires the mix of housing to be in accordance with that identified in the Local Housing Market Assessment however this document only relates to affordable housing. Therefore the current wording is controlling the type of market housing on a site unfairly. at 1. ii. It would be helpful and provide more certainty to the development industry if the sites the Council consider likely to need a develop If at point 3 the LPA is trying to ensure site get developed within the fives years which is supported by the HBF then it would be better to have the requirement to which ever is the shorter.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: At 1. i. make it clear that this requirement applies to the affordable housing element of a scheme only.  
1. ii. Identify the sites which the Council consider may need a phasing plan.  
Change the last word of section 3. to shorter

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**78.V2/H2** 14/07/2015  Summary: Policy H2 - Housing Delivery

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**472 Knighton Town Council**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

472.V2//H2 17/07/2015  Summary: Policy H2 - Housing Delivery - Needs in Knighton

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.51

Policy: H2

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. Policy H2 point 1.i) relates to how development should provide a mix of housing types to meet the range of identified local housing needs. The Council will use available evidence (including work undertaken by the Housing Team) to inform the planning application process and the design/type/size/mix of dwellings permitted. Alongside this, the Plan has a suite of affordable housing policies which seek to address the provision of low cost housing. No changes are considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Knighton needs more 1/2/3 bedroomed low cost properties

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Knighton needs more 1/2/3 bedroomed low cost properties

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V23//H2** 20/07/2015  Summary: Policy H2 - Housing Delivery

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.51

Policy: H2 Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: We particularly welcome the clarification that applications to vary or renew a planning permission will only be permitted where justified and supported by evidence demonstrating that the proposal complies with the current Development Plan policies, and consider that the policy meets Tests of Soundness C2 and CE1.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V6//H2** 17/07/2015  Summary: Supports phased approach to housing delivery

Source: Email Type: Comment Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.51

Policy: H2 Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: POLICY H2: HOUSING DELIVERY (34.38)

We support a phased approach to housing allocations. As a Statutory Water and Sewerage Undertaker, we always try to ensure that sufficient infrastructure exists for domestic developments however where such facilities may be deficient capital investment under our 5 year Investment Plans usually remedy the problem.

Our planned investment, in terms of the funding received, the environmental standards and the timing of the work, is dictated by our Regulators Ofwat and Natural Resources Wales, therefore there may be instances where developers' needs do not coincide with the timing of our planned investment, in particular where "lead in" times are required.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.49 Justification: Policy H2 - Housing Delivery**

**78 Home Builders Federation Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**78.V6/4.6.8/** 14/07/2015  Summary: Justification: Policy H2 - Housing Delivery - Development Briefs

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.52, para.4.6.8

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagrees that there is a need to move the supporting text (paragraph 4.6.4) of policy H2 relating to the mix of housing to policy H4. Policy H2 is seeking that a mix of housing types are developed in order to meet the range of identified local housing needs which has been identified from a various sources of evidence that include the LHMA. The requirement in the policy for a mix of housing types reflects not only the findings of the LHMA but also other evidence in relation to for example the 2011 Census relating to the ageing population of Powys and the subsequent need for bungalows to be provided. Consequently the Council disagrees that the requirement for a mix of houses relates relate only to affordable housing but also to market housing also.

Development briefs are referenced in paragraph 4.6.8 of the LDP and it is not considered necessary to include a reference to them in policy. However, it is agreed rthat greater clarity could be provided in Appendix 1 of the LDP for those sites that should be subject to a development brief, and it is proposed to make add this clarity through the Focussed Changes.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The issues of housing mix identified in para 4.6.4 should be dealt with in Policy H4. Para. 4.6.8 introduces the idea of the need for development briefs on some sites. However this is not mentioned in the policy wording itself. In addition in a similar way to the phasing plans it would be helpful and provide certainty to developers if the Council could indicate the sites which they consider are likely to require a design brief.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The need for development briefs should be referred to in the policy wording. Identify the sites which are likely to require a design brief.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.50 Policy H3 - Housing Density**

**487 Llanfechain Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**487.V1//H3** 19/07/2015  Summary: Does not support density attributed to a small village (Llanfechain Village)

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.52

Policy: H3

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council has calculated the dwelling capacity of the site at 25+ dwellings per hectare, which reflects the density of development within the locality and is the standard to be applied to all Towns and Large Villages identified under Policy H3 to ensure the sustainable use of land. Accordingly the Council considers the proposed dwelling number identified for the site allocation is appropriate for the area.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The density of 25 houses in one hectare is we believe out of character with much of this village. When the Llanfechain Community Council first considered the LDP we accepted the 11% increase (no longer being specifically stated) recognising the wider need for housing and the local desire for more families to help correct an increasing demographic imbalance (more retired than working, more single than families) but voiced concern that too large an influx of new people in a short timeframe might impact adversely on this community in that such an influx might be difficult to assimilate into the culture and ethos of the community. There was also concern that too large a number of new houses would further 'urbanise' a Welsh rural village with a negative impact on its character, culture and appeal, including to tourists. Although accepting some growth, Llanfechain Community Council would prefer this expansion to be gradual, varied in house design and more widely distributed. There are 155 houses within the current development area so 11% would be 18 new houses. We also wish to note that there has been some reinstatement of housing, some low cost, within the wider community area and there might yet be development on both the Bwlchdyddar and the Ffridd sites.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The density attributed to a small village

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1938**      **Vaynor Park - Estate Office, Berriew**      *Agent:*      **Kembertons**

*Rep'n/Para/Policy*   *AccessnNo*   *DateLodgd*   *Late?*   *Status*   *Modified*   *Summary*

**1938.V4//H3**      17/07/2015            Summary: Policy H3 - Housing Density

Source: Email      Type: Objection      Mode: Oral (Examination)      Status: Maintained

Document: Draft Deposit Written Statement 2015, p.52

Policy: H3      Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question*      *Representation Texts*

**Question:**      **Council Response**

Representation Texts:      Policy H3 provides nominal densities but recognises in paragraph 4.6.1 that densities may vary from the guide due to other factors such as physical constraints and it also anticipated that they will be subject to further consideration at the application stage. Paragraph 4.6.11 also refers to PPW which advocates the inclusion of a policy on density. As such it is considered that Policy H3 should be retained in the LDP.

Council Response:      0

**Question: 3d. (i)**      **Representation Details**

Representation Texts:      Establishing a standard Housing Density in a County of the size of, and with such a diverse character as, Powys is inappropriate. It might be useful from the point of view of establishing housing numbers to make use of average densities, but densities ought to reflect the character of an individual town or village. A density standard, even for a large village is unlikely to be appropriate to a central town location. Densities should not conform to a County-wide standard.

It is not the case that all rural developments or developments in small villages are at low densities - many small developments of say a rural terrace might be of a density well above the standard suggested in Policy H3. Policy DM2 (points 1 and 13) already require development to make the most efficient use of land and to complement the character of the surroundings. This is far better achieved through sensitive design than enforced density standards.

Council Response:      0

**Question: 3d. (ii)**      **Desired changes to Document**

Representation Texts:      Policy H3 should be deleted in favour of a Supplementary Design Guide suggesting the manner in which new development might make best use of land whilst complementing, reflecting and enhancing existing character.

Council Response:      0

**Question: 4b**      **Reason For Request To Speak At Hearing And Subject**

Representation Texts:      Densities affect housing numbers and the ability of a plan to meet housing targets. If existing character is to be maintained or enhanced, a much more sophisticated means of dealing with design issues and their affect on housing provision needs to be developed. This is the sort of topic that needs discussion.

Council Response:      0

by: Representation No

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**RefPoint: 34.52 Policy H4 - Affordable Housing Contributions**

**78 Home Builders Federation Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**78.V1//H4** 16/07/2015  Summary: Policy H4 - Affordable Housing Contributions - Viability Study

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.52

Policy: H4 Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question Representation Texts*

**Question: Council Response**

Representation Texts: 1.The cost of sprinklers has been considered in the Council's CIL & Viability Assessment and considered to be appropriate 2. It is intended to produce a SPG detailing the expected s.106 contributions to be made by developers 3. The Council agrees that the target contributions are as shown in the policy and they should be complied with in the first instance unless it can be demonstrated by the developer that the viability of their site cannot meet these policy target contributions.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: An objection is raised to the findings of the LDP & CIL Viability Assessment document 2014 which has informed the setting of the affordable housing levels. There are a number of the assumptions around the cost of development which are considered to be too low, these are:  
 Fire Sprinklers - at para 7.9 the cost of Fire sprinklers is accounted for, however at the ongoing Cardiff LDP the WG figures of Â£3,075 / house and Â£879 / flat were accepted and used in the viability assessment. It is noted that there is likely to be far more one of housing in the borough and this is likely to result in the Fire sprinkler costs being at the higher end of the scale due to each property needing to be individually design against volume builders who will gain some reduction due to volume and the use of standard house types.  
 S106 cost - the figure of Â£2000 / unit is considered to be far too low and is not justified by the information in the table at para 7.30 the open space calculation is above this on its own. Although S106 costs have to be justified, at a time when Council resources are diminishing it is not unreasonable to expect that Councils are more likely to look to increase S106 costs rather than reduce them.  
 Table 12.1 seems to indicate that far less areas are viable than suggested by the conclusion and the associated levels of affordable set. This is particularly evident when looking at the smaller sites, which are far more common in the Authority and brownfield sites a type of development encouraged by the plan.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Reconsider the findings of the viability document having adjusted the assumptions based on the comments above.

In terms of S106 costs clarity could be provided by the Council producing a draft SPG on S106 contributions to accompany the submission of the Deposit Plan, if this were to include calculation formulas for each area of likely S106 contribution which is now common practise this would allow for the financial impact of likely S106 requirements to be better considered.

The wording of the policy and supporting text needs to make it far clearer that each site will be considered on its own merits in terms of viability, this does not mean that there has

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**78.V1/H4** 16/07/2015  Summary: Policy H4 - Affordable Housing Contributions - Viability Study

Source: Website registration Type: Objection Mode Written Status Maintained

to be a viability assessment submitted with every scheme as presently suggested, however the policy does need to have the clear flexibility to allow for developers to make viability arguments on the basis of a submitted assessment.

It is considered that there are a number of options for the Council:  
 Reconsider the affordable percentage  
 Consider raising the threshold if % is not reduced  
 Consider alternative models of delivery and be less prescriptive about the way affordable is delivered in terms of tenure and management.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**78.V4/H4** 14/07/2015  Summary: Policy H4 - Affordable Housing Contributions - Viability

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.52

Policy: H4 Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question Representation Texts*

**Question: Council Response**

Representation Texts: It is suggested that the words '....,subject to detailed viability assessments,....' be deleted from point 2 of the policy as the target contributions in the first instance should be met as those targets have been derived from the Council's own viability assessment that will be the subject of examination at the EiP.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The wording of point 2. seems to indicate that a detail viability assessment will be required for each site. This is unnecessary as the viability assessment to set the affordable housing targets has already been done so there is no need to add extra delay or cost to the application process.  
 The willingness of the Council to negotiate on the affordable housing requirement through submission of a viability assessment should be included ion the policy wording rather than just at the end of the supporting text.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Remove the requirement to carry out a viability assessment under point 2.  
 Including wording in the policy which shows that the council will negotiate on affordable housing provision where the viability of the site can be proved to not support its provision.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>78.V4/H4</b>		14/07/2015	<input type="checkbox"/>			Summary: Policy H4 - Affordable Housing Contributions - Viability
Source: Website registration			Type: Objection		Mode	Written
				Status		Maintained

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Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**464 Glasbury-on-Wye Community Council**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

464.V4//H4 16/07/2015  Summary: Policy H4 - Affordable Housing Contributions

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.52

Policy: H4

Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: The Council understands that development viability can change in an area over a plan period as a result of fluctuating house prices over a period. Therefore, the policy provides some flexibility by providing developers with the opportunity to demonstrate that the viability of their particular scheme is not able to provide the target percentage of affordable housing stated in the LDP in that particular area.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: 34.52 4.6.15 indicates that viability assessments will be carried out to calculate the quantity of affordable housing. This would appear to favour a developer who will always want to make as much profit on a site as possible and supply as little if any affordable housing at all. Predicting the housing market sale prices at the time of an application can produce unrealistic figures. This does not guarantee any affordable housing being completed when communities are in need of them.  
4.6.17 Allows for a developer to reduce the amount of affordable housing on a site based on viability - this is seen as a loophole/get out clause - why have a policy to ensure affordable housing is built and within the same policy allow such conditions within granted applications to be removed?

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Re assess this section of policy to ensure that all communities in need of affordable housing and the targets set within the LDP are going to be met. Perhaps specify and ensure that all applications for affordable housing include dialogue with registered social landlords at pre application stage and documented evidence of this dialogue is submitted with the planning application for consideration. Any affordable housing commuted sums held within the authority and ring fenced for specific community council areas should also be considered within this dialogue and at this stage.

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**487 Llanfechain Community Council**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

487.V2//H4 19/07/2015  Summary: Does not support Affordable Housing approach

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.52

Policy: H4

Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. It is noted that the 10% affordable housing target contribution for sites in the Rural North of the County would result in only 2.5 affordable dwellings on the site proposed for allocation in Llanfechain (P31 HA1 ) and that this is less than the need for 6 affordable dwellings that has been identified for this Community. However, it is also anticipated that affordable housing may come forward on windfall infill and exception sites in the Community of Llanfechain. The allocated sites are therefore not intended to accommodate the total affordable housing needs of a community. Furthermore, the percentage contributions will be reviewed periodically to reflect changes in land values, house prices, policy requirements and development costs.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Llanfechain Community Council endorses the need for 'Affordable Housing' and note that in previous statements made has accepted more than the 10% you plan.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The Rural Housing Enabler identified a need for up to 6 affordable houses in the community (Llanfechain).

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**495 Llangors Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**495.V7//H4** 16/07/2015  Summary: Policy H4 - Affordable Housing Contributions remove ref to viability and involve RSL's at pre application stage

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.52

Policy: H4

Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council recognises that development viability can change over a plan period due to fluctuating house prices. Therefore, the text that supports the policy provides some flexibility in order to provide developers with the opportunity to demonstrate that the development viability of their particular scheme that could result in a reduction in the percentage of affordable housing required from the target amount in that particular area stated in the LDP.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: 4.6.15 Viability assessments and 4.6.17 reducing the amount of affordable homes based on viability. This would appear a loophole for developers to explore and potentially result in no affordable homes being built on smaller sites in communities where they are needed to keep generations of families in the area.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Change the policy to ensure much needed affordable housing is provided by developers. Involve RSL's at pre application stage of every planning application involving affordable homes to ensure the best outcome for the needs of the community that the development is in.

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**542 Abermule (with) Llandyssil Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V9//H4** 20/07/2015  Summary: Policy H4 - Affordable Housing Contributions

Source: Post or in person Type: Support Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.52

Policy: H4 Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. The Community Council supports the deposit LDP 20% target for affordable housing. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The Community Council welcomes the 20% 'affordable' build target and tighter criteria to help eliminate previous abuses and retain such housing stock in perpetuity. We would strongly support all the proposed measures, including those to deter removal of 106 status.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V11//H4** 20/07/2015  Summary: Policy H4 - Affordable Housing Contributions

Source: Post or in person Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.52

Policy: H4 Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound. The Council agrees that there is a need for an SPG relating to affordable housing to provide clear guidance on what is expected via s.106 contributions and it is intended to produce a SPG relating to affordable housing which will address this. Whilst no SPG is planned for design, (DM) policy in respect of design requires all developments to complement and where possible enhance the character of the surrounding area, and the supporting text to this policy states that developments should contribute positively to the character (local distinctiveness and sense of place). The (DM) policy in respect of the historic environment requires proposals within the context of the historic environment to reflect local distinctiveness. National design guidance is also contained in Technical Advice Note 12.

Council Response: 0  
08/12/2015

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V11//H4** 20/07/2015  Summary: Policy H4 - Affordable Housing Contributions

Source: Post or in person

Type: Comment

Mode Written

Status Maintained

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**Question: 3d. (i) Representation Details**

Representation Texts: New housing must be well integrated and acceptable within environmental and infrastructure capacity and constraints. There is considerable scope to improve the design, build quality and use of vernacular materials as well as to respond to the local topography to facilitate this integration. Size restrictions on affordable housing will mean that good design to integrate with existing dwellings is crucial. It is difficult to comment effectively in the absence of any SPGs which will need to serve to improve design standards, preserve the integrity of our built environment and limit visual impacts in the landscape.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1084 Welsh Government**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1084.V4//H4 16/07/2015  Summary: Affordable Housing

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.52

Policy: H4

Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question Representation Texts*

**Question: Council Response**

Representation Texts: 1. It had been decided at the deposit stage of the LDP to reduce the requirement from 30% to 20% in the Central Powys area on the basis that the Council would adopt CIL. Since the deposit stage the Council has decided not to take the CIL approach at this stage although this position may change in the future. Consequently, the Council is proposing to raise the level of contribution from 20% to 30 % in the Central Powys area in accordance with the findings of the Viability Study.  
 2. Policy H4 sets a 10% target in South West Powys which is due to the success by the Council in gaining contributions of at least 10% through negotiations from developers on sites in the south west Powys in recent years. Policy H4 is flexible by allowing developers to demonstrate by viability evidence that their sites cannot provide this level of contribution.  
 3. Policy H4 applies to all housing development above the threshold of 5 or more dwelling units or 0.25 ha of land. The policy thresholds and target contributions are based on the findings of the Viability Assessment and review of other evidence. The percentage target contributions vary according to each Price Area as identified by the Viability Assessment. The success rate and achievability in practice of the percentage target contributions will be monitored and reviewed periodically.  
 4. It is considered that Policy H4 needs to be flexible with Criterion 4 relating to the smallest scale of residential developments where on site provision is not feasible such as conversions of buildings to residential use as well as the subdivisions of properties.  
 5. The Council considers the maximum size requirement of an affordable dwelling be set at 115sqm which is based not only on the ACG notional space standards but also the Council's own experience of individual affordable houses being developed in Powys and the importance through experience for the Development Management section of having maximum house sizes stipulated in a policy as does a similar policy in the UDP, Policy HP10. The Council consider it useful to have a maximum size of affordable dwelling stipulated in a LDP policy to act as a definite figure which DM section can use when dealing with applications as they have done with the UDP policy which had a maximum size of 130sqm. The performance of Policy H4 will be monitored carefully by the Council and revised if necessary based mainly on the experience of the DM section using the policy.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Affordable housing

Affordable Housing Targets

Notwithstanding that we have raised concerns about the deliverability of sites, the viability testing in Central Powys does acknowledge that sites could bear the policy requirement for 30% affordable housing, yet the authority has adopted a cautious approach and dropped the requirement to the lower rate of 20% to enable a contribution towards infrastructure costs. Such costs should already be factored into the modelling assumptions, so it is not appropriate to drop the target and increase the headroom any further. The Council should explain how this approach aligns with Objective 1 of the LDP to meet affordable housing need.

The viability testing in South West Powys identifies that 11 of the 12 modelled sites are unviable and it is unclear why the authority has adopted a 10% affordable housing target in this area. Whilst the authority may be delivering affordable housing in 'hot-spots' across the South West, it is unreasonable to ask for contributions from all developments when the evidence indicates the majority of sites are unviable. Policy H4 should be more flexible to align with the requirements of paragraph 9.2.19 in PPW by indicating that the authority will negotiate with developers where it is intended to include an element of affordable housing in proposed developments.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1084.V4//H4 16/07/2015  Summary: Affordable Housing

Source: Email

Type: Objection

Mode Written

Status Maintained

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Affordable Housing Threshold

Policy H4 requests affordable housing contributions on sites of 5 or more units or 0.25ha and above. The authority should justify this threshold when the 2014 JHLAs indicates that small site completions are viable and have totalled almost 430 units over the past 5-years. There is a misalignment with the viability assessment, which concludes that the majority of small sites are not viable. This appears at odds with the recent completions quoted from the 2014 JHLAs. Notwithstanding the concerns raised above regarding the Viability Assessment (2014), the authority should also explain its position on affordable housing thresholds in the context of the Assessments findings, which indicate that most price areas have viable sites greater than 3 units (Table 12.1).

Local Housing Market Assessment (LHMA)

The 2014 LHMA identifies the need for 2,295 affordable units over the 15-year plan period with the greatest demand for social rented properties. The Viability Assessment (2014) has modelled affordable housing requirements assuming 75% intermediate rent and the authority should explain how the need identified in the LHMA is aligned to the modelling assumptions. In accordance with TAN 2, the plan has included an affordable housing target of 1,044 dwellings and as a percentage of the housing requirement this equates to 19% of affordable units. The authority should explain how this relates to the target of 34% in the LHMA (paragraph 2.54) and whether the definition of 'intermediate sale' properties is compliant with the definition of affordable housing in TAN 2. The TAN also has a strong presumption that affordable housing will be provided on-site, however Criterion 4 of Policy H4 permits either on-site provision or financial contributions. The policy should be amended to align with TAN 2 and provide on-site provision in the first instance.

Mix of Affordable Units

Para 9.2.15 of PPW states that it is desirable that new housing development incorporates a reasonable range, mix and balance of house types and sizes to cater for a range of housing needs and contribute to the development of sustainable communities. Para 8.1 of TAN 2: "Local Housing Market Assessments and the Development Plan", states that it is important that a LPA has an appreciation of the demand for the different dwelling sizes and types of housing (i.e. intermediate and social rented) in relation to the supply so that the LPA can negotiate the appropriate mix on new sites. LDP affordable housing policies should not include the range/type/mix/size of housing as matters could change over the lifespan of the plan and potentially inhibit the delivery.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6204 PAR Homes**

Agent: **Barton Willmore**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6204.V3//H4 20/07/2015  Summary: Policy H4 - Affordable Housing Contributions - greter emphasis on viability

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.52

Policy: H4

Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

Question Representation Texts

**Question: Council Response**

Representation Texts: The Council disagrees that there is a need for the suggested sentence to be added to the policy and the Council considers that viability is adequately given an appropriate level of emphasis in the draft policy H4.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H4 states that:  
 "1. In accordance with the evidence of local housing needs endorsed by the Council, a contribution towards affordable housing will be required from open market housing development of 5 or more dwelling units or 0.25 ha and above.  
 2. The target contributions required for each Price Area, subject to detailed viability assessments, are as follows:  
 a. Central Powys – 20% contribution.  
 b. Severn Valley - 20% contribution.  
 c. Rural North - 10% contribution.  
 d. South West/Ystradgynlais – 10% contribution.  
 3. In Towns and Large Villages, where the contribution equates to:  
 a. 1 whole unit, the contribution will be required as on-site provision.  
 b. Less than 1 whole unit, a financial contribution will be required.  
 4. The contribution may be either on-site provision or a financial contribution in:  
 a. Small Villages.  
 b. Residential conversions and subdivisions in all levels of the Settlement Hierarchy".  
 Whilst both Criterion 2 of Policy H4 and supporting paragraph 4.6.17 now refer to viability, it is considered that a stronger emphasis on viability should be included within the policy text itself, in order to comply with paragraph 3.7.1 of Planning Policy Wales (7th Edition, July 2014) which states that "it is essential that arrangements are fair to both the developer and the community" with regards to planning obligations.  
 Therefore based on the above, Policy H4 in its current form is considered to fail Coherence and Effectiveness Soundness Test C2 in that it does not have regard to national policy.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: It is considered that the proposed planning obligations policy does not meet the Tests of Soundness as set out within the Local Development Plan Manual, June 2006. Therefore, in order to make the Powys Local Development Plan 'sound' with regards to Policy DM3, it is recommended that an additional sentence is added to the policy text, stating:  
 "In seeking planning obligations, the Local Planning Authority will pay due regard to the potential impacts on the viability of the proposed development"  
 This will help to ensure that greater weight is placed on the viability of the proposed development when planning obligations are negotiated, which will in turn ensure that

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6204.V3//H4** 20/07/2015  Summary: Policy H4 - Affordable Housing Contributions - greter emphasis on viability

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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arrangements are fair to both the developer and the community in accordance with Planning Policy Wales.

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In order to present our case and representations verbally to the Inspector and to address any questions or comments of the Inspector or the Council.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6207 Heber Percy, Mr Peter**

*Agent:* **Barton Willmore**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6207.V3//H4** 20/07/2015  Summary: Policy H4 - Affordable Housing Contributions - greter emphasis on viability

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.52

Policy: H4

Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagrees with the need to add the suggested sentence to the policy and considers that development viability is given an appropriate level of emphasis in Policy H4.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H4 states that:  
 "1. In accordance with the evidence of local housing needs endorsed by the Council, a contribution towards affordable housing will be required from open market housing development of 5 or more dwelling units or 0.25 ha and above.  
 2. The target contributions required for each Price Area, subject to detailed viability assessments, are as follows:  
 a. Central Powys – 20% contribution.  
 b. Severn Valley - 20% contribution.  
 c. Rural North - 10% contribution.  
 d. South West/Ystradgynlais – 10% contribution.  
 3. In Towns and Large Villages, where the contribution equates to:  
 a. 1 whole unit, the contribution will be required as on-site provision.  
 b. Less than 1 whole unit, a financial contribution will be required.  
 4. The contribution may be either on-site provision or a financial contribution in:  
 a. Small Villages.  
 b. Residential conversions and subdivisions in all levels of the Settlement Hierarchy".  
 Whilst both Criterion 2 of Policy H4 and supporting paragraph 4.6.17 now refer to viability, it is considered that a stronger emphasis on viability should be included within the policy text itself, in order to comply with paragraph 3.7.1 of Planning Policy Wales (7th Edition, July 2014) which states that "it is essential that arrangements are fair to both the developer and the community" with regards to planning obligations.  
 Therefore based on the above, Policy H4 in its current form is considered to fail Coherence and Effectiveness Soundness Test C2 in that it does not have regard to national policy.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: It is considered that the proposed planning obligations policy does not meet the Tests of Soundness as set out within the Local Development Plan Manual, June 2006. Therefore, in order to make the Powys Local Development Plan 'sound' with regards to Policy DM3, it is recommended that an additional sentence is added to the policy text, stating:  
 "In seeking planning obligations, the Local Planning Authority will pay due regard to the potential impacts on the viability of the proposed development"  
 This will help to ensure that greater weight is placed on the viability of the proposed development when planning obligations are negotiated, which will in turn ensure that arrangements are fair to both the developer and the community in accordance with Planning Policy Wales.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6207.V3//H4** 20/07/2015  Summary: Policy H4 - Affordable Housing Contributions - greter emphasis on viability

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In order to present our case and representations verbally to the Inspector and to address any questions or comments of the Inspector or the Council.

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6210 , The Bowker Family**

*Agent:* **Pegasus Group**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6210.V3//H4** 20/07/2015  Summary: Policy H4 - Affordable Housing Contributions

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.52

Policy: H4

Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council understands that development viability can change at a local area over a plan period as a result of fluctuating house prices. Therefore the policy 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. The Council proposes to produce a SPG in relation to s.106 contribution.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: We support the Council in its objective to secure and deliver affordable housing to meet identified need in Policy H4 (@34.52) – Affordable Housing Contributions. However, we do have concerns that the cumulative impact of the various planning obligations placed on development proposals is not viable. Indeed, the Community Infrastructure Levy Viability Assessment 2014 identifies that under the proposed affordable requirement of Policy H4 the majority of sites will not be viable. This Policy is not therefore realistic or appropriate and fails test CE2 of soundness.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Policy H4 should be revised to provide an affordable housing requirement that is viable and it should include a specific reference to circumstances where the ability of development proposals to be delivered viably is at risk. Such reference will ensure that the viability of development is properly recognised in policy as an important consideration.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To explore the need for greater flexibility to be included within the LDP's housing policies and to consider the merits of the release of the site at Plas Foxen, Four Crosses.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.53 Justification: Policy H4 - Affordable Housing Contributions**

**78 Home Builders Federation Ltd**

*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**78.V5/4.6.20/** 14/07/2015  Summary: Justification: Policy H4 - Affordable Housing Contributions

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.54, para.4.6.20

Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Councils disagree with the proposed changes requested by the Representor. The Council considers the involvement of RSLs the most effective vehicle for delivering affordable housing one reason being that they can effectively manage the occupancy of the dwellings over a long period of time and therefore ensuring that the dwelling continues to be affordable long after their construction.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: 4.6.16 The requirement for all affordable housing to be provided through an RSL is considered unacceptable and over onerous. This para. also refers to the ability to provide a financial contribution in certain circumstances, in order to provide flexibility this option should be extended to all housing sites subject to a reasoned justification. Also there is no explanation of how such a financial contribution would be calculated, at minimum a reference to the details of such calculation in an SPG should be provided.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The wording of para. 4.6.16 should be amended to sy that the Council would prefer to see the affordable housing delivered through an RSL but are willing to consider other forms of delivery. Amend wording of para 4.6.16 to indicate that a financial contribution in lieu of on site provision may be acceptable on all housing sites subject to a reasoned justification. Cross reference a SPG for method of calculation of the financial contribution.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.54 Policy H5 - Affordable Housing Exception Sites**

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

5197.V24/H5 20/07/2015  Summary: Policy H5 - Affordable Housing Exception Sites

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.54

Policy: H5 Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan in that it supports policy H5. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: We welcome the clarification that exceptions sites will be considered where sites form a logical extension, adjoin, or are in close proximity to identified settlement types. We consider that this provision meets Test of Soundness C2.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.56 Policy H6 - Affordable Housing on Enabled Exception Sites****542 Abermule (with) Llandyssil Community Council***Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary***542.V15//H6** 20/07/2015  Summary: Policy H6 - Affordable Housing on Enabled Exception Sites

Source: Post or in person

Type: Comment

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.54

Policy: H6

Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question Representation Texts***Question: Council Response**

Representation Texts: 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 para. TAN 2.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: In principle we support 100% affordable housing having exceptional permission on sites not normally identifiable for residential development where there are proven local needs (4.6.22). We add the caveat regarding the need for a diverse housing mix and that such developments must still recognise the constraints of biodiversity (e.g hedgerows and streams): topography and landscape; heritage assets; localised flooding potential, or any compromise to limited infrastructure capacity. Such exception sites would always be unacceptable in rural settlement or open country and the Community Council support this exclusion.

Council Response:

0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1034 Brecon Beacons National Park Authority**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1034.V4//H6 20/07/2015  Summary: Does not support Policy H6

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.54

Policy: H6 Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: 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 stated in TAN 2.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Firstly, the National Park Authority would like to congratulate the Powys LDP team for the efforts made to address the significant concerns raised against the first Deposit LDP (2014). It is acknowledged that the level of work undertaken to achieve the revised Deposit is substantial and the team is to be congratulated. We are extremely encouraged to see the progress being made by yourselves to move towards an adopted plan and the certainty this will bring in relation to the future development in Powys. Undoubtedly this will be of benefit to the region and can only be supported by the NPA. Notwithstanding the above, we would like to draw your attention to the following issues we have identified with the deposit draft LDP (2015) and its compliance with National Planning Policy. We raise these concerns from our recent experiences of the Examination process and we hope what follows will benefit you in the production of a sound LDP. These are not objections per se, but we urge you address the points in your lead up to submission in the interests of soundness.

Please note that these are officer comments, which will be put before Members at the next available opportunity. Therefore they may be subject to amendment following NPA recommendation. We will advise you of any change accordingly.

4. Policy H6 Enabled Exception Sites

The NPA has previously provided comments in relation to our concern over the compliance of Policy H6 with National Policy. PPW states quite clearly at 9.2.23 that Rural Exception Sites are not appropriate for market housing. Given this direction, we have concerns policy H6, which allows market housing to come forward on these sites, is fundamentally flawed. We acknowledge that this mechanism of utilising market housing to 'pump prime' affordable housing sites addresses some viability issues regarding the delivery of affordable housing in rural areas. However, it is more appropriate to allocate such sites with appropriate policy to control the mix of housing on site. It is not acceptable to utilise an exception site mechanism to such ends. We would urge council to reconsider this policy.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1084 Welsh Government**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1084.V6//H6** 16/07/2015  Summary: Policy H6 - Affordable Housing on Enabled Exception Sites

Source: Email Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.54

Policy: H6 Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: 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 para. TAN 2

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: Exception Sites

Policy H6 states that in exceptional circumstances open market housing may be included to make a proposal viable. However, sites that include a mix of market and affordable housing cannot be classed as 'exception sites' under national policy. TAN 2 explicitly states that such sites are not appropriate for market housing (para. 10.14). The policy clearly states that this policy will apply to "Town and large villages". Further clarification is required to explain why these sites could not come forward as market housing delivering affordable housing in accordance with policy H4.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6204 PAR Homes**

Agent: **Barton Willmore**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

**6204.V4//H6** 20/07/2015  Summary: Policy H6 - Amend policy to reflect viability and include reference to non-Registered Social Landlords

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.54

Policy: H6

Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: 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 stated in TAN 2.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H6 states that:  
 "To meet a proven, unmet local need for affordable housing, the development of affordable housing will be permitted as an exception only in Towns and Large Villages on sites which form a logical extension, and adjoin or are in close proximity to the development boundary.  
 The development of enabled exception sites will be permitted where all of the following criteria are met:  
 i. The scale of development is commensurate to the settlement size and must accommodate at least 5 dwellings.  
 ii. The affordable housing or plots are developed by or transferred to a Registered Social Landlord, or an equivalent organisation or the Strategic Housing Authority.  
 iii. The tenure and size of the affordable housing must correspond to the evidence of local housing needs, with the dwelling size not exceeding 115 sqm.  
 iv. A minimal number of open market dwellings, if included, are provided by either:  
 a) A Registered Social Landlord or equivalent organisation where the ratio of open market to affordable dwellings is demonstrated as key to the site's viability without Social Housing Grant; or  
 b) A non-Registered Social Landlord where one open market dwelling should enable the provision of at least four affordable dwellings."  
 Whilst supporting paragraph 4.6.22 states that "Policy H6 enables the release of exception sites which have not come forward for reasons of viability or hope value", it is considered that a stronger emphasis on viability should be included within the policy text itself, in order to comply with paragraph 3.7.1 of Planning Policy Wales (7th Edition, July 2014) which states that "it is essential that arrangements are fair to both the developer and the community" with regards to planning obligations. Private developers and landowners should not be limited to a ratio of one open market dwelling to four affordable housing dwellings as required by criterion (iv)(b). Such ratios should not be stipulated in policy but should be subject to detailed scrutiny of viability in each case as suggested within criterion (iv)(a) for RSL applicants.  
 Therefore based on the above, Policy H6 in its current form is considered to fail Coherence and Effectiveness Soundness Test C2 in that it does not have due regard to national policy.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: In order to make the Powys Local Development Plan 'sound' with regards to Policy H6, it is recommended that criterion (iv)(b) of Policy H6 is amended to state:  
 "A non-Registered Social Landlord where the ratio of open market to affordable housing is demonstrated as key to the site's viability"

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6204.V4//H6** 20/07/2015  Summary: Policy H6 - Amend policy to reflect viability and include reference to non-Registered Social Landlords

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In order to present our case and representations verbally to the Inspector and to address any questions or comments of the Inspector or the Council.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6207 Heber Percy, Mr Peter**

*Agent:* **Barton Willmore**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6207.V4//H6** 20/07/2015  Summary: Policy H6 - Amend policy to reflect viability and include reference to non-Registered Social Landlords

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.54

Policy: H6

Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question Representation Texts*

**Question: Council Response**

Representation Texts: 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 stated in TAN 2.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H6 states that:  
 "To meet a proven, unmet local need for affordable housing, the development of affordable housing will be permitted as an exception only in Towns and Large Villages on sites which form a logical extension, and adjoin or are in close proximity to the development boundary.  
 The development of enabled exception sites will be permitted where all of the following criteria are met:  
 i. The scale of development is commensurate to the settlement size and must accommodate at least 5 dwellings.  
 ii. The affordable housing or plots are developed by or transferred to a Registered Social Landlord, or an equivalent organisation or the Strategic Housing Authority.  
 iii. The tenure and size of the affordable housing must correspond to the evidence of local housing needs, with the dwelling size not exceeding 115 sqm.  
 iv. A minimal number of open market dwellings, if included, are provided by either:  
 a) A Registered Social Landlord or equivalent organisation where the ratio of open market to affordable dwellings is demonstrated as key to the site's viability without Social Housing Grant; or  
 b) A non-Registered Social Landlord where one open market dwelling should enable the provision of at least four affordable dwellings."  
 Whilst supporting paragraph 4.6.22 states that "Policy H6 enables the release of exception sites which have not come forward for reasons of viability or hope value", it is considered that a stronger emphasis on viability should be included within the policy text itself, in order to comply with paragraph 3.7.1 of Planning Policy Wales (7th Edition, July 2014) which states that "it is essential that arrangements are fair to both the developer and the community" with regards to planning obligations. Private developers and landowners should not be limited to a ratio of one open market dwelling to four affordable housing dwellings as required by criterion (iv)(b). Such ratios should not be stipulated in policy but should be subject to detailed scrutiny of viability in each case as suggested within criterion (iv)(a) for RSL applicants.  
 Therefore based on the above, Policy H6 in its current form is considered to fail Coherence and Effectiveness Soundness Test C2 in that it does not have due regard to national policy.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: In order to make the Powys Local Development Plan 'sound' with regards to Policy H6, it is recommended that criterion (iv)(b) of Policy H6 is amended to state:  
 "A non-Registered Social Landlord where the ratio of open market to affordable housing is demonstrated as key to the site's viability"

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6207.V4//H6** 20/07/2015  Summary: Policy H6 - Amend policy to reflect viability and include reference to non-Registered Social Landlords

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In order to present our case and representations verbally to the Inspector and to address any questions or comments of the Inspector or the Council.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.58 Policy H7 - Rural Affordable Homes****495 Llangors Community Council**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

495.V1//H7 16/07/2015  Summary: Policy H7 - Rural Affordable Homes - Rural Self Build control of / monitoring

Source: Website registration

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.55

Policy: H7

Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question* *Representation Texts***Question: Council Response**

Representation Texts: The Representor is partly in support of the Deposit Local Development Plan in that it supports the size restriction on affordable homes and the need for affordable housing. The concerns raised by the Representor are noted. 1) The supporting text for Policy H8 (paragraph 4.6.31) explains that further detail on the definitions and their assessment will be provided in the Affordable Housing SPG. 2) Policy H7 allows rural affordable homes with RSL involvement or by private individuals, and this approach is considered to be appropriate to facilitate private affordable housing in the rural communities of the County. 3) Policy H8 sets out the affordable housing eligibility criteria, which includes criterion requiring the person to be in 'housing need' as defined by the Council's common allocations scheme and its procedural guidance. This requirement will ensure that the individual's need for affordable housing is taken into account in determining their eligibility. The monitoring of eligibility will be carried out where appropriate. 4) The BBNP have an adopted Local Development Plan containing affordable housing policies and the approach taken within these policies appear to be similar to those proposed in the Powys LDP.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: H7 Affordable Housing - Llangors Community Council support the size restriction on affordable homes. Support is given to the need for affordable housing, however there are concerns within the community that there is insufficient control/ monitoring of new single rural self build affordable homes developed by individuals. An RSL should always be involved with any affordable home to ensure that the properties become Community Affordable Housing stock in perpetuity. It appears that this policy proposed would enable landowners to take the fortunate opportunity to gain planning permission for family members who can be handed land to build on once planning permission is granted, and subsequently changing the affordable housing eligibility status of the successful applicant. In turn at resale the value of such property will always be out of the reach of someone in genuine affordable need even when the Market Value Reduction percentage is taken into consideration. Allowing such development without RSL involvement goes against the ethos of affordable housing being a requirement for those in genuine need to live within basic means. The Brecon Beacons National Park Authority (BBNPA) also covers part of Llangors Community Council area and we would request that Powys County Council work with the BBNPA regarding affordable housing policy and form a joint/agreed common policy approach.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: A clear definition of affordable housing should be given and an RSL should always be involved with any application for affordable housing prior to the submission of the planning application to protect those in genuine need and prevent loopholes in policy. Eligibility of affordable need should be controlled and monitored better. Powys County Council should work with the BBNPA to adopt a common policy as the BBNPA have an agreed LDP policy.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>495.V1//H7</b>		16/07/2015	<input type="checkbox"/>			Summary: Policy H7 - Rural Affordable Homes - Rural Self Build control of / monitoring
Source: Website registration			Type: Objection		Mode	Written
				Status		Maintained

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**542 Abermule (with) Llandyssil Community Council**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

542.V12//H7 20/07/2015  Summary: Policy H7 - Rural Affordable Homes

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.55

Policy: H7

Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with proposed change requested by the Representor for the maximum size for an affordable dwelling to revert to 130 square metres as per the existing UDP policy. The Council considers that the maximum size for an affordable dwelling of 115 sqm is adequate to ensure the level of design quality and amenity are satisfactory. The size of 115 sqm is based on ACG Notional Space Standards and the LDP monitoring will identify if the standards change over the course of the LDP period and if considered necessary the policy amended.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Rural settlements and open country (4.6.28). There is concern at the reduction of surface area for affordable/local needs homes from 130sqm to 115sqm. It is considered that the existing figure better allows for good design and flexibility of space. We propose retaining the 130 sqm maximum and removing the possibility of future extension to permit a wider variety of build and reasonable room sizes and avoid future additions which often compromise good design and affordability. There are further concerns regarding plot size limitation where this prevents appropriate siting and set-back of houses, in design and residential amenity terms. This could contravene environmental regulations where properties are not served by mains sewerage.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Propose the retention of the existing 130 sqm of surface area for affordable/local needs homes.Address plot size limitations, which could prevent appropriate siting and setting back of houses, in design and residential amenity terms.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1034 Brecon Beacons National Park Authority**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1034.V5//H7 20/07/2015  Summary: Does not support Policy H7

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.55

Policy: H7

Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question* *Representation Texts***Question: Council Response**

Representation Texts: 1) The Council does not consider that further definition is required in respect of the location for rural affordable homes, as the policy makes it clear that rural affordable homes will be permitted on sites integrated within or forming minor, logical extensions in Small Villages or Rural Settlements. Whilst Rural Settlements are not proposed to be named, their characteristics are defined within the LDP strategy. 2) The Council agrees that paragraph 4.6.30 appears to currently enables larger floor space dwellings than the maximum specified within the proposed policy of 115 square metres, which could undermine the affordability of such dwellings. It is also noted that the provision for exceptional circumstances to be considered is not reflected in the policy itself which stipulates a fixed maximum floorspace of 115 square metres. Provisions for exceptional circumstances to be taken into account in decision making are not required to be set out in policy, as departures from the adopted policy can be considered at the application stage when other material considerations may indicate that the development should be approved contrary to the local development plan. The Council agrees to remove this paragraph 4.6.30 from the supporting text of policy H7. 3) Policy H10 is viewed by the Representer as enabling the removal of occupancy restrictions, which is considered to undermine the fundamental requirement for affordable dwellings to be secured 'in perpetuity'. Policy H10 seeks to clarify the Council's approach towards applications to remove occupancy conditions and restrictions. (INCLUSION OF THIS POLICY IS BEING REVIEWED)

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Firstly, the National Park Authority would like to congratulate the Powys LDP team for the efforts made to address the significant concerns raised against the first Deposit LDP (2014). It is acknowledged that the level of work undertaken to achieve the revised Deposit is substantial and the team is to be congratulated. We are extremely encouraged to see the progress being made by yourselves to move towards an adopted plan and the certainty this will bring in relation to the future development in Powys. Undoubtedly this will be of benefit to the region and can only be supported by the NPA. Notwithstanding the above, we would like to draw your attention to the following issues we have identified with the deposit draft LDP (2015) and its compliance with National Planning Policy. We raise these concerns from our recent experiences of the Examination process and we hope what follows will benefit you in the production of a sound LDP. These are not objections per se, but we urge you address the points in your lead up to submission in the interests of soundness.

Please note that these are officer comments, which will be put before Members at the next available opportunity. Therefore they may be subject to amendment following NPA recommendation. We will advise you of any change accordingly.

**5. Policy H7– Rural Affordable Homes**

Again we acknowledge that there is a need for small scale affordable forms of development, however, as stated above, the location that this form of development can be developed needs to be better defined to avoid sporadic residential development in open countryside locations. We also have concerns to the extent that such forms of development accord with the definition of affordable housing set out in TAN 2 which states that affordable housing is such where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing. Accordingly we have concerns that the affordability of such dwellings will be undermined by the provision set out in 4.6.30 which enables a larger floor space dwelling to be developed under this scheme (thus pushing such schemes over the affordable floor space ratio). We also have concerns that the plan enables the removal of occupancy restrictions on such dwellings through policy H10. Again, we urge caution with this approach and remind PCC that rural exceptions housing should only be enabled to serve exceptional essential housing need that can be secured in perpetuity.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>1034.V5//H7</b>		20/07/2015	<input type="checkbox"/>			Summary: Does not support Policy H7
Source: Email			Type: Objection		Mode	Written
				Status		Maintained

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Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1084 Welsh Government**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1084.V5//H7 16/07/2015  Summary: Policy H7 - Rural Affordable Homes

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.55

Policy: H7

Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: 1. The Council has used the ACG notional space standards as a guide for Policy H7 and criteria 1 to 3 within it. The policy proposes the largest space standard which is a maximum floorspace of 115 sqm for an affordable dwelling. Paragraph 4.6.29 of the LDP explains 115 sqm has been used as it provides flexibility and takes into account changes in incomes over the plan period. This is a policy which will be closely monitored by the Planning Policy section which will liaise with the DM section on how it is performing. If considered necessary the maximum size of an affordable dwelling will be revised in the policy including if the ACG standards change during then plan period or if the Council decides to use another standard or use its own size threshold from the experience of schemes being developed.

2. The Council proposes to change criterion 4 of policy H7 to specify that only permitted development rights relating to floorspace increases should be withdrawn.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H7 provides criteria for the development of rural housing in small villages and rural settlements. The size restrictions in Criterion 1-3 are linked to ACG notional space standards, yet the authority has not considered how the policy will apply if ACG standards change over the life of the plan. Furthermore, Criterion 4 removes permitted development rights from affordable units, but the authority have pre-empted the outcome of an Article 4 Directive that would need to be submitted to Welsh ministers for removal of permitted development rights in small villages and rural settlements. It is unclear how the policy would work in practice, or indeed, the intention of the authority. This needs further clarification and explanation on how it aligns with national policy to direct development to sustainable locations.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.64 Policy H10 - Removal of conditions / planning obligations**

**542 Abermule (with) Llandyssil Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V13//H10** 20/07/2015  Summary: Policy H10 - Removal of conditions / planning obligations

Source: Post or in person

Type: Comment

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.57

Policy: H10

Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The intention to maintain properties with 106 status is laudable. We have concern as to whether the 50% selling price penalty is practically or legally enforceable.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.66 Policy H11 - Renovation of Abandoned Dwellings**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V3/H11** 09/07/2015  Summary: Policy H11 - Renovation of Abandoned Dwellings - should also consider the need to protect the historic interest of abandoned buildings during renovation

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.58

Policy: H11

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council agree to amend Policy H11 to ensure there is adequate consideration of and reference to the historic and architectural interest of abandoned dwelling in its renovation. However, not as recommended by the Represorator as this would not be clear in terms of how the historic and archaeological interest of the former dwelling would be taken into account in the design of the dwelling. It is proposed to require re-use not only of materials but also of any features of the former dwelling and also for the design to take reference from either recorded evidence of the architectural/archaeological interest of the dwelling or from the local vernacular. SPG's on archaeology and the Historic Environment Record are also proposed which will address how these matters are to be taken into account in decision-making.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H11 should also consider the need to protect the historic interest of abandoned buildings during renovation - as is clear in Policy H12

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Suggested text for Policy H11 section 2

"Any re-build shall be partial and sited within the footprint of the former dwelling and should make re-use, where practicable, of the materials used in the former dwelling and should take into account a consideration of any historic or archeological interest the original building might have.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts:

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**542 Abermule (with) Llandyssil Community Council**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V14//H11** 20/07/2015  Summary: Policy H11 - Renovation of Abandoned Dwellings

Source: Post or in person Type: Comment Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.58

Policy: H11

Issue: 2015: Deposit Draft-05.Other Specialist Housing and Gypsy & Travellers

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: We would strongly support the sensitive reuse of abandoned dwellings in keeping with the original footprint and the development of Low Carbon (One Planet) homes as in the original Draft but note with surprise the omission of Low Carbon homes from the DDLDP.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V25//H11** 20/07/2015  Summary: Policy H11 - Renovation of Abandoned Dwellings

Source: Email Type: Support Mode Oral (Examination) Status Maintained

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Document:Draft Deposit Written Statement 2015, p.58

Policy: H11

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: We consider that the policy meets Test of Soundness CE1.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.68 Policy H12 - Replacement Dwellings**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V4//H12** 09/07/2015  Summary: Policy H12 - Replacement Dwellings - supports the intention to consider the "special architectural or historic interest or local vernacular character"

Source: Website registration      Type: Support      Mode: Written      Status: Maintained

Document: Draft Deposit Written Statement 2015, p.59

Policy: H12

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention to consider the "special architectural or historic interest or local vernacular character" of a building expressed in Policy H12 section 2.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V26//H12** 20/07/2015  Summary: Policy H12 - Replacement Dwellings

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.59

Policy: H12

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: We consider that the policy meets Test of Soundness CE1.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery**

*Agent:* **CPRW Brecon & Radnor**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V19//H12** 20/07/2015  Summary: Policy H12 - Replacement Dwellings

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.59

Policy: H12

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council notes the concern raised by the representor that criterion 2 of the policy may lead to intentional neglect of heritage assets. However, it is considered that the fact that the dwelling is required to be habitable and recognisable as a dwelling in order to benefit from the provisions within policy H12 provides a safeguard in itself against the likelihood that owners will intentionally neglect the dwelling as they would then risk non-compliance with the habitable dwelling test and the first criterion of this policy. The 'beyond realistic repair' test is well-established within the existing policy and whereas the existing policy test is clear and is reasonably defineable and supporting financial and structural information will be required to assess whether the building is beyond realistic repair. There are also other measures within legislation to address require listed buildings to be maintained in a reasonable state of repair, although it is noted that the same powers do not relate to non-listed buildings. No evidence has been provided to prove that the current policy is leading to the intentional neglect of heritage assets.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: There is a danger that heritage assets will be intentionally neglected and run down in order that owners/developers may claim they are 'proven to be beyond realistic repair ' and can be replaced. This would reduce the 'at risk' register and would help achieve a monitoring framework target by frustrating the aims of that target. There must be safe-guards against this possibility.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: 4.6.38 cross reference to Policy L1, 4.3.3 and 4.3.4 to encourage maintenance of historic buildings rather than replacement.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V19//H12** 20/07/2015  Summary: Policy H12 - Replacement Dwellings

Source: Email

Type: Objection

Mode Written

Status Maintained

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.70 Policy H13 - Gypsy and Traveller Sites and Caravans****1084 Welsh Government**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1084.V7//H13 16/07/2015  Summary: Policy H13 - Gypsy and Traveller Sites and Caravans

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.59

Policy: H13

Issue: 2015: Deposit Draft-05.Other Specialist Housing and Gypsy &amp; Travellers

*Question* *Representation Texts***Question: Council Response**

Representation Texts:

Evidence of Need

The most recent evidence on gypsy and traveller accommodation needs is identified in:

A. Powys Gypsy Traveller Accommodation Assessment (GTAA) Update 2015 - Within the Powys LDP area, Table 7 (page 28), identified:

1. In Welshpool - an immediate need (2011-2016) for 3 permanent pitches and a longer term need for 9 permanent pitches (2017-2026)
2. In Machynlleth - an immediate need (2011 - 2016) for 3 transit pitches and a longer term need for 1 transit pitch (2017-2026).

B. Powys LDP Topic Paper- Gypsy and traveller Needs in Machynlleth, April 2015 - Paragraph 2.5 of this document states that "The GTAA Update identified the need for a Transit Site in Machynlleth. After consultation the Housing Service has spoken with the gypsies in Machynlleth and their representatives, the Unity Project, and established that there is a need for a small permanent site in Machynlleth".

Further evidence on the accommodation needs of gypsies and travellers is currently being gathered through the GTAA required under the Housing (Wales) Act, 2014 which will be submitted to Welsh Government before the end of Feb 2016.

**Welshpool**

Paragraph 23.1 of the GTAA Update 2015 states that of the immediate need for 3 permanent pitches, two of the newly forming households left the site, and that the Council will investigate the possibility of reconfiguring the Welshpool Site to accommodate 1 additional plot for the newly forming household when the need arises.

As of July/August 2015 there was a single vacancy on the site and the pitch was not allocated to what was previously identified as emergent need as there was no interest. Further evidence relating to the needs for this site will be identified through the GTAA being undertaken in accordance with the requirements of the Housing (Wales) Act 2014.

**Machynlleth**

As explained above, the GTAA Update 2015 identified a need for a transit site in Machynlleth, but following subsequent investigation, as set out in the Powys LDP Topic Paper- Gypsy and Traveller Needs in Machynlleth, April 2015, the need was found to be a need for a permanent site. Two households currently reside on an unauthorised but tolerated site. This is reflected in Policy H13 of the LDP and by site allocation P42 HA4. As stated in paragraph 4.6.41 of the LDP "The updated Assessment 2015 led to the need being identified for a permanent site in Machynlleth..."

**Compliance with Circular 30/2007**

The Topic Paper also describes the site selection process that led up to the identification of site allocation P42 HA4. It is considered that the proposed site allocation complies with the advice in the circular in that regard has been had to the needs of the family, proximity and access to local services, avoidance of known constraints (C2 flood zone,

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1084.V7//H13 16/07/2015  Summary: Policy H13 - Gypsy and Traveller Sites and Caravans

Source: Email Type: Objection Mode Written Status Maintained

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common land, etc), highway access, and that the site / policy has been subject to the statutory informing assessments (SEA, SA, HRA). In addition to Circular 30/2007 Welsh Government published 'Designing Gypsy and Traveller Sites Guidance' in May 2015 which in paragraph 3.22 sets out general themes for sites - access, suitability of land, local services, etc - and it is considered that the proposed site accords with this guidance.

Site Deliverability

Having established the need for a permanent site in Machynlleth, the Council is in the process of working towards the delivery of a 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.

Allocation P42 HA4

Proposed allocation P42 HA4 is of sufficient size to accommodate the 2 households residing on the tolerated, unauthorised site in need of permanent accommodation, and has scope to enable occupation by any additional households identified by the GTAA being undertaken under the Housing (Wales) Act. It is also of sufficient size to enable highway access improvements, as set out in the Topic Paper.

Council Response:

0

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**Question: 3d. (i) Representation Details**

Representation Texts: Gypsies and Travellers

The evidence doesn't quantify the need for either permanent or transit sites and when, within the plan period they are needed.

Plan Need

The 2014 Gypsy and Traveller Accommodation Assessment (GTAA) identifies the need for 25 permanent pitches and 4 transit sites up to 2026. Clarity is required on the robustness of these figures using the 2012 survey data in the assessment given (a) the additional need identified in paragraph 21.1 up to 2021, (b) further information gathered in April 2014 and (c) the recommendations in paragraph 23.1.

Welshpool

It is understood that the existing Leighton Arches Site in Welshpool has an immediate need for 1 permanent pitch up to 2016 and this can be accommodated by re-configuring the existing site. However, the authority should clarify that with two households having left the site, less the need for 9 pitches up to 2026; can the existing site in Welshpool accommodate the remaining need for 7 permanent pitches by the end of the plan period? It is essential that the site can deliver the identified need.

Machynlleth

The GTAA identifies an immediate need for 3 transit pitches in Machynlleth by 2016 and that an additional transit pitch is required by 2021. The authority should explain how Policy H13 aligns with the evidence by seeking to allocate a permanent site instead of providing transit provision. Subsequently, it would be useful for the authority to clarify if the site selection process was based on the need for permanent or transit provision; the latter would appear to align with the allocation from its positioning on the trunk road into Machynlleth, but may not necessarily meet the requirements of a permanent pitch identified in Policy H13. Circular 30/2007 and the Housing (Wales) Act, 2014, both identify a duty on local planning authorities to meet evidenced unmet need for residential and transit pitches. The evidenced need for 3 pitches in Machynlleth is currently unmet through the 'area of search' identified on the proposals map. Moreover, the Welsh Government has concerns regarding the deliverability of the site and its compliance with the site selection criteria in Circular 30/2007. The site in Machynlleth would generate additional traffic that would require a new junction into the site before it can be utilised. The authority should explain how the unfunded junction improvements and the possibility of a Compulsory Purchase Order (CPO) on the allocation would deliver the site in time to meet the need by 2016. The authority should ensure the deliverability of the site and that its approach to site selection conforms with Circular 30/2007.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>1084.V7//H13</b>		16/07/2015	<input type="checkbox"/>			Summary: Policy H13 - Gypsy and Traveller Sites and Caravans
Source: Email			Type: Objection		Mode	Written
				Status		Maintained

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Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.72 Policy H14 - Open Space Provision in Housing Development**

**464 Glasbury-on-Wye Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**464.V5//H14** 16/07/2015  Summary: Policy H14 - Open Space Provision in Housing Development - Removal of reference to viability

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.60

Policy: H14

Issue: 2015: Deposit Draft-06.Transport and Community Facilities

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representor reference to viability is required to to comply with paragraph 3.7.1 of Planning Policy Wales (7th Edition, July 2014) which states that "it is essential that arrangements are fair to both the developer and the community" with regards to planning obligations.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: 34.72 Suggests that 10 properties can be constructed and open space provision could be provided, subject to viability. This subject to viability clause appears to be a loophole for developers and fails to protect the provision of open space for the additional occupants of a community and those already residing in the area.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Take out the clause "subject to viability" to encourage investment in the community to assist with the open space assessment policy, encourage healthy lifestyles and social cohesion in communities.

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**525 Presteigne & Norton Town Council**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

525.V4//H14 18/07/2015  Summary: Policy H14 - Open Space Provision in Housing Development

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.60

Policy: H14

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: Your comments on the Open Space requirements of the policy are noted. However Policy H14 is focused 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.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The Open Space Provision on larger developments is supported but it is noted that several requirements have been removed from the tables (whilst the areas of those remaining have not increased), namely -  
 informal playing space  
 children's playing space  
 local areas for play or doorstep spaces for play and informal recreation

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**542 Abermule (with) Llandyssil Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V16//H14** 20/07/2015  Summary: Policy H14 - Open Space Provision

Source: Post or in person Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.60

Policy: H14

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted, however it is the role of the Open Space Assessment to assist in determining the typology most suited to that location in that settlement, this would therefore be negotiated with the Open Space Assessment on the table at the Planning Application stage.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The protection given to play areas, open spaces and playing fields is important to village life. We welcome the encouragement to provide open space and the provision to provide for maintenance of new or existing facilities within housing developments. The provision of allotments should also be included here either as part of the development or provided and maintained elsewhere in the community as a community benefit.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V27//H14** 20/07/2015  Summary: Policy H14 - Open Space Provision in Housing Development

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.60

Policy: H14

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: We consider that the policy meets Test of Soundness CE1.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6204 PAR Homes**

*Agent:* **Barton Willmore**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6204.V5//H14** 20/07/2015  Summary: Policy H14 - Open Space Provision in Housing Development - Support reference to viability

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.60

Policy: H14

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H14 states that:  
Housing development proposals for ten dwellings or more, subject to viability, shall include provision for open space:

1. The type of open space required should be determined by the deficiencies identified in the Open Space Assessment for that area and may be provided on or off site depending on what is considered most appropriate.
  2. Arrangements must be in place for the long term aftercare and maintenance of the open space.
  3. In some instances it may be more appropriate for developer contributions of the equivalent value to be paid for the improvement of existing provision.
- We note that the policy now includes a requirement for the Local Planning Authority to consider the viability of a proposed development with regards to the provision of open space, therefore Policy H14 is now considered to comply with paragraph 3.7.1 of Planning Policy Wales (7th Edition, July 2014) which states that "it is essential that arrangements are fair to both the developer and the community" with regards to planning obligations.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In order to present our case and representations verbally to the Inspector and to address any questions or comments of the Inspector or the Council.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6207 Heber Percy, Mr Peter**

*Agent:* **Barton Willmore**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6207.V5//H14** 20/07/2015  Summary: Policy H14 - Open Space Provision in Housing Development - Support reference to viability

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.60

Policy: H14

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H14 states that:  
Housing development proposals for ten dwellings or more, subject to viability, shall include provision for open space:

1. The type of open space required should be determined by the deficiencies identified in the Open Space Assessment for that area and may be provided on or off site depending on what is considered most appropriate.
  2. Arrangements must be in place for the long term aftercare and maintenance of the open space.
  3. In some instances it may be more appropriate for developer contributions of the equivalent value to be paid for the improvement of existing provision.
- We note that the policy now includes a requirement for the Local Planning Authority to consider the viability of a proposed development with regards to the provision of open space, therefore Policy H14 is now considered to comply with paragraph 3.7.1 of Planning Policy Wales (7th Edition, July 2014) which states that "it is essential that arrangements are fair to both the developer and the community" with regards to planning obligations.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In order to present our case and representations verbally to the Inspector and to address any questions or comments of the Inspector or the Council.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.75 Policy R1 – New Retail Development**

**542 Abermule (with) Llandyssil Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V20//R1** 20/07/2015  Summary: Policy R1 – New Retail Development

Source: Post or in person

Type: Support

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.61

Policy: R1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council recognises your support for the Plan.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: We support new retail development being in existing centres, or the immediate periphery, with a presumption against out of town development and a focus on revitalising town centres, supporting retail businesses in large villages and reducing the imperative for travel. Support for developing residential accommodation above retail premises in towns would assist with revitalisation and reduce private transport dependence.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.77 Policy R2 – Development within Town Centre Areas**

**439 Newtown & Llanllwchaearn Town Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**439.V9//R2** 16/07/2015  Summary: Policy R2 – Development within Town Centre Areas

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.62

Policy: R2 Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agree to amend the text to provide greater clarity to the justifications for Policy R2. See Focused Changes for details.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Paragraphs 4.7.9 and 4.7.11: Committee asks that a commitment to protect and not compromise town centre shop frontages in primary and secondary retails centres is given greater clarity on what this means in practice (for example '33% of frontage' is an ambiguous statement)

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.79 Policy R3 – Large Out-Of-Centre Retail Developments**

**439 Newtown & Llanllwchaearn Town Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**439.V10//R3** 16/07/2015  Summary: Policy R3 – Large Out-Of-Centre Retail Developments

Source: Email Type: Support Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.64

Policy: R3 Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Paragraph 4.7.16: Committee welcomes that statement to locate future retail development within existing town centres wherever possible

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.81 Policy R4 – Neighbourhood and Village Shops and Services**

**542 Abermule (with) Llandyssil Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V21//R4** 20/07/2015  Summary: Policy R4 – Neighbourhood and Village Shops and Services

Source: Post or in person

Type: Comment

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.64

Policy: R4

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. Monitoring of retail changes will take place as indicated in Appendix 3 AMR 30  
The Council agree to amend the title of AMR 30 in Appendix 3 to include reference to villages. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: All measures to protect and encourage development of village shops, pubs, post offices etc. and the introduction of criteria for closure or change of use are welcome. This would require monitoring to ensure potential purchasers of such premises are not deterred.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V28//R4** 20/07/2015  Summary: Policy R4 – Neighbourhood and Village Shops and Services

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.64

Policy: R4

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: We consider that the policy meets Tests of Soundness CE1 and C2.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.83 Policy TD1 – Tourism Development**

**542 Abermule (with) Llandyssil Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V22//TD1** 20/07/2015  Summary: Policy TD1 – Tourism Development

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.65

Policy: TD1 Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted and Council agrees to amend the text. The evidence base supporting the LDP refers to other tourism assets besides the Montgomery Canal and appropriate consideration will be given to them. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Our community area has many businesses directly dependent on tourism as well as those that are indirectly dependent on visitors and provide vital community infrastructure such as village shop and pubs. The considerable reduction in the number of TD policies is of concern as there has been a weakening of protection to ensure that our important tourist attractions/assets are protected for example PRow's and National Trails and Bridleways, landscape, heritage assets (SAMs and Registered Historic Landscapes).

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4349 Cambrian Mountains Society**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

4349.V5//TD1 10/07/2015  Summary: Policy TD1 – Tourism Development - Farm diversification and Landscape

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.65

Policy: TD1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The Cambrian Mountains Society (CMS) thanks Powys CC for this opportunity to comment on the Deposit LDP. The Society's comments are general in nature and as such fall under reference point @34.1 but throughout the representation links will be made to other parts of the documentation. The Society's major concern with the LDP is that it does not follow local, national or international ideas on sustaining and enhancing areas of high value landscapes. Many of the points the Society address here were presented in its 2014 Deposit Stage Representation but these have evolved over the last year.

.....

CMS would also like to point out that the LDP pays insufficient attention to the interplay between the two prominent industries in the county namely agriculture and tourism. Especially in high value landscapes the LDP should encourage farm diversification to provide more visitor facilities. These may include accommodation but also recreational assets such as pony trekking stables, rural craft centres, and even dark skies observatories.

.....

In conclusion CMS's preferred option for the Cambrians continues to be AONB designation, but it sees the setting-up of a network of SLAs across all three counties covering the Cambrian Mountains as a very positive move in safeguarding this unique landscape at the heart of Wales.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Reviewing all the recommendations made in the above representation, in order to help the Powys LDP sit more comfortably with a Wales-wide approach. Notably taking into account the following organisation' work in maintaining and enhancing areas of high landscape value.

WG guidance,  
NRW advice,  
Neighbouring counties' provision of SLAs together with their linked SPGs.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: The representation concentrates on the provision of SLAs with a linked SPG document and it is this that CMS would like to speak to.

At a hearing session the Society would expand on details of a Cambrian Mountains SLA. For instance we would detail it's;

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4349.V5//TD1** 10/07/2015  Summary: Policy TD1 – Tourism Development - Farm diversification and Landscape

Source: Email Type: Objection Mode Written Status Maintained

- 
- boundaries,
  - landscape qualities and features,
  - key policy and management issues.

Council Response:

0

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

### 5197 Natural Resources Wales

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

5197.V29/TD1 20/07/2015  Summary: Policy TD1 – Tourism Development

Source: Email

Type: Support

Mode Oral (Examination)

Status Maintained

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Document:Draft Deposit Written Statement 2015, p.65

Policy: TD1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response:

0

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**Question: 3d. (i) Representation Details**

Representation Texts: We welcome the clarification in paragraph 4.8.2 that development should be sustainable and respect landscape, natural environment, history and culture. We consider that the policy meets Test of Soundness CE1.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery**

Agent: **CPRW Brecon & Radnor**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V20/TD1 20/07/2015  Summary: Policy TD1 – Tourism Development

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.65

Policy: TD1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

Question Representation Texts

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agree to amend the text to recognise the wider range of tourism assets across Powys. See Focused Changes for details.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: The evidence in the Topic paper shows unequivocally the nature of tourism and the reasons why visitors come and return to Powys. These are the assets that require protection from inappropriate development:

- outstanding, varied and far reaching landscapes,
- rural tranquillity
- the many opportunities for outdoor pursuits

This is the basis for the desired steady growth in all year and higher value tourism.

Unaccountably, the evidence paper omits studies into the impact of windfarms on tourism in Wales despite the critical nature of these developments to Powys. Welsh Government commissioned research (2014) concluded that the visitor profile and potential of multiple large windfarms concentrated in Montgomeryshire was likely to cause a reduction in visitors who would be unlikely to be replaced.

Even when proliferation of windfarms was not expected and turbines were very much smaller surveys demonstrated that amongst Welsh visitors interested in outdoor activities there was a greater negativity to windfarms and reluctance to visit areas with turbines. Antipathy to windfarms almost doubled when more than one in a view.

Recent surveys show outdoor visitors (e.g. 2/3rds of long distance walkers) are already avoiding areas with windfarms. Accommodation providers proximate to windfarms experience reduced income and visitor numbers where landscape is the prime attraction.

That North Powys could be seriously adversely affected by windfarm development must be a major consideration. The DDLDP must give protection to the important National Trails (Glyndwr's Way and Offa's Dyke) as well as the promoted Regional Trails such as Kerry Ridgeway, Severn Way, Wye Valley Walk, Epynt Way etc. through a substantial buffer zone to development of windfarms/single turbines (at least 1000m) to preserve the integrity of the experience and amenity of walkers. National Trails provide an excellent 'brand' that considerably increases staying and day visitors. Walking tourism is a very significant contributor to the Welsh economy with Powys in the top quartile.

Equestrian tourism is a major omission given this is an important, growing tourist market bringing significant trade to upland accommodation providers and equine businesses. The network of horse trails in Powys is unique including many national, international and regional rides (including 19 day rides promoted by Powys Council). These are as important as NCN routes and National Trails. This group of visitors is probably the most sensitive to wind turbines in upland areas and the amenity and safety of riders must be protected by statutory separation of at least 400m from bridleways. It is clear from British Horse Society Surveys (2012) that even experienced riders avoid areas with turbines; that even the safety of experienced riders and quiet horses may be jeopardised by the proximity of turbines; that visiting riders will not have any opportunity to 'acclimatise'

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**6235.V20/TD1** 20/07/2015  Summary: Policy TD1 – Tourism Development

Source: Email Type: Objection Mode Written Status Maintained

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mounts to turbines and businesses will not be able to promote rides through or near windfarms given a duty of care.

The CROW (2000) Act requires that the Council implements a Rights of Way Improvement Plan (adopted by the Council Oct 2007). This is mentioned in the Environment Topic Paper but the DDLDP does not identify how the priorities and improvements to protect and enhance the network will be carried out or legal obligations met. This is a serious omission.

The development of Walkers are Welcome towns (see CPRW Manifesto) should be supported by the DDLDP. Protection must be provided for their environs to ensure inappropriate development does not compromise this business initiative.

The intention of simplification of the suite of policies in the UDP is laudable but, reliance on DM1 and DM2, as drafted, with selected named items for protection has resulted in a much weaker planning tool with significant omissions. CPRW maintains there must be a TD4 on protection of tourism assets (listing assets at DM1 7ii plus CPRW additions as above). This is an absolute requirement given conflicting pressures on landscapes, National Trails, other major PROWS historic sites.

1. Regeneris Consulting & The Tourism Company 2014: Economic impacts of windfarms and associated Grid infrastructure on the Welsh Tourism sector (commissioned by WG)
2. NFO World Group for Welsh Tourist Board 2003: Investigation into the potential impact of windfarms on tourism in Wales
3. For example - Mountaineering Council of Scotland 2014: Windfarms and changing mountaineering behaviour in Scotland
4. Riddington et al 2009: Assessing the economic impact of windfarms on Tourism in Scotland

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: A policy to protect items of more general tourist value such as landscapes, rural tranquillity and opportunities for outdoor pursuits and to protect particular tourist assets and their settings.  
A commitment to positively identify areas of Powys in urgent need of such protection.

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6290 British Holiday & Home Parks Association Agent: Savills (UK) Limited**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6290.V1//TD1** 16/07/2015  Summary: Support Policy TD1 but requires clarification on 'modest'

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.65

Policy: TD1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agree to amend the text of Policy TD1 to provide additional clarification. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Representation on behalf of Powys Holiday Caravan Park Operators

Policy TD1 (Tourism Development)

The positive thrust of Policy TD1 (Tourism Development) is very much welcomed together with the positive nature of the supporting text in paragraphs 4.8.1 to 4.8.6.

The positive policy approach to all forms of tourism development is entirely consistent with Planning Policy Wales (PPW - Edition 7 July 2014) and also TAN13 (Tourism).

Indeed, Policy TD1 is particularly welcomed as it embraces the importance of the holiday caravan park sector and the fundamental importance the tourism industry has on the economy of Powys in terms of direct and indirect tourism spend. It is important that any tourism policy within the Deposit Powys LDP acknowledges the economic contribution of holiday caravan parks as rural businesses/enterprises which, in turn, support local communities, towns and villages of Powys.

Whilst Policy TD1 is therefore welcomed, clarification is nevertheless required on The following point;

1. Clarification is required as to what constitutes "modest in scale" in terms of a development scenario. The term 'modest' is not defined within the subtext of Policy TD1 and is far too open to interpretation as to what this actually means. Further clarification is therefore required in this respect.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

08/12/2015

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6290.V1//TD1** 16/07/2015  Summary: Support Policy TD1 but requires clarification on 'modest'

Source: Email Type: Support Mode Oral (Examination) Status Maintained

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Representation Texts: Further clarification in regard to the term 'modest' is required.

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To represent the caravan industry on behalf of the BH&HPA and ensure that allrelevant points arew fully considered.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6301 FreeRein Wales Ltd**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6301.V1//TD1 19/07/2015  Summary: Include equestrian tourism in the plan

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.65

Policy: TD1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

Question Representation Texts

**Question: Council Response**

Representation Texts: This Representation is noted. Policy TD1 does not seek to be restrictive. The Council agrees to amend Policy TD1 criterion 2. See Focused Changes for details.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: COMMENT DRAFT DEVELOPMENT PLAN  
TOURISM DEVELOPMENT R 34.83  
EQUESTRIAN TOURISM - suggested additions to draft plan.

Radnorshire Trails for Horse Riders – A Unique World Class Resource.

The Old County of Radnorshire has a horse trail network which offers a world class resource upon which to base the further development of equestrian tourism. Our company has developed 600 miles of described and mapped trails with “door to door” route descriptions, each of a days ride, which link together 28 overnight trail stops set in the hills. The network comprises:

Old Council Roads (OCRs) and Bridleways - Extensive rural depopulation has left behind a complete pattern of now unsurfaced green lanes across the hills and along the valleys. There are hundreds of miles of bridleways. Many appear to go nowhere – until they are transposed onto a map of the OCRs. Together the OCRs and bridleways make a complete horse trail network giving riders access to the whole of upland Radnorshire with minimal use of roads used by motorised vehicles. This is a unique resource unequalled anywhere in the world.

Overnight Trail Stops at Inns, Hotels and Hill Farms – There are currently 28 inns, hotels and hill farms in the Radnor Hills offering overnight hospitality to horses and riders. Hill farms offer a consistently high standard of welcome, food and accommodation. More hill farms are needed. Hotels and inns are variable. Many are struggling to survive. They need higher bed occupancy, up graded facilities and, in some cases, better management.

Scenery and Landscape – Riders appreciate the ever changing, panoramic views offered by the Radnorshire landscape and get the feeling that they are travelling through wild and undeveloped countryside. Horse riders, walkers and those who come to travel the hills are especially sensitive to intrusions into the landscape which interrupt the skyline – e.g. aerials, masts and wind turbines. We support the many mentions in the draft report emphasizing the importance of landscape and are increasingly concerned that the recent encroachment of wind turbines, which often dominate the landscape, look down on bridleways and tower above the old green lanes, are becoming a very real threat, both physically and commercially, to this high spending, very discerning tourism sector.

Economic Impact – Together with the hire of horse, baggage transfer, route packs, access to helpline, accommodation, evening meals and lunches at the inns, hotels and farms along the trails each rider contributes between £210 and £230 per. 24 hours in the hills. Our small company, FreeRein Wales, with 30 trail horse contributes c. £450,000 to the rural economy and directly employs 5 people. Indirectly we also support all who work in or own the 28 overnight trail stops used by our riders.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6301.V1//TD1** 19/07/2015  Summary: Include equestrian tourism in the plan

Source: Email Type: Objection Mode Written Status Maintained

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Present Clientel – Trails can be from 2 days 1 night up to 7 day s 7 nights. The short stay / weekend (2 /3 day) riders are from the UK with a majority from London and the southeast. The internet has brought the Radnor Hills to the notice of riders from around the world. Americans, Australians and riders from continental Europe can now be found travelling the Radnor Hills staying at the farms, inns and hotels. They are usually riding the longer trails.

Potential Development – There is a large, as yet untapped, market to cater for riders who have their own horses. Accommodation for horses would need to be upgraded and the trails improved to make them acceptable to many horse owners.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We are asking for the development of equestrian tourism to be included in the plan.

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6307 Williams, Mrs Sheila**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6307.V1/TD1** 20/07/2015  Summary: Policy TD1 – Tourism Development - include statement to emphasise the high quality of the unspoilt landscape

Source: Website registration Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.65

Policy: TD1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: I would like to an emphasis placed on the potential for developing tourism using the outstanding landscapes of Powys, all types of outdoor pursuits including horse riding, walking, cycling, canoeing etc. Encourage accommodation to provide facilities such as drying rooms, secure cycle store, grazing & tying up for horses perhaps in association with local farms. Bunk houses and "stone barns" accommodation for walkers. The Central Wales Spatial Plan includes the statement "The area is identified as having a huge potential for high quality tourism"

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Please include a statement based on the above and emphasising the high quality of the unspoilt landscape particularly in Radnorshire

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6360 Knighton & District Tourism Group**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6360.V2//TD1** 18/07/2015  Summary: Policy TD1 – Tourism Development & Policies

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.65

Policy: TD1

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. Policy TD1 does not seek to be restrictive. The Council agrees to amend Policy TD1 criterion 2. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Under policy TD1, subsection 2 proposes that the development or expansion of tourism facilities in the open countryside will only be permitted under certain criteria (i.e. part of farm diversification; re-use of an existing rural building; and complementing an existing tourism development or asset).

While these are all admirable in themselves, the policy appears to exclude a new non-farm start-up tourism business; for example, if someone (a non-farmer) purchases or leases an area of woodland and meadow for use as a luxury camping site or for log chalets, they would not fall within the 3 criteria listed and would not be able to receive planning consent.

This seems unnecessarily restrictive and counter to para 4.8.2 which encourages new development. While no-one wants inappropriate developments, we consider that all new developments should be considered on their own merits and quality proposals for new developments which meet the first section of text of TD1.2 should be allowable in principle.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: TD1 needs rewording to remove unnecessarily restrictive clauses.

A more balanced approach to tourism is required to take account of all tourism/leisure sectors.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.85 Policy TD2 - Alternative Uses of Existing Tourism Development**

**542 Abermule (with) Llandyssil Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V23//TD2** 20/07/2015  Summary: Policy TD2 - Alternative Uses of Existing Tourism Development

Source: Post or in person Type: Support Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.66

Policy: TD2

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agree amend paragraph 4.8.5. to make reference to tourist information points. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Measures to retain holiday accommodation are supported. We would request consideration be given to Tourist Information points as an important visitor resource.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V30/TD2** 20/07/2015  Summary: Policy TD2 - Alternative Uses of Existing Tourism Development

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.66

Policy: TD2

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: We consider that the policy meets Test of Soundess CE1.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.87 Policy TD3 – Montgomery Canal and Associated Development**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V6//TD3** 09/07/2015  Summary: Policy TD3 – Montgomery Canal and Associated Development - supports the encouragement of sympathetic development of the Montgomery Canal

Source: Website registration Type: Support Mode Written Status Maintained

Document: Draft Deposit Written Statement 2015, p.68

Policy: TD3

Issue: 2015: Deposit Draft-07. Employment, Retail and Tourism

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the encouragement of sympathetic development of the Montgomery Canal expressed in Policy TD3 and its accompanying explanatory paragraphs.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**439 Newtown & Llanllwchaearn Town Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**439.V11//TD3** 16/07/2015  Summary: Policy TD3 – Montgomery Canal and Associated Development

Source: Email Type: Support Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.68

Policy: TD3

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required. However Paragraph 4.8.12 has been redrafted to take on-board other representations made on the Deposit Plan. Care has been taken to ensure that the content supported by this representation has remained in the LDP.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Paragraph 4.8.12: Committee very much welcomes the statement that the canal represents a multifunctional resource as a multi-user route and a community heritage asset that provides many opportunities for tourism, leisure and nature conservation, and asks that it is more strongly linked with regeneration.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Paragraph 4.8.12: Committee very much welcomes the statement that the canal represents a multifunctional resource as a multi-user route and a community heritage asset that provides many opportunities for tourism, leisure and nature conservation, and asks that it is more strongly linked with regeneration.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**542 Abermule (with) Llandyssil Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V24/ITD3** 20/07/2015  Summary: Policy TD3 – Montgomery Canal and Associated Development

Source: Post or in person Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.68

Policy: TD3

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. Policy TD1 does not seek to be restrictive. Therefore Council proposes to amend Policy TD1 criterion 2. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy TD3 - Support given to sensitive development of the Montgomery Canal as a local and tourism resource is timely and important. However, such development should not be at the expense of protection and sensitive development of other valuable resources such as Glyndwr's Way, Prince Llewellyn Ride, the Kerry Ridgeway, NCN Routes 81 & 8 & 825, the Severn Way and the Severn itself. There is considerable scope to promote sustainable, all year tourism and day visitors and a policy is required to support these assets.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V31//TD3** 20/07/2015  Summary: Policy TD3 – Montgomery Canal and Associated Development

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.68

Policy: TD3

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. However, whilst the Draft LDP references the Conservation Management Plan, this document falls outside the Plan and no changes to the LDP are considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: We have concerns that the LDP and the Conservation Management Strategy for the Canal underplays the amount of work that will be required up front to deliver on and off line nature reserves in association with the canal. We would therefore welcome discussions with potential applicants/developers and the council at the earliest opportunity when development proposals are being designed/taken forward.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We have concerns that the LDP and the Conservation Management Strategy for the Canal underplays the amount of work that will be required up front to deliver on and off line nature reserves in association with the canal. We would therefore welcome discussions with potential applicants/developers and the council at the earliest opportunity when development proposals are being designed/taken forward.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5201 Montgomeryshire Wildlife Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5201.V7//TD3** 20/07/2015  Summary: Policy TD3 – Montgomery Canal and Associated Development - include statement on economic benefits

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.68

Policy: TD3

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend paragraph 4.8.14 to provide additional clarity. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Montgomeryshire Wildlife Trust supports restoration of the Montgomery Canal which is appropriate to the sites' high wildlife value designation - Special Area of Conservation (SAC). PCC highlights the designation of the SAC in paragraph 4.8.11, but it would be helpful to also emphasize the sympathetic restoration and use of the canal as a high value tourist destination. The economic value of day visitors has been shown (analysis by Liverpool University) to have a higher value than any equivalent (to SAC) navigation access.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Suggest that this section includes a statement indicating the local economic value of the canal is in its value as a "High value environment" (due to SAC-standard ecological status) with a unique ecology and excellent access.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5704 Glandŷr Cymru - Canal & River Trust in Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5704.V8/TD3** 20/07/2015  Summary: Policy TD3 – Montgomery Canal and Associated Development - clarify supporting text regarding restoration of the canal to full navigation

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.68

Policy: TD3

Issue: 2015: Deposit Draft-06.Transport and Community Facilities

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: POLICY TD3  
 Glandwr Cymru - the Canal & River Trust in Wales strongly supports Policy TD3 which states that the restoration of the Montgomery Canal will be supported, the role of the canal as a multifunctional resource will be preserved and enhanced, and that development that would adversely affect the canal or prejudice its restoration will be opposed. We are pleased to note that the line of the canal is clearly shown on the proposals map including the necessary diversions at Llanymynech, and that the wording of the policy is sufficiently flexibly to allow for any other appropriate development that may prove necessary during the plan period to 2026. The supporting text should however be revised to clarify that the restoration of the canal to full navigation relates to the full length of the waterway in Wales and England, to provide a connection to the Llangollen Canal and the wider inland waterway network.  
 The Trust is pleased to see that earlier comments relating to the Conservation Management Strategy ensuring that the community aspirations of restoring the canal will be balanced with the necessary environmental and ecological mitigation and enhancement have been taken into account and that reference to the need for "good access to the road network" has been amended to "appropriate "access to reflect the mainly rural setting of the canal.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Amend supporting text to clarify that the restoration of the canal to full navigation relates to the full length of the waterway in Wales and England, to provide a connection to the Llangollen Canal and the wider inland waterway network.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery**

*Agent:* **CPRW Brecon & Radnor**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V21//TD3** 20/07/2015  Summary: Policy TD3 – Montgomery Canal and Associated Development

Source: Email Type: Support Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.68

Policy: TD3

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to make amendments to recognise other tourism assets within the County. See Focused Changes for details.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: CPRW welcomes the weight given to sensitive development of the Montgomery Canal as a local and tourism resource. However, there are many other important resources with great potential for becoming the sustainable tourism heart of Wales (e.g. the National and Regional Trails and Rides). This dovetails with the Montgomery canal as a walking and cycling route linking towns with public transport access. A spotlight on one resource must not exclude encouragement of other through the planning system.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6256 Montgomery Waterway Restoration Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6256.V1//TD3** 03/07/2015  Summary: Support for Policy TD3 – Montgomery Canal and Associated Development

Source: Website registration Type: Support Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.68

Policy: TD3

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The Montgomery Waterway Restoration Trust considers that the policy TD3 is sound and appropriate and commends it to the Council.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6360 Knighton & District Tourism Group**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6360.V3//TD3** 18/07/2015  Summary: Policy TD3 – Montgomery Canal and Associated Development

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.68

Policy: TD3

Issue: 2015: Deposit Draft-07.Employment, Retail and Tourism

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the text to balance the inclusion of the Montgomery Canal with a broader range of tourism activities as identified in the Tourism Topic Paper. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy TD 3 refers solely to the Montgomery Canal. Whilst we do not object to some support being voiced for work relating to the canal, we consider that it is disproportionate to identify this as warranting a specific policy statement. We see no reason why this, as with other important tourism assets such as the National Trails within Powys, cannot fall under the general provisions of TD1 and TD2.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Remove Policy TD3, and include Montgomery Canal within general provisions of TD1 and TD2.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.89 Policy W1 – Waste**

**1084 Welsh Government**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1084.V14/W1** 16/07/2015  Summary: Policy W1 – Waste

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.68

Policy: W1 Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: "1. The Council considers that the Waste Topic Paper that supports the LDP sufficiently explains the long term framework for waste management in Wales contained in amongst others TAN 21, Towards Zero Waste and also in relation to the Collections, Infrastructure and market Sector Plan (CIM Plan). 2. Paragraph 4.9.3 in the supporting text to Policy W1 gives regard to the unforeseen need for additional landfill capacity within Powys and the Council considers that any proposal would be considered against policies in the development management section of the LDP and the principles detailed in TAN 21: Waste.3. The Council considers that the need for Waste Planning Assessments to be submitted with waste proposals is dealt with in TAN 21 and that there is no need for it to be repeated in the LDP. FC: 4. A new criteria based policy relating to waste development is not considered necessary. However, Policy W1 is proposed to be amended as a focused change to take account of biodegradable waste. "

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Waste

TAN 21 sets out the Welsh Government's planning policies in relation to waste. Towards Zero Waste and the Collections, Infrastructure and Markets Sector Plan (CIM Plan) set out the long term framework for waste management in Wales. In order to reflect national policy and ensure it is clear to all plan users how this framework has informed the LDP, the plan should refer to the CIM Plan and explain how waste management facilities and strategies will be developed in accordance with the CIM Plan and in time the findings of the Waste Planning Monitoring Report.

Policy W1 should be amended to include a reference to landfill waste facilities. As drafted W1 says only in building/bulking stations, HWRC and exemption sites for inert waste will be permitted. The supporting text refers to where additional landfill capacity would be found and how unforeseen landfill need would be addressed. The plan should also identify the need for Waste Planning Assessments to be submitted with waste proposals to enable an assessment of the application and explain how a proposal will contribute to meeting the requirements set out in the CIM Plan.

The evidence identifies the potential requirement for HWRC and sites for inert waste over the plan period. The authority should consider the inclusion of a criteria based policy for the identification of new waste sites.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1627 Ceredigion County Council**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1627.V1/W1 16/07/2015  Summary: Policy W1 – Waste

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.68

Policy: W1 Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: The Council accepts the suggested alternative wording to Paragraph 4.9.2 of the LDP which explains more accurately the position relating the waste sites located within Ceredigion at Aberystwyth as a shared waste facility site with Powys.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Having considered the Powys Deposit LDP strategy and policies, Ceredigion County Council do not believe there is any specific policies or issues we need to comment on or object to other than the waste matters outlined below.

Deposit LDP: waste policy section:  
Para 4.9.2

This paragraph refers to the capacity of the site at Glanyrafon, Aberystwyth (E0301) to accept waste for the consortium which cannot be reused, recycled or recovered. This gives the false impression that the allocated site in Aberystwyth will serve as a waste disposal site, or even a landfill site to serve Ceredigion and Powys, which is not the case. It is not suitable for use as a landfill facility and is not allocated as a disposal facility. It is wrong therefore to describe it in terms of capacity to accept waste for the consortium that cannot be re-used, recycled or recovered as that then only leaves waste that has to be disposed of.

The Glanyrafon site is available to serve any potential need arising across Powys and Ceredigion for a regional facility to treat residual waste, or recover energy from waste, where the latter would have to be a high energy efficiency facility meeting the R1 standard for a Recovery operation, not a disposal facility.

Although the Bryn Posteg site is the only operational landfill site within the Central Wales Partnership area, Ceredigion's is no longer reliant upon it to receive its residual waste, as Ceredigion CC and Pembrokeshire CC recently agreed a deal to process residual waste into refuse derived fuel (RDF) for export to Sweden, with the first shipment due in June 2015.

The following alternative wording is suggested for Para 4.9.2:

'Powys County Council has worked in partnership with Ceredigion County Council as the Central Wales Waste Partnership (CWWP) to explore opportunities for the long term treatment of residual waste. The land requirement for residual waste treatment in the region will be dictated by the outcome of any procurement of the treatment services. Should this lead to the need for a treatment facility in the region, the allocated site in Aberystwyth (Glanyrafon Industrial Estate Extension E0301) is available and may be suitable for this purpose. In the shorter term the remaining landfill void at Bryn Posteg (Llanidloes) could provide sufficient landfill capacity to accommodate Powys' waste which cannot be reused, recycled or composted'.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
1627.V1//W1		16/07/2015	<input type="checkbox"/>			Summary: Policy W1 – Waste
Source: Email		Type: Comment		Mode	Written	Status Maintained
Council Response:						0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The following alternative wording is suggested for Para 4.9.2:

'Powys County Council has worked in partnership with Ceredigion County Council as the Central Wales Waste Partnership (CWWP) to explore opportunities for the long term treatment of residual waste. The land requirement for residual waste treatment in the region will be dictated by the outcome of any procurement of the treatment services. Should this lead to the need for a treatment facility in the region, the allocated site in Aberystwyth (Glanyrafon Industrial Estate Extension E0301) is available and may be suitable for this purpose. In the shorter term the remaining landfill void at Bryn Posteg (Llanidloes) could provide sufficient landfill capacity to accommodate Powys' waste which cannot be reused, recycled or composted'.

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
1627.V2//W1		16/07/2015	<input type="checkbox"/>			Summary: Policy W1 – Waste
Source: Email		Type: Objection		Mode	Written	Status Maintained
Document: Draft Deposit Written Statement 2015, p.68						
Policy: W1			Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy			

*Question*                      *Representation Texts*

**Question: Council Response**

Representation Texts: FC: The Council agrees with the suggested replacement in paragraph 4.9.8 of the words 'secondary aggregates' with 'recycled aggregates'

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Para 4.9.8  
Replace 'Secondary' aggregates with 'Recycled' aggregates.

Reason:  
Secondary aggregates are usually defined as (a) aggregates obtained as a by-product of other quarrying and mining operations, such as china clay waste, slate waste and colliery spoil (minestone), or (b) aggregates obtained as a by-product of other industrial processes, such as blast furnace/steel slag, coal-fired power.

Recycled aggregates are those derived from reprocessing materials previously used in construction, e.g. crushed concrete or masonry from construction and demolition waste

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Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1627.V2/W1** 16/07/2015  Summary: Policy W1 – Waste

Source: Email

Type: Objection

Mode Written

Status Maintained

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material.

Additional Clarification:

Accordingly it follows that the line Construction, excavation and demolition waste can often be re-used as secondary aggregates is incorrect. Rather, these can often be re-used as recycled aggregate. The term 'secondary aggregates' (as I understand it) should only be applied to by-products of other quarrying and mining operations.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Replace 'Secondary' aggregates with 'Recycled' aggregates.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4765 Flintshire County Council (N W Minerals & Waste PI)**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V10//W1** 22/06/2015  Summary: Policy W1 – Waste - References to Regional Waste Plans

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.68

Policy: W1 Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council considers that the Waste Topic Paper that supports the LDP makes sufficient reference to the Regional Waste Plans; TAN 21 and CIMSP and therefore there is no need for the LDP to repeat the contents of the Waste Topic Paper with the latest national policy and guidance which will be updated prior to the LDP Examination in Public.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Regard to National Policy

References to the Regional Waste Plan and Regional Plans are necessary as it is not clear from the document how national policy has been taken into account. The CIMSP is not mentioned at all. It would appear that the document needs updating in light of changes to national policy.

This Representation also links to Refpoint 34.3 Paragraph 2.3.8 and LDP Context

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Update to reflect National Policy and include reference to CIMSP

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V12//W1** 22/06/2015  Summary: Policy W1 – Waste - Waste Sites

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.68

Policy: W1 Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V12/W1** 22/06/2015  Summary: Policy W1 – Waste - Waste Sites

Source: Email

Type: Comment

Mode Written

Status Maintained

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council agrees that Policy W1 should be amended to:1. Delete the word 'Exempt' from Point 3 of Policy W1 as it is considered that the term 'exempt sites' does not relate to planning policy as it relates to sites that don't require a waste management license.2. The Council agrees that the term 'exempt' sites be deleted and all of paragraph 4.9.7 which makes reference to these sites be deleted as the term is not relevant in relation to planning. 3. The Council agrees that Policy W1 should relate to sites for the treatment of biodegradable waste such as anaerobic digestion facilities. 4. 4. The Council will update the Waste Topic Paper which supports the LDP to include reference to the latest national policy and the CIMSP. See Focused Changes for deta.

Council Response:

0

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**Question: 3d. (i) Representation Details**

Representation Texts: Policy W1 clarifies that in-built waste facilities will be allowed on high quality, mixed use and local sites, other waste/employment/B2 sites or small extensions of them and sites of up to 0.5ha

The intention of this policy would appear to be to direct waste facilities away from prestige sites; however, point (ii) would allow waste sites on any employment site. Why the restriction to in-built facilities? This could be an issue for sites such as Bryn Posteg.

What is the definition of a household waste and recycling facility? These will be allowed in, or adjoining towns and large villages. Will this include privately run facilities? No other specification.

Point 3 makes reference to the Regional Plans. The focus of regional working at present is on monitoring the management of residual waste. Whilst other waste types may be addressed these aren't going to be as informative as the Regional Waste Plans with respect to need. Why exemption sites for inert waste? Where will they be allowed? There is no spatial element to this last point.

What about open windrow composting, anaerobic digestion, landfill?

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Provide clarity and address queries raised

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.90 Justification: Policy W1 – Waste**

**4765 Flintshire County Council (N W Minerals & Waste PI)**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V13/4.9.8/W1** 22/06/2015  Summary: Justification: Policy W1 – Waste - Inert Waste Storage and Recycling

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.68, para.4.9.8

Policy: W1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: FC: The Council agrees that other sites in addition to active mineral sites could be suitable for the storage of inert waste and therefore it is proposed to amend para. 4.9.8 to provide clarity.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Storage and recycling of inert waste in active quarries – to be considered under policy M1. What about sites which are outside quarries? Just because a site has been used as a quarry doesn't mean that it is suitable for a waste management use. Minerals can only be worked where it occurs and it may be located away from the markets, whereas waste management is more flexible.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V17/4.9.8/W1** 22/06/2015  Summary: Justification: Policy W1 – Waste - Procurement Projects

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.68, para.4.9.8

Policy: W1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy





by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.91 Policy RE1 - Renewable Energy****542 Abermule (with) Llandyssil Community Council**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

542.V25//RE1 20/07/2015  Summary: Policy RE1 - Renewable Energy

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.69

Policy: RE1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts: The Community Council broadly supports small scale renewable energy projects for businesses and communities that are in scale and proportion to need and do not adversely impact on the lives and amenity of others. Local solar, hydro and biomass projects are sustainable and directly benefit communities using the energy produced in situ and having no need for intrusive transmission infrastructure.

We find the term 'all proposals must be incidental to existing visual and sensory landscapes' to be highly unsatisfactory as having no meaning here. A clear and enforceable term is required. If the meaning is 'unobtrusive' then this should be made clear.

The absence of measures to permanently minimise energy consumption through thermal efficiency measures is highly surprising. This is an urgent requirement that would also create genuine local employment opportunity.

(4.10.5) The potential over development of commercial scale on-shore wind in North Powys is a major issue for our community being a significant threat to exceptional landscapes and our local economy. A survey of residents of Abermule and Llandyssil by the Community Council (June 2013) indicated that over 97% of respondents were opposed to any further on shore wind development in Montgomeryshire. As their representatives, the Council are extremely concerned that the DDLDP uses the terminology of 'acceptable' development but completely fails to address how and by whom acceptability is judged or define criteria for 'acceptability' and how the requirement for localism will be addressed. Existing windfarms in rural Wales show that few, if any, local jobs result; community benefits are not an economic driver and tourism is very likely to be adversely impacted in North Powys. As TAN8 designation of SSAs did not take into account most material planning considerations it cannot be relied upon in the determination of windfarm applications and is well outdated. It completely is unsatisfactory to rely on an oblique reference to the CPI as policy in this important and controversial area. The criteria by which our superb landscapes, biodiversity, socio-economic base and residential amenity will be protected should be clearly specified and transparent.

There is no reference made in the Wales Spatial Plan, with which the LDP must conform, of designated windfarm areas or a concentration approach to windfarm development so these cannot be relied upon (fails soundness test C3).

We note the removal of the size restriction on solar farms with concern as this provided a reasonable parameter within which to work and minimising potential large scale detrimental impact on the landscape. 'Brown field sites' such as car parks and the use of roof mounted panels is greatly to be preferred to green field sites with landscape and agricultural impacts.

A key omission is a specified 'buffer zone' between dwellings and wind turbines to protect residential amenity. Most European countries implement a 2km buffer zone and evidence of the harm to health and well being from the proximity of windfarms is now well documented. Residents of Powys must be afforded proper protection and a minimum of 1.5km separation specified for all but domestic scale turbines.

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V25//RE1** 20/07/2015  Summary: Policy RE1 - Renewable Energy

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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Extensive turbine and infrastructure industrialisation is irreconcilable with the defined policies for landscape, key tourism assets and the development of high value, year round tourism. The impact of seven to ten years of construction on the unsuitable roads of north Powys will similarly impact severely on the lives and livelihoods of residents and the perceptions and choices of visitors.

The DDLDP has failed to address this critical issue for North Powys despite the considerable number of turbines already in the landscape; no further Grid capacity; the potential for adverse impacts; community views; that Powys is meeting renewable energy generating targets, and the unanimous resolution of the elected Members that TAN8 is no longer fit for purpose.

This section of the DDLDP is woefully inadequate for dealing appropriately with on-shore windfarms and associated infrastructure development.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1084 Welsh Government**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1084.V9//RE1 16/07/2015  Summary: Policy RE1 - Renewable Energy

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.69

Policy: RE1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Renewable Energy

The presence of a target for renewable energy generation is welcomed (objective 5). The LDP does not give details as to how the planning system will contribute to the achievement of this target.

Policy RE1

Policy RE1 is confusing in nature and should be amended. The authority need to identify the different scales of renewable energy (outlined in PPW) and write appropriate policies accordingly, as others have done across Wales. Policy RE1 attempts to follow this approach but as drafted is unclear. A Renewable Energy Assessment has been undertaken, however the Deposit Plan fails to take the opportunity to take into account the contribution the area can make towards developing and facilitating renewable and low carbon energy and plan positively for appropriate development. Further consideration needs to be given to how to translate the evidence base into a set of policies which guide appropriate development. For example, can the co-location of developments optimise opportunities for renewable energy? The energy assessment could also be used to form a policy (separate to DM2 (14)) to translate the relevant content of the energy assessment to the plan. The energy assessment could make it clear what is expected and to what scale/ type of development the policies apply.

At the large-scale, 25MW or more, the policy should make reference to the SSAs in TAN 8 and how the authority is dealing with them. It is noted that the authority is not refining the TAN 8 SSAs, and the authority's approach to and reasoning for not refining them should be included in the plan. The LDP should not simply make reference to the outcome of the Mid-Wales conjoined windfarm inquiry. At the very least the authority's position at that Inquiry should be included in the plan. Larger scale developments may have their own criteria which the authority needs to give consideration to and outline and not just defer to national policy.

The reference to LANDMAP and 'incidental' to landscape characteristics is confusing and needs further explanation.

Similarly it is not clear what is meant by "All proposals must demonstrate efficiency, effectiveness and economy to minimise individual or cumulative adverse impacts, in particular where located in the open countryside...."? Potentially a draft SPG could outline how these criteria will be applied. Alternatively, they could be redrafted to be made clearer.

Smaller developments will have their own localised issues for which the authority should ideally develop separate criteria-based policies. Or if it is considered they are the same as the larger-scale developments, one appropriately and clearly worded policy.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4349 Cambrian Mountains Society**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

4349.V4//RE1 10/07/2015  Summary: Policy RE1 - Renewable Energy - Need for a SPG

Source: Email Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.69

Policy: RE1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The Cambrian Mountains Society (CMS) thanks Powys CC for this opportunity to comment on the Deposit LDP. The Society's comments are general in nature and as such fall under reference point @34.1 but throughout the representation links will be made to other parts of the documentation. The Society's major concern with the LDP is that it does not follow local, national or international ideas on sustaining and enhancing areas of high value landscapes. Many of the points the Society address here were presented in its 2014 Deposit Stage Representation but these have evolved over the last year.

.....

Ceredigion CC also adopted an SPG covering Renewable Energy in January 2015. This considers impacts of energy projects on landscape and notably it indicates that the special qualities of specific landscapes such as its SLAs will be material considerations when considering wind turbine proposals.' As regards to Powys' policy RE1 concerning renewable energy,@34.91, CMS would ask that Powys, like Ceredigion, puts in place an SPG which considers the impact of all renewable energy schemes, be they large or small scale, wind, solar or hydro in areas of high landscape value. Obviously here CMS is especially concerned about the large scale industrialisation of the Cambrian Mountains but the Society also recommends that the Authority consults the Position Statement produced by the Campaign for Rural Wales (CPRW),-'Single and small groups of wind turbines' (April 2014). This document may be of great help when devising both SLA and Renewable Energy SPGs to support the LDP. We attach a copy of this Position Statement as an appendix to this representation.

.....

In conclusion CMS's preferred option for the Cambrians continues to be AONB designation, but it sees the setting-up of a network of SLAs across all three counties covering the Cambrian Mountains as a very positive move in safeguarding this unique landscape at the heart of Wales.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Reviewing all the recommendations made in the above representation, in order to help the Powys LDP sit more comfortably with a Wales-wide approach. Notably taking into account the following organisation' work in maintaining and enhancing areas of high landscape value.

WG guidance,  
NRW advice,  
Neighbouring counties' provision of SLAs together with their linked SPGs.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4349.V4//RE1** 10/07/2015  Summary: Policy RE1 - Renewable Energy - Need for a SPG

Source: Email

Type: Objection

Mode Written

Status Maintained

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: The representation concentrates on the provision of SLAs with a linked SPG document and it is this that CMS would like to speak to.

At a hearing session the Society would expand on details of a Cambrian Mountains SLA. For instance we would detail it's;

- boundaries,
- landscape qualities and features,
- key policy and management issues.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4640 Powys Ramblers**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

4640.V3//RE1 14/07/2015  Summary: Policy RE1 - Renewable Energy changes to wording of policy

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.69

Policy: RE1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: 1. Powys Ramblers question the meaning of 'will be supported'. Does it mean that the applicant will be assisted or that permission will be granted subject to the criteria?  
 2.The word 'incidental' in Policy RE1 criterion 1 is completely meaningless and open to widely varying interpretation.  
 3. Schemes ove 5MW should be confined to TAN8 Stategic Search Areas (SSAs) in order to protect landscapes and accord with the intentions of paragraph 4.2.16.  
 4.Large single wind turbines are being pepper-potted across the county, in conflict with the intention of TAN8 to concentrate large turbines in SSAs. Is there no limit to their number? We regret deletion of the intention of the earlier draft to to restrict schemes up to 5MW to those serving or in reasonable proportion to the holding or planning unit on which they would be sited.  
 5. Paragraph 4.10.5 prejudices the Inspector's report on the conjoined wind farm inqjiry. SSAs should be refined in the light of the report and decisions by the SoS. This is all the more important in the light of the Planning (Wales) Act in relation to energy developments, along with proposed UK legislation. The TAN8 SSAs were refined some time ago by Powys CC, and that review should either be incorporated in the LDP or published in planning guidance.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: In criterion 1, replace 'must be incidental to' with 'must respect' or 'must not unacceptably harm'.  
 The meaning of 'will be supported' in the first part of RE1 should be clarified in the supporting text.  
 Make it clear that schemes ovr 5MW should be confined to TAN8 SSAs.  
 Add new text to criterion 2(ii). In referring to 'numbers and massing', regard should be had to proximity to public rights of way, especially national and regional trails to which Policy DM1 7(ii)c applies, as well as cumulative impact across wider landscapes.  
 On large single turbines, RE1 should state that developments should not be sited close to public rights of way. Nor should they be sited near towns, villages or dwellings unless the local community benefits from and/or supports the development.  
 Reinstate the wording of the earlier draft aimed at restricting large single wind turbines to the needs of the holding or planning unit on which they wold be sited.  
 The LDP should incorporate refinement of the TAN8 SSAs, or say that such refinement will be published in separate planning guidance.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5197.V32//RE1 20/07/2015  Summary: Policy RE1 - Renewable Energy

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.69

Policy: RE1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: 34.91 Policy RE1 - Renewable Energy

We welcome the clarification that all development proposals between 5 MW and 50MW will be determined against national planning policy. However as the Plan should be read as a whole when determining applications, this approach should also be followed for development proposals below 5MW. We note that the policy has been amended accordingly to clarify that all proposals will be determined in accordance with the LDP and National Planning Policy.

As one of the main issues associated with renewable energy developments can be the cumulative impact of developments on landscape and visual amenity, we recommend that additional text resisting developments where there are significant cumulative impacts on the landscape character and amenity of users of the area is added to the policy and its supporting text. This would comply with the guidance set out in TAN8 Planning for Renewable Energy and meet Tests of Soundness C2 and CE1.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: 34.91 Policy RE1 - Renewable Energy

We welcome the clarification that all development proposals between 5 MW and 50MW will be determined against national planning policy. However as the Plan should be read as a whole when determining applications, this approach should also be followed for development proposals below 5MW. We note that the policy has been amended accordingly to clarify that all proposals will be determined in accordance with the LDP and National Planning Policy.

As one of the main issues associated with renewable energy developments can be the cumulative impact of developments on landscape and visual amenity, we recommend that additional text resisting developments where there are significant cumulative impacts on the landscape character and amenity of users of the area is added to the policy and its supporting text. This would comply with the guidance set out in TAN8 Planning for Renewable Energy and meet Tests of Soundness C2 and CE1.

Council Response:

0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5201 Montgomeryshire Wildlife Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5201.V2//RE1** 20/07/2015  Summary: Policy RE1 - Renewable Energy - amend the wording of the policy to prevent adverse ecological impacts

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.69

Policy: RE1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: 1. We do not understand the use of the term "incidental" in this sentence.

Policy RE1 makes no mention of avoiding adverse ecological impacts. The Wildlife Trusts believe that climate change is almost certainly the most significant challenge facing nature conservation today, with the potential to have significant impacts on the future of UK and global biodiversity. We consider renewable energy to be necessary to meet the energy requirements of the UK in a sustainable manner, but these benefits cannot mitigate or compensate for any impacts on wildlife or on wildlife sites that are associated with renewable energy developments.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Paragraph 1. should be made clearer

Policy RE1 must include a commitment to prevent adverse ecological impacts, individually and culmulatively, as well as demonstrating efficiency, effectiveness and economy.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5938 West Coast Energy**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5938.V2//RE1** 17/07/2015  Summary: Does not support Policy RE1

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.69

Policy: RE1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The new policy RE1 has moved a long way away from the contentious wording of the July 2014 version, but still remains, along with its supporting text, well short of a proper criteria- based policy approach to the determination of applications.

From a strategic point of view, the County Council has taken the view that all that it is required to do is to ensure that the electricity consumption of the whole of the County is equalled by the generation of electricity from renewable sources. This is a naive approach as, this is not the strategic approach to renewable energy that the Welsh Government has adopted since TAN8 in 2005. That approach involved the identification of seven strategic search areas – not where each Council was expected to meet its own needs for renewables, but on the basis of the best sites across Wales to meet the Welsh Government’s targets and aspirations for the coming years.

It is clearly understood that Powys CC did not willingly accept two of the SSAs in their Area as well as part of a third, and that as long ago as their UDP preparation in the period after 2005 they indicated that they would be lobbying WG to reduce the extent of the commitments that Powys was being expected to make. The result of their new “Objective-led approach” in the LDP is that they do not accept the figures set out in TAN8 and hence the whole basis of Welsh energy policy that has been in place for 10 years.

The starting point for a determination ought to be any policy which is specific to the development for which consent is being sought. However, in this case, the place where one would expect to find advice is RE1 and what that does not do is to provide a simple criteria-based approach to making decisions. Parts of it are simply incomprehensible as a statement of anything. For example, to be able to meet the policy, all proposals must be incidental to existing visual and sensory landscape characteristics as defined in Landmap. The term “incidental” means something happening by chance in connection with something else, of secondary or minor importance, or arising as a minor consequence of something else.

Planning law and policy has frequently used the word “incidental” to relate to something which is not even important enough to constitute development in its own right – ranking below even “ancillary” in terms of the hierarchy of importance of effects. The idea that the erection of a wind farm could ever be judged to be incidental to the existing visual and sensory landscape characteristics is simply never going to be a tenable proposition. It completely undermines the sense of the policy, is contrary to all tenets of Government advice, and has no place at all in a policy of this type. The rest of the criteria that are provided raise issues that will need to be addressed by any wind farm although it is far from clear precisely how the Council expects to be able to judge whether a scheme demonstrates efficiency, effectiveness and economy in the context of minimising individual or cumulative adverse effects.

This drafting fails to recognise the development control tests under which wind farm developments have been assessed across Wales and indeed the rest of the UK over 25 years, since these are not tests which can properly be applied, even if the Council believed it had some means of assessing these various issues. Another criterion raises the issue of alternative sites. There is no provision in the EIA Regulations or anywhere in national advice that a wind farm might be expected to show how alternative sites could be utilised to provide the same or a better result.

Measures to mitigate adverse effects on receptors assume that all adverse effects are capable of being mitigated. The recent Garreg Lwyd decision shows that WG recognises that there are bound to be residual affect which cannot be mitigated and that these are going to have to be accepted throughout the SSAs if the WG aspirations set out in national policy are to be realised.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
5938.V2//RE1		17/07/2015	<input type="checkbox"/>			Summary: Does not support Policy RE1
Source: Email		Type: Objection		Mode	Written	Status Maintained
<p>The reality is that Powys do not mention the figures that are set out in TAN8; they do not appear to contemplate the possibility that whatever they may say in their LDP about being self-sufficient in renewable energy, that approach is entirely in conflict with the WG approach and would lead to a serious weakening of that approach across Wales, with other Councils expected to make up the massive shortfall which would arise.</p> <p>Finally, there is nothing anywhere within the text supporting RE1 or the policy itself to recognise that there is a balance to be struck in reconciling the inevitable residual effects which will arise from a wind farm and the wider benefits – many of which will arise outside Powys or indeed outside Wales or even the UK. Climate Change is not a parochial exercise for one Council to ring-fence itself and say that all that they are required to do is to provide their own levels of consumption.</p> <p>To determine Policy RE1, instead of a sensible coherent policy approach to criteria, there is a referral back to all other policies in the plan. DM1 and DM2 are obviously the key policies in this respect, but they apply to all developments. Not only that, but there are inherent tensions even between these two policies, which are identified on separate representation forms.</p>						
Council Response:						0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We believe that there is a need to allow for provision of suitable sites both inside and outside TAN 8 areas, which can make a valuable contribution to WG targets.

We would request a requirement for a criteria based policy against which to assess a wind farm proposal together with DM1 and DM2 which appear to conflict.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery**

*Agent:* **CPRW Brecon & Radnor**

*Rep'n/Para/Policy AccesssNo DateLodgd Late? Status Modified Summary*

**6235.V22//RE1** 20/07/2015  Summary: Policy RE1 - Renewable Energy

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.69

Policy: RE1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Policy RE1 is unenforceable in its current form, being unclear, unworkable and incomplete.

1.Policy RE1 'Proposals to generate energy ... will be supported for up to 5MW...' This statement does not add meaning but is likely to be perceived by planning officers as encouraging approval even where significant impacts are identified, and as lessening the requirement to have regard to the protections offered elsewhere in the DDLDP. We propose replacement of paragraphs 1 and 2 with:

'Proposals to generate energy from renewable and low carbon sources and associated infrastructure will be determined in accordance with renewable energy policies below, with all other relevant LDP policies and with relevant national policy and guidance'.

To suggest predisposition towards approval is contrary to national policy, and to the requirement for appropriate safeguards to minimise environmental and social impacts (PPW7 12.8.6). It is in conflict with TAN8 policy towards cumulative impacts in Annex D 8.4 and Para 2.13, quoted below.

2.Policy RE1 Criterion 1: 'All proposals must be incidental to existing visual and sensory landscape characteristics (as defined by LANDMAP)'

The term 'incidental' is undefined and therefore this criterion is meaningless and unenforceable.

LANDMAP, as a planning tool, is also dependent on five aspect layers being considered together to assess impact on landscape character and reference to one layer (visual and sensory) only is contrary to LANDMAP guidance. It is also contrary to TAN8 Appendix D Para 4.5 guidance:

'For each existing LANDMAP aspect or character area the criteria of the influence and presence of other conservation interests such [as] special cultural associations, perceptual landscape characteristics such as tranquillity, wildness, sense of remoteness, scenic beauty and the existence of a consensus about importance, either nationally or locally should be applied. These judgements should be kept separate from the more objective criteria of landscape and visual sensitivity (considered below) to present a more transparent assessment.'

Moreover cumulative issues are not addressed as required by TAN8 and PPW7 12.9.3. While CPRW have grave concerns about the legitimacy and current validity of TAN8, as set out below, the authors of the DDLDP need to have regard to the provisions below which form a part of the current regulatory framework. Cumulative impacts of renewable development, not addressed in RE1, are increasingly an issue in Powys; LDP policies must reflect TAN8 Appendix D Para 8.4:

'In the rest of Wales outside the SSAs, the implicit objective is to maintain the landscape character i.e. no significant change in landscape character from wind turbine development'

and Para 2.13

'there is a case for avoiding a situation where wind turbines are spread across the whole of a county.'

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V22//RE1 20/07/2015  Summary: Policy RE1 - Renewable Energy

Source: Email

Type: Objection

Mode Written

Status Maintained

The inclusion of cumulative impacts with proposed development is required by LANDMAP Guidance Note 3 and is essential in view of the fact there are likely to be a significant number of similar proposals within the planning system concurrently. Exclusion of proposed developments may result in unacceptable cumulative impacts. The Planning Inspector at the conjoined inquiry ruled in favour of the inclusion of developments in planning in cumulative assessment, as had been requested by Powys.

Powys County Council currently lacks any transparent evidence base to assist in identification of cumulative impacts and urgently needs to prepare and make public a map of all renewable installations which are in planning, consented and operating, including details of scale/design etc., in order to be able to begin to assess cumulative impacts, and also to ensure compliance with PPW7 Para 12.9.3.

In light of these shortcomings in RE1 Criterion 1 as drafted, CPRW would recommend this criterion should be reworded along the lines (adapted from the UDP):

'Proposals should take account of the high quality of the landscape throughout Powys and be appropriate and sensitive to the character of surrounding landscape (as defined by LANDMAP). Proposals will not be supported which bring about significant change to the environmental and landscape quality of Powys, either on an individual basis or in combination with other proposed, consented or existing similar developments. Where the cumulative impact of proposals in combination with other proposed, consented or existing similar developments would be significantly detrimental to overall environmental quality they will be refused. Consideration of impacts of a proposal must include consideration of access routes and associated infrastructure. Proposals will also have regard to impacts on adjoining designated landscapes.'

3.Policy RE1 Criterion 2: This criterion is confused and inadequate to provide the protections envisaged, even in conjunction with provisions of policies DM1 and DM2:

•'efficiency, effectiveness and economy' do not minimise adverse impacts of development, and are not likely to be capable of assessment by planning officers or their consultees. Is it intended that developments should 'be designed to be efficient', or 'be designed to minimise...'?

•RE1 2(i) is too vaguely worded to be enforceable. What qualifies as 'carefully sited'? What is 'prevailing landscape'? Receptors are undefined. A more comprehensive list of considerations would read something like: '...climactic features, landscape character, topography, skyscapes and skylines, views including views from settlements, from publicly accessible land, roads and rights of way, and designated landscapes, heritage, safety, transport and access, vegetation, wildlife and wildlife habitats, protected sites, trees and hedgerows, soils, proximity to other man-made structures, proximity to neighbours and visual amenity, noise, visual impact and unpleasant and polluting emissions, geological and hydrological implications including waterways and groundwaters, human and animal drinking water supplies...'

Inclusion of such a long and disparate list cannot be an effective way to write policy.

•RE 1 2(ii) also too vaguely worded to be enforceable. What qualifies as 'appropriate design'? More clarity is required. Design should encompass: '... design in terms of numbers of units, size, form and spatial distribution, materials, colour, emissions, lighting and any other features'

•RE2(iii) attempts 2 roles which should be dealt with separately:

1.mitigation of 'adverse impacts on receptors' ('receptors' needs definition) requires to be clarified,

2.as do provisions re maintenance and decommissioning. We would suggest wording along the lines: 'guarantee appropriate maintenance throughout the lifetime of the project and final decommissioning wherever possible'.

Clarity is essential for policy to be effective. Comments re RE1 Criterion2 above highlight the difficulties which arise when a very compressed policy is required to cover too many different issues, which really need to be spelled out separately and clearly.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6235.V22//RE1 20/07/2015  Summary: Policy RE1 - Renewable Energy

Source: Email

Type: Objection

Mode Written

Status Maintained

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Topic Paper para 47 recognises the numerous known potential environmental, social and economic impacts of existing renewable developments while SEA 6.4.10 recognises that impacts of recent technologies are imperfectly understood/difficult to predict. Policies DM1 and DM2 are generic policies applicable to most typical developments but insufficient to provide protection where developments consist of the imposition of imperfectly understood and sometimes relatively untested technologies, sometimes on an industrial scale, often in open countryside and in proximity to rural housing. Policies DM1 and DM2 cannot address technology specific issues such as separation distances, decommissioning issues, considerations regarding community schemes, diversification, sustainability of fuel sources, to give just a few examples. PPW7 7.5.1 is supportive of criteria based policies and the LDP must contain policies along the lines of UDP Policies E1 – E7 to recognise and protect against the known and likely impacts particular to renewable energy development and satisfy national policy requirements. CPRW believe effective policy needs to follow the form of the UDP in considering different technologies separately in order to properly address their very different potential impacts and issues (see below).

If necessary, an additional policy for as yet unknown technologies could be based on a better drafted version of RE1, which would fill the gap until supplementary planning guidance could be drafted to meet the particular need.

4. Individual Technologies: As set out above CPRW believe that the LDP must contain specific policies relating to individual technologies.

Wind Energy: In particular, CPRW believe that with regard to wind energy it is essential that the explicit protections afforded by the policies in the UDP are carried forward to the LDP, as regards impacts of turbine developments (either singly or in cumulation with proposed, approved and existing developments) on:

- landscape and visual impacts (as CPRW RE1 Criterion 1 redraft above),
- amenity and sensitive properties,
- wildlife habitats and species,
- heritage,
- safe use and enjoyment of highways and rights of way,
- means of access,
- and regarding appropriate mitigation of adverse impacts.

We believe also that well documented research and experience of turbine development within Powys demonstrates that these protections should be strengthened by inclusion of requirements for:

- assessment of impacts on safety and amenity of all sensitive receptors,
- the local economy, particularly tourism
- assessment of impacts on local water courses and private water supplies,
- assessment of impact on carbon stores in peat and dark soils (including disturbance for access tracks and borrow pits),

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V22//RE1 20/07/2015  Summary: Policy RE1 - Renewable Energy

Source: Email

Type: Objection

Mode Written

Status Maintained

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- addition of safe use and enjoyment of bridleways and other equestrian routes specifically, given the sensitivity and vulnerability of the users,
- a suitable minimum separation distance to be required between turbines and housing (see below),
- legal obligations with decommissioning bonds for eventual removal of the turbines and reinstatement of landscapes at the landowner's expense - at present the removal of redundant turbines is not dealt with within the LDP,
- small wind development proposed as 'farm diversification' to be aligned with or in reasonable proportion to the energy needs of the farm and in scale with their surroundings, or, if these conditions are not met, treated as any other industrial development in the open countryside,
- assessment of impacts of access routes, grid connection (if relevant) and other associated infrastructure to be an integral part of assessment of a wind energy development,
- applications to be accompanied by reports on impacts prepared in accordance with established good practice guidelines, including a ZTV map, and cumulative ZTV map showing all proposed, consented and existing turbines, for a radius (not less than 5km) reflecting the visibility of the turbine given location and size.
- community-led energy projects to receive majority support from the community members living within 1.5km and be:
  - i. 100% owned and operated by a local community organization, or
  - ii. a fully constituted community cooperative regulated by the Financial Services Authority.

Noise impacts and separation distance - Policy RE1 Criterion 2.i. Protection of Amenity:

The words 'having regard to...proximity to and potential impact on receptors' offer nothing to residents faced with living near to wind turbines, without realistic protection from a specified buffer/separation zone from turbines. Throughout Europe this is generally 2kms for windfarms and residents of Powys are entitled to no lesser protection than a minimum of 1.5km. It may be appropriate to reduce this distance in the case of smaller single turbines but this should be no less than 800m as was deemed sound for Allerdale Council in July 2014. However, Powys County Council's experience of serious, as yet uninvestigated, noise problems at distances of nearly 1km from existing small turbines suggest a larger distance, such as 1km, would be a more suitable minimum separation distance for single wind turbines. The hilly topography of most of Powys, outside the BBNPA, is such as to encourage sound propagation and is also conducive to the occurrence of temperature inversions in valleys which can further amplify noise. The imposition of minimum separation distances would accord with the advice of the World Health Organisation, and with recent research such as that of the Irish Doctors' Environmental Association, and would also be consistent with SEA Objective 6 'to prevent or minimise exposure to potential sources of nuisance and risk to human health'.

There is increasing evidence from existing windfarms that such protection is essential. Recent research for the Scottish Government that indicates that planning applications frequently underestimate the noise and visual impacts on residents and that over half the operational windfarms in Scotland are noisier than estimated pre-construction. In recent years Powys have had considerable evidence of noise impacts of wind turbines, and this evidence is reinforced by the findings of the Welsh Government Cross Party Environment and Sustainability Committee report on noise from windfarms (2012). It is clear that the current policy, which it is proposed to continue (Topic Paper para 10), of deciding distances on a case by case basis, is not working to provide adequate protections. This evidence of nuisance should be considered as baseline evidence informing LDP policies and specific safeguards should be included within the LDP to ensure that homeowners are in future suitably protected from noise nuisance.

Other technologies: As above, CPRW believe it is essential that known impacts of individual technologies are explicitly addressed in technology specific policies. Policies should make clear that assessment of impacts of access routes, grid connections and/or other associated infrastructure is integral to assessment of the proposal :

Solar:

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V22//RE1 20/07/2015  Summary: Policy RE1 - Renewable Energy

Source: Email

Type: Objection

Mode Written

Status Maintained

•in order to safeguard productive agricultural land and to minimise visual impacts, a commitment to encourage roof mounted installations and to reintroduce a limit on large-scale developments on farmland is required (as was made explicit in the original draft LDP July 2014). In a rural area preservation of all grades of agricultural land is desirable and installations should be steered towards industrial, agricultural and domestic buildings, and brownfield sites, for example car parks;

•policies required to ensure proper assessment of environmental and ecological impacts, including impacts on landscape and visual impacts (as CPRW RE1 Criterion 1 redraft above), heritage, tourism, potential impacts such as increased run-off and erosion, provision for maintenance, decommissioning and removal etc.;

•applications to be accompanied by reports on impacts prepared in accordance with established good practice guidelines.

Anaerobic Digesters (AD): policies which:

•limit the scale of rural or on-farm AD development, as large units are industrial developments unsuited to a rural area;

•require applications to demonstrate sustainable local provenance of fuels, which should not be capable of more environmentally valuable use;

•discourage units dependent on growing feedstock crops which would result in the reduction of productive agricultural land, and potential soil impoverishment and habitat degradation;

•provide adequate safeguards i.e. assessment of landscape and visual impacts (as CPRW RE1 Criterion 1 redraft above), including impacts on amenity, heritage and tourism; assessment of traffic impacts including identification of waste types and sources; protection of amenity through control of noise, odour, dust and emissions (at all stages including use of digestate on fields), assessment of potential water contamination, biosecurity issues, ecological impacts etc.;

•applications to be accompanied by reports on impacts prepared in accordance with established good practice guidelines.

Powys County Council have experience of serious and widespread amenity problems in connection with an AD installation near Talgarth, within the BBNPA, and DEFRA literature recognises incidences of pollution associated with this technology. This emphasises the need for proper assessment of impacts at application stage and appropriate controls on development.

Biomass: policies which:

•ensure protection of trees and woodlands;

•require applications to demonstrate sustainable local provenance of fuels, which should not be capable of more environmentally valuable use;

•discourage units dependent on growing fuel crops which would result in the reduction of productive agricultural land, and potential soil impoverishment and habitat degradation;

•provide adequate safeguards as above as appropriate, including landscape and visual impacts (as CPRW RE1 Criterion1 redraft above);

•applications to be accompanied by reports on impacts prepared in accordance with established good practice guidelines.

Such policies are essential to ensure the sustainability of biomass installations. Biomass generation which is dependent on imported wood pellets for fuel is not sustainable and simply depletes carbon stores elsewhere.



by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V22//RE1 20/07/2015  Summary: Policy RE1 - Renewable Energy

Source: Email

Type: Objection

Mode Written

Status Maintained

Hydro power:

- policies to ensure protection of the integrity of waterways and prevent environmental and ecological degradation, and a commitment to monitor the scale of water abstractions and to require flood risk assessments as necessary;
- provide adequate safeguards as above as appropriate, including landscape and visual impacts (as CPRW RE1 Criterion1 redraft above);
- applications to be accompanied by reports on impacts prepared in accordance with established good practice guidelines.

The UDP contains renewable energy policies which could be built upon to provide the necessary technology specific policies.

CPRW believes that all the further detailed policies and safeguards recommended above, in relation to wind energy and other technologies, are essential to ensure soundness of the LDP and its compliance with PPW7. It is not the intention of PPW7 that Local Planning Authorities should encourage renewable energies at the expense of other interests but that an LDP should enable well located and designed projects, the impacts of which have been properly assessed as acceptable to all interests. PPW7 12.8.6: 'The Welsh Government's aim is to secure an appropriate mix of energy provision for Wales which maximises benefits to our economy and communities, whilst minimising potential environmental and social impacts.' Inclusion of specific criteria based policies, as supported by PPW7 7.5.1 would enable this balance to be achieved.

5. Efficiencies: policy could also address:

- the encouragement of community-led renewable schemes, suitably defined as above and encouragement of local use of local renewable generation to reduce inefficiencies.
- energy savings and efficiencies, as recommended by the REA and PPW7 Objectives 12.1.4. We appreciate that some aspects of the strategic settlement strategy contribute to energy efficiency but CPRW maintains that there are many more measures that need to be within the LDP to promote sustainable reductions in energy use.
- In interests of efficiency and reduced wastage in transmission, CPRW would welcome reinstatement of the requirement contained in the previous draft that renewable developments below 5MW: 'Serve and are in reasonable proportion to the energy needs of the planning unit / holding on which it is sited'.

6. Paragraph 4.10.5 The policy of the LA needs spelling out as regards SSAs, it is obfuscatory to refer to the Mid Wales CPI. CPRW position on legitimacy of TAN8 and SSAs is set out below.

TAN 8:

It is unsound that the future of Powys be determined by the outdated provisions of TAN8 in direct conflict with LDP policies to protect Powys' assets such as landscape or historic environment from detrimental development. A concentration approach has encouraged unprecedented numbers of proposals for large windfarms whilst still allowing substantial development (up to 12MW) outside SSAs and the danger of creating windfarm landscapes across Powys. SSAs are only search areas and not predetermined windfarm sites. Few material planning considerations were taken into account in defining TAN8 and no public mandate was sought or given for this major landscape change.

Recent political announcements make patently clear that local communities are to have the 'final say' on onshore wind applications in England and Wales. We acknowledge these are recent developments but it is axiomatic that guidance now indicates how this policy will be implemented.

Mid Wales already has some 270 wind turbines and, as stated in the DDLDP, is producing in the order of 80% of the electricity used in the County and there is no further Grid capacity. This is a substantial contribution and further, ever larger, wind turbines and the necessary massive infrastructure cannot be sensitively and economically absorbed. Contribution to Powys energy needs through less intrusive community renewable energy schemes and energy use reduction should be the main thrust of a sustainable Plan.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V22//RE1 20/07/2015  Summary: Policy RE1 - Renewable Energy

Source: Email

Type: Objection

Mode Written

Status Maintained

Unlike other TANs, TAN8 seeks to impose a major land use change through a planning advice note. Adoption followed a consultation process that failed to engage affected communities and demonstrated overwhelming opposition to the proposals. The consultants (Arup Partners) considered full community consultations must take place and that TAN8 should be reviewed and revised within 7 years (i.e. in 2011) given the rapid development of the on-shore industry. This requirement is now self-evident:

- turbines are x3 higher and thus considerably more visible on upland plateau areas;
- the impact of noise and amplitude modulation on residents is now well recognised and documented rendering an arbitrary 500m buffer untenable;
- the implications of remote turbines and limited Grid capacity in Mid Wales were not properly taken into account.

Until TAN8 is fully reviewed and a full SEA undertaken, as required under European legislation, it cannot be considered a legitimate basis for such a major policy. Powys CC determined unanimously that further windfarm development must cease pending the overdue complete review of TAN8. SSAs are not called up by the Wales Spatial Plan that underpins all development so have questionable validity.

7.Paragraph 4.10.9 CPRW are of the view that this paragraph should be removed. As stated above the term 'incidental' in reference to landscape impacts has no meaning. This paragraph therefore adds nothing to the understanding of Powys policy in relation to renewables.

8. DDLDP Evidence: Shortcomings of AECOM REA have been set out above. CPRW have grave concern at the inclusion of an 'evidence' paper, a critique from developers. It is obviously open to all to comment on the DDLDP consultation but it is entirely unacceptable that such comments be presented as an evidence paper and given as much weight as independent reports. It is inappropriate that any body with a financial interest in influencing the LDP should produce a topic paper. Although there may be useful information from Severn Wye Energy on biomass this information should have been obtained and assessed for the Topic paper. Comments from RenewablesUK are completely at odds with the economy and rurality of the area.

Paragraph 4.10.2 Research evidence shows that rural windfarms in Wales are not delivering local economic benefits Extensive turbine and infrastructure industrialisation is irreconcilable with the DDLDP policies for landscape or tourism. The socio-economic impact of 7-10 years of construction traffic on unsuitable North Powys roads must also be seriously considered.

Paragraph 4.10.3 Energy Wales: A Low Carbon Transition 2012 removes targets and replaces these with energy aspirations so targets should no longer exist.

**SUGGESTED POLICIES:**

We have set out below suggested policies. These are derived from the Powys UDP, from policies enacted by other local authorities, and from documented negative impacts experienced within Powys and elsewhere.

**POLICY RE1 –RENEWABLE ENERGY PROPOSALS**

Applications for renewable energy proposals will be permitted provided that they meet the criteria below and additional criteria for particular individual technologies in Policies RE2 to RE8 below:

- 1.They do not unacceptably adversely affect the environmental and landscape quality of Powys. Proposals should take account of the high quality of the landscape throughout Powys and be appropriate and sensitive to the character of surrounding landscape (as defined by LANDMAP). Proposals will not be supported which bring about significant change to the environmental and landscape quality of Powys, either on an individual basis or in combination with other proposed, consented or existing similar developments, including other forms of renewable energy generation. Where the cumulative impact of proposals in combination with other proposed, consented or existing similar developments would be significantly detrimental to overall environmental quality they will be refused. Consideration of impacts of a proposal must include consideration of access routes and associated infrastructure. Proposals will also have regard to impacts on adjoining designated landscapes.
- 2.They do not, where situated in towns, significantly detract from the townscape in which they are situated.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V22//RE1 20/07/2015  Summary: Policy RE1 - Renewable Energy

Source: Email Type: Objection Mode Written Status Maintained

- 3.They do not unacceptably adversely affect wildlife habitats or species that are of international, national or local importance.
- 4.They do not unacceptably adversely affect the occupants or users of sensitive properties (usually dwellings) or their amenities by reason of safety, noise, vibration, reflected light, loss of visual amenity or other nuisance including dust, smell and fumes.
- 5.They do not unacceptably impact upon any buildings or features of conservation or architectural interest, or the settings of such buildings or other features.
- 6.They do not unacceptably adversely affect the safe use and enjoyment of highways and the public rights of way network, especially bridleways and other equestrian routes, and open access land (including during the construction phase). Enjoyment of public routes and open access land shall be taken to include visual amenity. Development shall not result in any permanent loss to either length or quality of existing rights of way.
- 7.They do not unacceptably impact on road, rail or aviation safety.
- 8.They do not unacceptably adversely impact upon the operation of any existing tourist project or its income stream.
- 9.They do not unacceptably adversely impact upon groundwaters, waterways and off-mains sources of water supply for humans or animals.
- 10.They would be capable of being served by an acceptable means of highway access and any new or improved roads and accesses required would not have unacceptable environmental impacts.
- 11.Impacts in paragraphs above are evidenced by reports prepared by appropriately qualified professionals in accordance with established good practice guidelines.
- 12.Applicants are able to demonstrate through land management schemes that there would be appropriate commensurate mitigation, compensation or enhancement for any adverse impact on environmental quality, wildlife habitats or heritage features.
- 13.Any ancillary structures or buildings are so sited and designed (including the use of locally appropriate construction materials) so as to blend into their setting.

ADDITIONALLY THE FOLLOWING CRITERIA MUST BE MET FOR INDIVIDUAL TECHNOLOGIES AS BELOW:

**POLICY RE2 - WIND-POWER**

Applications for wind turbines including extensions to existing sites and individual wind turbines will be approved where:

- 1.They do not unacceptably adversely impact on the carbon storage and water retention potential of peat soils.
- 2.The proposal will not result in unacceptable electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications or other telecommunication systems.
- 3. For small wind development proposed as 'farm diversification', the capacity is aligned with the energy needs of the farm and the turbine and ancillary structures in scale with their surroundings.
- 4.Turbines shall not be placed closer than 800m to housing<sup>1</sup>.
- 5.Community-led schemes have the majority support of the community members living within 1.5km and are
  - i.100% owned and operated by a local community organization, or
  - ii.a fully constituted community cooperative regulated by the Financial Services Authority.

<sup>1</sup>If this is not accepted as separation distance then this should be treated as an indicative distance below which a residential visual amenity assessment will be required

**POLICY RE3 –WIND-POWER: REMOVAL OF REDUNDANT WIND TURBINES**

As part of planning permissions for wind turbine developments, a condition will be imposed that wind turbines, related infrastructure and ancillary equipment will be removed and the land restored to an agreed standard should they cease operation (i.e. generating electricity) for a period in excess of six months. This condition will be complied with within six months from the end of the six month period unless otherwise agreed in writing. In view of the expected lifespan of wind turbines, applicants will legally contract to undertake this work and place a sum on escrow account towards this purpose.

**POLICY RE4 – BIOMASS AND OTHER THERMAL POWER GENERATION**

Developments for the generation of energy (heat and/or electricity) from combustion processes of capacity above 5MW will only be granted in exceptional circumstances.

Developments of capacity 5MW or below will be permitted subject to the following criteria being met:

- 1.The fuel is demonstrated to be from a local source and should not have been diverted from a more environmentally valuable use.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6235.V22//RE1		20/07/2015	<input type="checkbox"/>			Summary: Policy RE1 - Renewable Energy
Source: Email		Type: Objection		Mode	Written	Status Maintained
<p>2.Fuel sourcing will not unacceptably adversely impact on trees and woodlands.</p> <p>3.Fuel sourcing will have regard to sustainability and will not unacceptably decrease the supply of agricultural land which is in use for food production.</p> <p>4.Proposals will be accompanied by details of fuel types and sources and quantities and the traffic implications of delivery. The increase in traffic proposed will not unacceptably adversely affect local amenity or the safety and convenience of other road users.</p> <p>5.Emissions to the atmosphere and ground (including water) are such as not to lead to unacceptable levels of pollution.</p> <p>POLICY RE5 - HYDRO-POWER Applications for hydro-power schemes will be permitted where:</p> <ol style="list-style-type: none"> <li>1.They do not, by scale of abstractions or otherwise, unacceptably adversely affect wildlife habitats or species that are of international, national or local importance or fish migratory routes or breeding areas.</li> <li>2.The physical features associated with the development are so sited and designed (including the use of locally appropriate construction materials) as to blend into the landscape or townscape in which they are sited.</li> <li>3.The proposal would not exacerbate flooding or the risk of flooding in the vicinity. There would be no significantly detrimental impact upon publicly accessible or visible features of landscape importance (e.g. waterfalls) through the reduction in the flow of water.</li> </ol> <p>POLICY RE6 – ANAEROBIC DIGESTION Applications for anaerobic digestion schemes will be permitted where:</p> <ol style="list-style-type: none"> <li>1.On-farm or other rural anaerobic digester units are aligned with the energy needs of the farm or rural enterprise and structures are in scale with their surroundings.</li> <li>2.The fuel is demonstrated to be from a local source and should not have been diverted from a more environmentally valuable use.</li> <li>3.Fuel sourcing will have regard to sustainability and will not unacceptably decrease the supply of agricultural land which is in use for food production.</li> <li>4.Proposals will be accompanied by details of fuel types and sources and quantities and the traffic implications of delivery. The increase in traffic proposed will not unacceptably adversely affect local amenity or the safety and convenience of other road users.</li> <li>5.The environmental impacts have been adequately evidenced and management plans supplied for control of emissions, i.e. dust, odour and other nuisances/pollutants at all stages including disposal of digestate. Emissions to the atmosphere and ground (including water) are such as not to lead to unacceptable levels of pollution.</li> <li>6.The proposal demonstrates adequate biosecurity measures.</li> <li>7.On-farm or other rural anaerobic digester units are aligned with the energy needs of the farm or rural enterprise and structures are in scale with their surroundings.</li> </ol> <p>POLICY RE7 - SOLAR TECHNOLOGIES Applications for solar energy generation schemes will be permitted where:</p> <ol style="list-style-type: none"> <li>1.They are situated on existing agricultural, industrial or domestic buildings or on brownfield land.</li> <li>2.Solar developments above 5MW are situated on existing industrial buildings or brownfield land. Proposals of this scale will otherwise be refused.</li> <li>3.The proposal would not exacerbate flooding or the risk of flooding in the vicinity by reason of increased run-off, soil erosion or other cause.</li> <li>4.Proposals have regard to sustainability and will not decrease the supply of agricultural land which is in use for food production.</li> </ol> <p>POLICY RE8 - REMOVAL OF REDUNDANT RENEWABLE ENERGY INSTALLATIONS As part of planning permissions for renewable energy developments, a condition will be imposed that generators, related infrastructure and ancillary equipment will be removed and the land restored to an agreed standard should they cease operation (i.e. generating electricity) for a period in excess of six months. This condition will be complied with within six months from the end of the six month period unless otherwise agreed in writing.</p>						

Council Response:

0

Question: 3d. (ii) Desired changes to Document

08/12/2015

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6235.V22//RE1		20/07/2015	<input type="checkbox"/>			Summary: Policy RE1 - Renewable Energy
Source: Email		Type: Objection		Mode	Written	Status Maintained

Representation Texts: Changes:

- 1.We propose replacement of Policy RE1 paragraphs 1 and 2 with:  
'Proposals to generate energy from renewable and low carbon sources and associated infrastructure will be determined in accordance with renewable energy policies below, with all other relevant LDP policies and with relevant national policy and guidance'.
- 2.Policy RE1 Criterion 1 to read: 'Proposals should take account of the high quality of the landscape throughout Powys and be appropriate and sensitive to the character of surrounding landscape (as defined by LANDMAP). Proposals will not be supported which bring about significant change to the environmental and landscape quality of Powys, either on an individual basis or in combination with other proposed, consented or existing similar developments. Where the cumulative impact of proposals in combination with other proposed, consented or existing similar developments would be significantly detrimental to overall environmental quality they will be refused. Consideration of impacts of a proposal must include consideration of access routes and associated infrastructure. Proposals will also have regard to impacts on adjoining designated landscapes.'
- 3.Policy RE1 Criterion 2 to be redrafted to be effective in application to potential new technologies, or RE1 replaced entirely by new policies as 4 below.
- 4.Suite of RE policies to be drafted, by adaptation of UDP policies, to cater for the particular known impacts of
  - Wind turbines
  - Solar
  - Anaerobic Digesters
  - Biomass
  - Hydropower
 Necessary considerations will include those listed in CPRW comments above.  
  
 Suggested policies, based upon the UDP and policies enacted by other local authorities are included in comments above.
- 5.CPRW recommend inclusion of measures to encourage greater efficiencies and local generation for local usage.
- 6.The policy of the LA needs spelling out as regards SSAs.
- 7.Paragraph 4.10.9 – to be removed.

Council Response:

0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response:

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V22//RE1** 20/07/2015  Summary: Policy RE1 - Renewable Energy

Source: Email

Type: Objection

Mode Written

Status Maintained

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6264 Pennant Walters Ltd**

*Agent:* **WYG Group**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6264.V1//RE1** 14/07/2015  Summary: Policy RE1 - Renewable Energy, problems with policy

Source: Email Type: Objection Mode: Written Status: Maintained

Document: Draft Deposit Written Statement 2015, p.69

Policy: RE1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: This representation relates to Policy RE1 in respect of proposals in the range 550MW. It is in two parts.

Point 1

The first part of the policy (relating to projects up to 5MW) offers support for such proposals. The second part of the policy (relating to projects from 5-50MW) simply states that such proposals will be "determined" in accordance with national policy guidance. Given that national planning policy guidance is always a material consideration when determining planning applications, this adds nothing to the policy. Paragraph 12.9.1 of Planning Policy Wales Edition 7 states that LPAs "...should plan positively for all forms of renewable energy..." (underlining added); paragraph 12.9.2 says that LPAs should guide renewable energy development by undertaking an assessment; paragraph 12.9.3 says that LPAs should establish an evidence base; and paragraph 12.9.4 says that development plans should provide policies to clarify where strategic scale wind energy developments are likely to be permitted. Policy RE1 fails to follow this guidance.

The policy should be reworded to indicate the areas in which and the criteria under which schemes in the range 5-50MW would be supported by the LPA. This is the approach that other LPAs in Wales have adopted for LDP renewable energy policies: for example, the Bridgend LDP states a preference for 25MW+ wind farm schemes to be located in the refined Strategic Search Areas (SSAs); and the Neath Port Talbot LDP expects such schemes to be located within the refined SSAs.

Paragraph 4.10.5 states that the Council has not refined the SSAs in the LDP "because the Mid Wales conjoined windfarm inquiry has provided a comprehensive assessment of the proposals in and around the SSA." That rather belies the fact the Council did undertake a refinement study but now considers that it should be given little weight. Footnote 42 to that paragraph refers the reader to the LDP Renewable and Low Carbon Energy Topic Paper, but this does not provide an assessment either. The Council should not rely on a third party assessment of proposals presented to an inquiry which have not yet been determined and where the outcome is presently unknown. The LDP as currently written does not provide a credible evidence base.

Point 2

Criterion I of Policy RE1 reads as follows: 1. All proposals must be incidental to existing visual and sensory landscape characteristics (as defined by LANDMAP)." With respect, this is unintelligible by itself and does not provide the clarity and certainty which users of LDPs may reasonably expect.

We suspect that the word 'incidental' is taken from (or will be interpreted in relation to) Table 3 in the LDP Topic Paper, in which the last category of landscape is described thus:

Name

Wind farm incidental to existing landscape characteristics

Description

A landscape in which turbines are incidental to existing landscape characteristics

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6264.V1//RE1 14/07/2015  Summary: Policy RE1 - Renewable Energy, problems with policy

Source: Email

Type: Objection

Mode Written

Status Maintained

Magnitude of landscape visual impact  
Moderate-low

Paragraph 67 of the Topic Paper, which follows table 3, says: "Renewable energy proposals must have the minimum landscape/visual impact to meet the policy. ' The word minimum" is not used in the table. but must be coincident with the lowest category.

The Government is committed to tackling climate change including by the increased use of renewable energy. National Policy Statement EN-1 sets out the urgent need for new renewable electricity generation projects (paragraph 3.4.5) and to dramatically increase the amount of capacity, much of which in the short and medium terms is likely to be wind generation (paragraph 3.3.10). The Councils approach as set out in Policy RIE1 does not sit easily in this framework.

The SSAs have been selected as the most appropriate areas in Wales where wind farm developments should be concentrated (TAN 8; paragraph 2.2). The Council's proposed insistence on "minimum" or "incidental" is contrary to TAN 8 (Annex D: paragraph 8), which states: "Within (and immediately adjacent to the SSAs, the implicit objective is to accept landscape change i.e. a significant change in landscape character from wind turbine development." (underlining added). Criterion 1 is therefore unduly restrictive and does not comply with national planning policy guidance.

Conclusion

Policy RE1 does not meet soundness tests C2 and CE2 in that:

It is not compliant with national planning policy.

It is not realistic or appropriate.

It is not based on a robust or credible evidence base.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: This representation relates to Policy RE1 in respect of proposals in the range 550MW. It is in two parts.

Point I

The first part of the policy (relating to projects up to 5MW) offers support' for such proposals. The second part of the policy (relating to projects from 5-50MW) simply states that such proposals will be "determined" in accordance with national policy! guidance. Given that national planning policy guidance is always a material consideration when determining planning applications, this adds nothing to the policy. Paragraph 12.9.1 of Planning Policy Wales Edition 7 states that LPAs "...should plan positively for all forms of renewable energy..." (underlining added); paragraph 12.9.2

says that LPAs should guide renewable energy development by undertaking an assessment; paragraph 12.9.3 says that LPAs should establish an evidence base; and paragraph 12.9.4 says that development plans should provide policies to clarify where strategic scale wind energy developments are likely to be permitted. Policy RE1 fails to follow this guidance.

The policy should be reworded to indicate the areas in which and the criteria under which schemes in the range 5-50MW would be supported by the LPA. This is the approach that other LPAs in Wales have adopted for LDP renewable energy policies: for example, the Bridgend LDP states a preference for 25MW+ wind farm schemes to be located in the refined Strategic Search Areas (SSAs); and the Neath Port Talbot LDP expects such schemes to be located within the refined SSAs.

Paragraph 4.10.5 states that the Council has not refined the SSAs in the LDP "because the Mid Wales conjoined windfarm inquiry has provided a comprehensive assessment of



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6264.V1//RE1 14/07/2015  Summary: Policy RE1 - Renewable Energy, problems with policy

Source: Email

Type: Objection

Mode Written

Status Maintained

the proposals in and around the SSA." That rather belies the fact the Council did undertake a refinement study but now considers that it should be given little weight. Footnote 42 to that paragraph refers the reader to the LDP Renewable and Low Carbon Energy Topic Paper, but this does not provide an assessment either. The Council should not rely on a third party assessment of proposals presented to an inquiry which have not yet been determined and where the outcome is presently unknown. The LDP as currently written does not provide a credible evidence base.

Point 2

Criterion I of Policy RE1 reads as follows: 1. All proposals must be incidental to existing visual and sensory landscape characteristics (as defined by LANDMAP)." With respect, this is unintelligible by itself and does not provide the clarity and certainty which users of LDPs may reasonably expect.

We suspect that the word 'incidental' is taken from (or will be interpreted in relation to) Table 3 in the LDP Topic Paper, in which the last category of landscape is described thus:

Name

Wind farm incidental to existing landscape characteristics

Description

A landscape in which turbines are incidental to existing landscape characteristics

Magnitude of landscape visual impact

Moderate-low

Paragraph 67 of the Topic Paper, which follows table 3, says: "Renewable energy proposals must have the minimum landscape/visual impact to meet the policy. ' The word minimum" is not used in the table. but must be coincident with the lowest category.

The Government is committed to tackling climate change including by the increased use of renewable energy. National Policy Statement EN-1 sets out the urgent need for new renewable electricity generation projects (paragraph 3.4.5) and to dramatically increase the amount of capacity, much of which in the short and medium terms is likely to be wind generation (paragraph 3.3.10). The Councils approach as set out in Policy RE1 does not sit easily in this framework.

The SSAs have been selected as the most appropriate areas in Wales where wind farm developments should be concentrated (TAN 8; paragraph 2.2). The Council's proposed insistence on "minimum" or "incidental" is contrary to TAN 8 (Annex D: paragraph 8), which states: "Within (and immediately adjacent to the SSAs, the implicit objective is to accept landscape change i.e. a significant change in landscape character from wind turbine development." (underlining added). Criterion 1 is therefore unduly restrictive and does not comply with national planning policy guidance.

Conclusion

Policy RE1 does not meet soundness tests C2 and CE2 in that:

It is not compliant with national planning policy.

It is not realistic or appropriate.

It is not based on a robust or credible evidence base.

Council Response:

0

Question: 4b

Reason For Request To Speak At Hearing And Subject

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6264.V1//RE1** 14/07/2015  Summary: Policy RE1 - Renewable Energy, problems with policy

Source: Email

Type: Objection

Mode Written

Status Maintained

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Representation Texts: Both points as listed above.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6270 Community Energy Wales**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6270.V1//RE1 15/07/2015  Summary: Policy RE1 - Renewable Energy

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.69

Policy: RE1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts: Re: CEW comments on the current Powys Deposit Local Development Plan

CEW was established in 2012 to support communities across Wales in delivering sustainable energy projects in order to combat climate change and improve resilience within such communities. More recently CEW has received Welsh Government funding in order to better establish the necessary practical, policy and financial support required to assist communities to develop their own renewable energy generation and energy efficiency schemes. We expect that in the coming years we will be able to encourage and nurture a number of such schemes in Wales, including in the County of Powys.

Under this mandate, CEW is maintaining an overview of planning policy developments at the national and local level in Wales in order to ensure that the potential for community energy developments is realised and that such schemes are not unfairly hindered. We have therefore appraised the current Powys LDP Deposit 2nd draft to ensure that it adequately reflects the requirements of national policy and planning policy in Wales and will create an appropriate planning environment for community energy projects in Wales.

We are concerned firstly that the wording of Policy RE1 falls well short of a proper criteria-based policy approach to the determination of new applications. From a strategic point of view, the County Council has taken the view that all that it is required to do is to ensure that the electricity consumption of the whole of the County is equalled by the generation of electricity from renewable sources. This is out of kilter with national guidance and is not the strategic approach to renewable energy that the Welsh Government has been operating ever since TAN8 in 2005.

Further, one would expect to find advice in RE1 on a criteria-based approach to making decisions. Currently the wording is ambiguous and obfuscates how the Council expects to be able to judge whether a scheme is acceptable in terms of its "...efficiency, effectiveness and economy" whilst also neglecting to state the development control tests under which renewable energy developments will be tested.

Lastly on this broad level, there is nothing within the text supporting RE1 or the policy itself to recognise that there is a balance to be struck in reconciling the inevitable residual effects which will arise from a wind farm and the wider benefits that it can bring.

Looking specifically at community renewable energy developments, we notice a complete absence of any reference or policy support for community energy developments in the policy RE1 and the supporting text. It would be our expectation, particularly in light of the potential benefits of such developments to the rural communities of Powys, that your Authority would seek to encourage such developments where environmentally acceptable, or where they can be made acceptable through iterative design and consultation.

Welsh Government has set out bold ambitions for community energy development in Wales in recent years, not the least of which is Energy Wales: A Low Carbon Transition (March 2012). This policy guidance seeks to ensure Wales' communities benefit from energy development economically and socially. In this vein, the Minister for Natural Resources has set out in a letter to your Authority (Letter to Local Authority Cabinet Members with responsibility for Planning) on 18 December 2013 that it is Welsh Government's policy to support community driven renewable energy projects "... where benefits from the project area returned to the host community".

This reflects the national planning policy requirements in Planning Policy Wales 2014, edition 7, paragraph 12.8.19 where it is stated: "The Welsh Government's policy is to support community driven renewable energy projects where benefits from the projects are returned to the host community. Local planning authorities should ensure that

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6270.V1//RE1** 15/07/2015  Summary: Policy RE1 - Renewable Energy

Source: Email

Type: Objection

Mode Written

Status Maintained

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development plan policies are supportive of projects benefitting from, or eligible for, Feed-in Tariffs.”

We believe that the current Plan fails to reflect this requirement and will inevitably disadvantage your communities which will have no planning grounds upon which to seek your support for new renewable energy proposals.

Community Energy Wales requests that this omission is addressed and that the LDP develops a policy and advice that is supportive of community renewable energy schemes, where appropriate and where tested against other policy based requirements and criteria. We also request that a the policy is clear that positive weighting will be applied to such schemes where the economic and job benefits are clearly set out as part of a planning application, as required of local authorities in the Ministerial letter dated December 2013.

Council Response:

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Revisions to policy RE1 to include support for community renewable energy (subject to the usual tests) or the creation of a specific policy on community renewable energy, including the positive materiality of economic generation and job creation.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6322 REG Windpower**

*Agent:* **Turley**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6322.V4//RE1** 20/07/2015  Summary: Policy RE1 - Renewable Energy

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.69

Policy: RE1

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Policy RE1 (R.34.91)

Policy RE1 is not considered sound on the basis that it does not set out a coherent strategy, is not consistent with national policy, is not realistic and appropriate and is not reasonably flexible – therefore failing Tests C2, CE1, CE2 and CE4.

Policy RE1 is unclear as to what scale of energy scheme will be determined against the criteria set out. The first paragraph of the policy states that schemes under 5MW (micro and sub-local authority) will be determined in accordance with the defined criteria set out in Policy RE1. The second paragraph relates to proposals between 5MW and 50MW, which for onshore wind energy would apply to local authority wide (5MW to 25MW) and strategic (25MW and over). The wording states that such schemes would be determined in accordance with national policy/guidance, subject to the criteria set out in Policy RE1 and other relevant LDP policies. This implies that all four scales of renewable energy generating schemes will be subject to the criteria set out in Policy RE1.

The explanatory text, however, indicates that this is not how Policy RE1 is intended to be applied. Paragraph 4.10.4 states that the LDP does not set the policy for local authority wide onshore wind schemes, thereby indicating that schemes of 5MW to 25MW will not be assessed against the criteria set out in Policy RE1. This is supported by Paragraph 4.10.5, which states that policy for local authority wide and strategic onshore wind schemes is set by PPW and TAN8. This implies that schemes of 5MW to 50MW would not be determined against Policy RE1. This is not consistent with Policy RE1 itself, which states that schemes of 5MW to 50MW will be determined in accordance with national policy/guidance, subject to criteria 1 and 2 and all other relevant LDP policies. Policy RE1 therefore currently fails to provide a coherent strategy (Test CE1).

If schemes of local authority wide and strategic scale are to be subject to Criterion 1 and 2, decisions relating to certain onshore wind energy schemes could be contrary to national policy. This would be particularly pertinent for schemes within, or adjacent to, the defined SSAs when applying Criterion 1. It would be contrary to national policy to require such proposals to be 'incidental' to the existing visual and sensory landscape. This criterion is addressed in more detail below.

Policy RE1 and the relevant explanatory text should be amended to provide a coherent strategy, which

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6322.V4//RE1 20/07/2015  Summary: Policy RE1 - Renewable Energy

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

clearly establishes what scale of scheme will be determined against the defined criterion. The LDP should also allow sufficient flexibility to reflect the provisions of the Planning (Wales) Act 2015 and the relevant secondary legislation relating to developments of national significance. As it stands, energy generating schemes of 25MW to 50MW will be determined by the Welsh Ministers. Whilst this is still subject to consultation it would be inappropriate for the LDP to unnecessarily restrict such proposals.

Aside from the confusion as to how Policy RE1 is intended to be applied, our client also has specific concerns regarding the proposed criteria. It is entirely inappropriate for Criterion 1 to require "all proposals to be incidental to existing visual and sensory landscape characteristics". As currently worded, this would mean that schemes of up to 50MW, even if located in the SSAs, would need to demonstrate that they are 'incidental' to existing visual and sensory landscape characteristics. This is clearly not realistic and is inconsistent with national policy. TAN8 states that "within (and immediately adjacent) to the SSAs, the implicit objective is to accept landscape change i.e. significant change in landscape character from wind turbine development". A requirement for schemes to be 'incidental' to landscape characteristics would therefore be entirely at odds with national policy for schemes in, or adjacent to, the SSAs.

A requirement for schemes to be 'incidental' to existing landscape characteristics is also inappropriate and unnecessarily restrictive when applied to sites outside of the SSAs. Table 3 in the Renewable & Low Carbon Energy Topic Paper (March 2015) provides further clarification as to what is meant by being 'incidental' to existing landscape characteristics. It is described as being "a landscape in which turbines are incidental to existing landscape characteristics" and is identified as the lowest level of landscape impact. This is reflected in Paragraph 67 of the Topic Paper, which states that "renewable energy proposals must have the minimum landscape/visual impact to meet the policy".

This position is not realistic or appropriate and undermines the wider objectives of the LDP, The Powys Regeneration Strategy and national policy in supporting the generation of energy from renewable sources. TAN8 makes it clear that whilst a balance must be struck between the desirability of renewable energy and landscape protection, this should not result in severe restriction on the development of wind power capacity. Requiring all proposals to be incidental to existing landscape characteristics would place such a restriction on onshore wind schemes, failing to comply with national policy and undermining the wider purpose of Policy RE1.

Taking the four landscape 'scenes' set out in Table 3, there will be instances where developments outside of the SSAs would be appropriate if they are judged to fall within one of the other 'scenes'. This includes the third 'scene' where an onshore wind farm would be seen as an object within the landscape, prominent but not dominating or changing the overall characteristics. Meeting this test would still enable schemes to come forward that do not result in a 'significant change in landscape character' as recommended by national policy in relation to schemes outside of the SSAs.

The requirement for all proposals to be 'incidental' to existing visual and sensory landscape characteristics should therefore be deleted from Criterion 1 of Policy RE1. The appropriate replacement wording will be dependent on the scale of proposals subject to Criterion 1. It could, however, take the form of requiring proposals to not have an "unacceptably adverse impact on existing visual and sensory landscape

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**6322.V4//RE1** 20/07/2015  Summary: Policy RE1 - Renewable Energy

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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characteristics”.

Turning to Criterion 2, the reference to “having regard to...alternative sites” should be deleted. This requirement is unnecessarily onerous on applicants and could restrict the delivery of renewable energy. There is no national policy requirement for applications for onshore wind energy to assess alternative sites.

Our client supports the recognition in Criterion 2(iii) that measures which mitigate adverse impacts on receptors are appropriate. This recognises that there will be instances where mitigation is possible and appropriate to overcome perceived adverse impacts on receptors.

Our client supports the reference at Paragraph 4.10.5 that the Council has not refined SSAs in the LDP. Paragraph 4.10.7 (and LDP Objective 5) undermines the intended support for sub-local authority and micro scale renewable and low carbon energy projects through Policy RE1. It is unduly restrictive to limit such opportunities to enabling “opportunities for householders, communities and the diversification of rural enterprises to benefit from micro and sub-local authority energy schemes.”

Additional information submitted - Covering letter

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Policy RE1 is unclear as to what scale of energy scheme will be determined against the criteria set out. The first paragraph of the policy states that schemes under 5MW (micro and sub-local authority) will be determined in accordance with the defined criteria set out in Policy RE1. The second paragraph relates to proposals between 5MW and 50MW, which for onshore wind energy would apply to local authority wide (5MW to 25MW) and strategic (25MW and over). The wording states that such schemes would be determined in accordance with national policy/guidance, subject to the criteria set out in Policy RE1 and other relevant LDP policies. This implies that all four scales of renewable energy generating schemes will be subject to the criteria set out in Policy RE1.

The explanatory text, however, indicates that this is not how Policy RE1 is intended to be applied. Paragraph 4.10.4 states that the LDP does not set the policy for local authority wide onshore wind schemes, thereby indicating that schemes of 5MW to 25MW will not be assessed against the criteria set out in Policy RE1. This is supported by Paragraph 4.10.5, which states that policy for local authority wide and strategic onshore wind schemes is set by PPW and TAN8. This implies that schemes of 5MW to 50MW would not be determined against Policy RE1. This is not consistent with Policy RE1 itself, which states that schemes of 5MW to 50MW will be determined in accordance with national policy/guidance, subject to criteria 1 and 2 and all other relevant LDP policies. Policy RE1 therefore currently fails to provide a coherent strategy (Test CE1).

If schemes of local authority wide and strategic scale are to be subject to Criterion 1 and 2, decisions

by: Representation No

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relating to certain onshore wind energy schemes could be contrary to national policy. This would be particularly pertinent for schemes within, or adjacent to, the defined SSAs when applying Criterion 1. It would be contrary to national policy to require such proposals to be 'incidental' to the existing visual and sensory landscape. This criterion is addressed in more detail below.

Policy RE1 and the relevant explanatory text should be amended to provide a coherent strategy, which clearly establishes what scale of scheme will be determined against the defined criterion. The LDP should also allow sufficient flexibility to reflect the provisions of the Planning (Wales) Act 2015 and the relevant secondary legislation relating to developments of national significance. As it stands, energy generating schemes of 25MW to 50MW will be determined by the Welsh Ministers. Whilst this is still subject to consultation it would be inappropriate for the LDP to unnecessarily restrict such proposals.

Aside from the confusion as to how Policy RE1 is intended to be applied, our client also has specific concerns regarding the proposed criteria. It is entirely inappropriate for Criterion 1 to require "all proposals to be incidental to existing visual and sensory landscape characteristics". As currently worded, this would mean that schemes of up to 50MW, even if located in the SSAs, would need to demonstrate that they are 'incidental' to existing visual and sensory landscape characteristics. This is clearly not realistic and is inconsistent with national policy. TAN8 states that "within (and immediately adjacent) to the SSAs, the implicit objective is to accept landscape change i.e. significant change in landscape character from wind turbine development". A requirement for schemes to be 'incidental' to landscape characteristics would therefore be entirely at odds with national policy for schemes in, or adjacent to, the SSAs.

A requirement for schemes to be 'incidental' to existing landscape characteristics is also inappropriate and unnecessarily restrictive when applied to sites outside of the SSAs. Table 3 in the Renewable & Low Carbon Energy Topic Paper (March 2015) provides further clarification as to what is meant by being 'incidental' to existing landscape characteristics. It is described as being "a landscape in which turbines are incidental to existing landscape characteristics" and is identified as the lowest level of landscape impact. This is reflected in Paragraph 67 of the Topic Paper, which states that "renewable energy proposals must have the minimum landscape/visual impact to meet the policy".

This position is not realistic or appropriate and undermines the wider objectives of the LDP, The Powys Regeneration Strategy and national policy in supporting the generation of energy from renewable sources. TAN8 makes it clear that whilst a balance must be struck between the desirability of renewable energy and landscape protection, this should not result in severe restriction on the development of wind power capacity. Requiring all proposals to be incidental to existing landscape characteristics would place such a restriction on onshore wind schemes, failing to comply with national policy and undermining the wider purpose of Policy RE1.

Taking the four landscape 'scenes' set out in Table 3, there will be instances where developments outside of the SSAs would be appropriate if they are judged to fall within one of the other 'scenes'. This includes the third 'scene' where an onshore wind farm would be seen as an object within the landscape, prominent but not dominating or changing the overall characteristics. Meeting this test would still enable schemes to come forward that do not result in a 'significant change in landscape character' as recommended by



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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

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Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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national policy in relation to schemes outside of the SSAs.

The requirement for all proposals to be 'incidental' to existing visual and sensory landscape characteristics should therefore be deleted from Criterion 1 of Policy RE1. The appropriate replacement wording will be dependent on the scale of proposals subject to Criterion 1. It could, however, take the form of requiring proposals to not have an "unacceptably adverse impact on existing visual and sensory landscape characteristics".

Turning to Criterion 2, the reference to "having regard to...alternative sites" should be deleted. This requirement is unnecessarily onerous on applicants and could restrict the delivery of renewable energy. There is no national policy requirement for applications for onshore wind energy to assess alternative sites.

Our client supports the recognition in Criterion 2(iii) that measures which mitigate adverse impacts on receptors are appropriate. This recognises that there will be instances where mitigation is possible and appropriate to overcome perceived adverse impacts on receptors. Our client supports the reference at Paragraph 4.10.5 that the Council has not refined SSAs in the LDP. Paragraph 4.10.7 (and LDP Objective 5) undermines the intended support for sub-local authority and micro scale renewable and low carbon energy projects through Policy RE1. It is unduly restrictive to limit such opportunities to enabling "opportunities for householders, communities and the diversification of rural enterprises to benefit from micro and sub-local authority energy schemes."

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Policy RE1 - to enable our clients to be represented in discussions regarding the future policy direction for delivering renewable energy in Powys.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.92 Justification: Policy RE1 - Renewable Energy**

**6235 CPRW Brecon & Radnor and Montgomery Agent: CPRW Brecon & Radnor**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V23/4.10.10/** 20/07/2015  Summary: Justification: Policy RE1 - Renewable Energy

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.71, para.4.10.10

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: This paragraph needs to include specific reference to the application of local planning policies to Local Authority Wide renewable electricity schemes.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Changes required: Inclusion after 'National Policy' of words: 'and guidance, and all relevant LDP policies

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6323 RWE Innogy UK Ltd**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6323.V4/4.10.10/ 20/07/2015  Summary: Justification: Policy RE1 - Renewable Energy

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.71, para.4.10.10

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: A policy explicitly supporting proposals to generate energy from renewable and low carbon resources and associated infrastructure is welcomed. The reference to determination in accordance with National Policy / Guidance is also welcomed as it enables enable the plan to deal with changing circumstances, such as the introduction of National Development Framework and Strategic Development Plans under the Planning (Wales) Act 2015; and/or a review of Planning Policy Wales (PPW) or Technical Advice Note 8 (July 2005) (TAN8).  
 It is however questionable whether this specific policy for Renewable Energy is necessary as it does not introduce any policy test that is not already covered by National Policy / Guidance and/or other policies in the Deposit LDP. Furthermore, some of the terms used in the policy are in conflict with tests set out in other policies in the Deposit LDP, namely DM1 and DM2.  
 Powys CC's attention is drawn to Chapter 12 of PPW (Edition 7, July 2014) which provides policy support for the provision of infrastructure and services across Wales. The Welsh Government, at paragraph 12.9.1 of PPW, specifically requires local planning authorities to plan positively for all forms of renewable and low energy development using up to date and appropriate evidence. Whether intentional or not, Deposit LDP Policy RE1 appears to introduce unconventional and conflicting planning policy tests which set a higher policy bar for renewable energy developments than other developments; this approach conflicts with the requirements to plan positively as set out in PPW.  
 Notwithstanding the 'necessity' of Deposit LDP Policy RE1, comments and suggested amendments are provided below on the wording of the policy which should be considered in the event that this policy is retained.  
 It is also questioned why <5MW and 5-50MW schemes are set out separately at LDP Policy RE1 when the policy considerations are, to all intents and purposes, the same – i.e. to be determined in accordance with National Policy / Guidance, the specific criteria and all other relevant LDP policies.  
 LDP Policy RE1: Criterion 1: the policy test that proposals “must be incidental to existing visual and sensory landscape characteristics” contradicts the landscape and visual policy test set out in LDP Policy DM1 which requires that developments must not “unacceptably adversely affect, either on their own or in combination with existing or approved development”, inter alia, “The characteristics and special qualities of Powys landscape (as defined by LANDMAP) and adjacent protected landscapes (National Parks and Areas of Outstanding Natural Beauty) and the visual amenity enjoyed by users of those areas.”  
 ‘Incidental’ is defined in the Oxford English Dictionary as “happening as a minor accompaniment to something else”; “occurring by chance in connection with something else” or “happening as a result of (an activity)”. Renewable energy developments cannot, by their very nature, be defined as being ‘incidental’ to existing visual and sensory landscape characteristics.  
 The process of establishing the landscape and visual baseline and assessing the impact of development on these characteristics is well established in planning and Environmental Impact Assessment (EIA) terms and ‘incidental’ is not considered to be an appropriate policy test. No evidence has been put forward in the LDP to justify this restrictive policy test and, in any case, the landscape and visual impact is best assessed on a case-by-case basis against relevant National Policy / Guidance and other LDP policies, including Policy DM1.  
 LDP Policy RE1: Criterion 2: there appears to be no rationale behind the use of (specifically) “efficiency, effectiveness and economy” to “minimise individual or cumulative adverse impacts”. Whilst ‘energy output’ and ‘economic’ considerations are useful information and part of the planning balance, they are just two out of a plethora of material planning considerations that must be weighed in the balance.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6323.V4/4.10.10/ 20/07/2015  Summary: Justification: Policy RE1 - Renewable Energy

Source: Email

Type: Objection

Mode Written

Status Maintained

LDP Policy RE1: Criterion 2 (i) and (ii): the list of criteria is incoherently set out and, in any case, covered by National Policy / Guidance, Deposit LDP Policies DM1 and DM2 and, where relevant, Environmental Impact Assessment (EIA) legislation.

LDP Policy RE1: Criterion 2 (iii): this policy should clarify that mitigation is only required where there are identified adverse impacts, i.e. 'where necessary'.

In contrast to the contradictory and imprecise wording of Deposit LDP Policy RE1, paragraph 12.10.1 of PPW clearly and coherently sets out all of the considerations that local planning authorities should take into account in determining applications for renewable and low carbon energy development and associated infrastructure (below).

- the contribution a proposal will play in meeting identified national, UK and European targets and potential for renewable energy, including the contribution to cutting greenhouse gas emissions;
- the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development;
- the impact on the natural heritage (see 5.5), the Coast (see 5.6) and the Historic Environment (see 6.5);
- the need to minimise impacts on local communities to safeguard quality of life for existing and future generations;
- ways to avoid, mitigate or compensate identified adverse impacts;
- the impacts of climate change on the location, design, build and operation of renewable and low carbon energy development. In doing so consider whether measures to adapt to climate change impacts give rise to additional impacts (see 4.5);
- grid connection issues where renewable (electricity) energy developments are proposed; and
- the capacity of and effects on the transportation network relating to the construction and operation of the proposal.

Paragraph 4.10.4 states that "the LDP also sets the policy for Local Authority Wide schemes (5,000kW – 50,000kW) other than onshore wind" however LDP Policy RE1 does not distinguish between onshore wind and other renewable energy technologies. If it is Powys County Council's intention that the Deposit LDP rely solely on national policy / guidance for the determination of onshore wind developments, this should be explicitly stated in LDP Policy RE1.

The LDP does not set out where the 50,000kW (50MW) target set in Objective 5, and also referred to subsequently at Paragraph 4.10.7, has been derived. Whilst reference is made to the 'Renewable and Low Carbon Energy Assessment' (AECOM, October 2012), the target in the LDP does not appear to relate to the potential renewable energy capacity identified in this document. A robust and credible evidence base should be set out clearly in the document as justification for this 50,000kW (50MW) target.

Generally, there is also a need throughout the Deposit LDP to ensure consistent use of either kilowatt (kW) or megawatt (MW) as the unit of power. To ensure consistency with national policy contained in PPW together with guidance contained in TAN8, it is considered that the MW unit of power is more appropriate than the kW unit of power used in the Deposit LDP.

For the reasons set out above, it is considered that LDP Policy DM2 in its current form fails to meet the Consistency (C2) and Coherence and Effectiveness (CE1 & CE2) tests of soundness.

References in LDP Policy RE1 and accompanying paragraphs 4.10.1 to 4.10.10 to national policy and guidance is welcomed and ensures that the Coherence and Effectiveness (CE4) test is met.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Firstly, to consider whether all the criteria set out in Policy RE1 are necessary given that most, if not all, of the matters are already set out in greater detail in National Policy / Guidance and other LDP Policies. If not deleted in its entirety, make the necessary changes to ensure consistency.

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by: Representation No

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6323.V4/4.10.10/** 20/07/2015  Summary: Justification: Policy RE1 - Renewable Energy

Source: Email

Type: Objection

Mode Written

Status Maintained

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Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.93 Policy M1 – Existing Minerals Sites**

**1481 The Coal Authority**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1481.V3//M1** 15/07/2015  Summary: Policy M1 – Existing Minerals Sites

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.71

Policy: M1 Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the text as suggested by the representor. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: REPRESENTATION 3 OF 6

The wording of Policy M1 does not provide sufficient clarity in light of national planning policy.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: CHANGE WORDING FROM:

“1. Extensions (working area, depth and duration) to existing Minerals / Coal sites (Table M1) will be permitted where they would:  
 i) In the case of non-energy minerals help to maintain the required rate of supply; or  
 ii) In the case of non-energy minerals address a shortage of high quality material that is of limited availability nationally; or  
 iii) For all minerals - bring clear environmental benefits without significant increase in supply.”

TO

“1. Extensions (working area, depth and duration) to existing Minerals / Coal sites (Table M1) will be permitted where they would:  
 i) In the case of non-energy minerals help to maintain the required rate of supply; or  
 ii) In the case of non-energy minerals address a shortage of high quality material that is of limited availability nationally; or  
 iii) For all minerals - bring clear environmental, economic or social benefits.”

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

08/12/2015

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1481.V3//M1** 15/07/2015  Summary: Policy M1 – Existing Minerals Sites

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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Representation Texts: The specified concerns regarding Policy M1.

To ensure clarity within the policy and to ensure compliance with MTAN2.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4765 Flintshire County Council (N W Minerals & Waste PI)**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V5//M1** 22/07/2015  Summary: Policy M1 – Existing Minerals Sites - Meeting Future Need

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.71

Policy: M1 Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the text of Policy M1 to provide clarity with regards to rate of supply and requirements with respect to the RTS statement. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy M1 criteria (i) - what is 'the required rate of supply'?

For aggregates the RTS sets out the level of need which could be referenced, but for other mineral types there is no 'required rate of supply'. Criteria (iii) the wording is not clear. I presume this is intended to allow a site to be reconfigured in some way so that there are environmental gains, but that is not clear and there is no explanation within the justification.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Provide explanation within the justification

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V16//M1** 22/06/2015  Summary: Policy M1/M2 – Existing and New Minerals Sites - Urban Quarries for storage of inert waste

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.71

Policy: M1 Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy



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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V16/M1** 22/06/2015  Summary: Policy M1/M2 – Existing and New Minerals Sites - Urban Quarries for storage of inert waste

Source: Email Type: Objection Mode Written Status Maintained

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: "FC: This Representation is noted. Urban Quarries are addressed in TAN21 and Policy M1 criterion 2 enables such activities in existing Minerals sites.FC: The Council agrees to amend the text of Paras 4.9.7 and 4.9.8. to provide additional clarity. See focused Changes for details."

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: Urban quarries

Presume this is the role of policy M1. Very restrictive.

[Need to be considered in terms of TAN21]

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5100 Mineral Products Association**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5100.V2//M1 20/07/2015  Summary: Policy M1 – Existing Minerals Sites

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.71

Policy: M1 Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the text to provide clarity to Policy M1 and is consistent with National Policy. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy M1 Existing Mineral Sites

The Mineral Products Association (MPA) objects to this policy in view of its incoherence and lack of attention to national policy. It fails Soundness Tests C2 & CE1.

1) The policy refers to all mineral sites, and contains two criteria for non energy minerals. The policy is deficient in not setting out the policy requirement for aggregates as required by national policy.

MPPW paragraph 17 states that authorities should include policies in their development plans for the maintenance throughout the plan period of landbanks for non-energy minerals which are currently in demand. References to 'landbank policy' occur again in this paragraph twice. This is a clear statement in national policy that references to landbank need to form part of a policy and by implication that it is not appropriate to merely relegate this to the supporting text, which in this case is limited to objective 12 and to the Monitoring Framework. This is because the most fundamental reason for a local development plan for minerals is to provide for a steady and adequate supply of minerals and this can only be expressed in quanta. The plan is therefore unsound because it does not mention the landbank (and how this has influenced levels of provision) in the policy in accordance with national policy.

We also ask that the RTS provision figure is included as this is essential to an understanding of landbank policy. This is referred to briefly in the Plan text but should be elevated to policy to give it more weight.

2) In addition, the policy is not coherent in respect of dimension stone production. Unlike aggregates there is no restriction on rates of supply whilst shortages of stone to supply materials in the local architectural style would not be covered by this policy. Unless there are other minerals covered by the term 'non energy' we believe this should be amended to 'crushed rock aggregates', which would be a better fit to the supporting text and the objective of the clause. This would leave clause ii to be amended to make it clear that it refers to dimension stone operations as well. Clause iii will also need amendment since it there is as already pointed out no restriction in national policy to the supply of dimension stone.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

5100.V2//M1 20/07/2015  Summary: Policy M1 – Existing Minerals Sites

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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Representation Texts: 1) We therefore seek the amendment to the policy by inserting new text at the beginning of the policy as follows,

“An adequate supply of aggregates will be provided which maintains a minimum landbank (permitted reserves) of 10 years for crushed rock aggregates throughout the Plan Period at an agreed rate of 2.51 Million tonnes per annum.”  
This will provide the necessary alignment with national policy.

2) We also seek an amendment to the policy by inserting new text and deleting some text in the body of the policy as follows:

CHANGE FROM

“Extensions (working area, depth and duration) to existing Minerals / Coal sites (Table M1) will be permitted where they would:

- i) In the case of non-energy minerals help to maintain the required rate of supply; or
- ii) In the case of non-energy minerals address a shortage of high quality material that is of limited availability nationally; or
- iii) For all minerals - bring clear environmental benefits without significant increase in supply.

CHANGE TO:

“Extensions (working area, depth and duration) to existing Minerals / Coal sites (Table M1) will be permitted where they would:

- i) In the case of crushed rock aggregate minerals help to maintain the required rate of supply; or
- ii) In the case of all types of non-energy minerals address a shortage of high quality material that is of limited availability locally or nationally; or
- iii) For all minerals - bring clear environmental benefits.

Council Response:

0

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### Question: 4b Reason For Request To Speak At Hearing And Subject

Representation Texts: The Mineral Products Association (MPA) is the trade association for the aggregates, asphalt, cement, concrete, dimension stone, lime, mortar and silica sand industries. With the recent addition of The British Precast Concrete Federation (BPCF) and the British Association of Reinforcement (BAR), it has a growing membership of 450 companies and is the sectoral voice for mineral products. MPA membership is made up of the vast majority of independent SME companies throughout the UK, as well as the 9 major international and global companies. It covers 100% of GB cement production, 90% of aggregates production and 95% of asphalt and ready-mixed concrete production and 70% of precast concrete production. Each year the industry supplies £9 billion of materials and services to the £120 billion construction and other sectors. Industry production represents the largest materials flow in the UK economy and is also one of the largest manufacturing sectors.

Given the government's recognition of the economic and employment benefits of the extractive industries we should like to direct your attention to 'Making the Link', a document produced by the MPA to highlight the contribution that the sector makes to the economy. The document can be downloaded from the following website.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5100.V2//M1** 20/07/2015  Summary: Policy M1 – Existing Minerals Sites

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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[http://www.mineralproducts.org/documents/MPA\\_MTL\\_Document.pdf](http://www.mineralproducts.org/documents/MPA_MTL_Document.pdf)

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5197.V33//M1 20/07/2015  Summary: Policy M1 – Existing Minerals Sites

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.71

Policy: M1 Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the text to make specific reference as suggested by the representor to indicate minerals sites working in close proximity to sensitive sites. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy M1 – Existing Minerals Sites  
 Although we appreciate that development proposals will be required to be determined in accordance with the Plan as a whole, and particularly Policies DM1 and DM2, a number of the quarries listed in Table 8 contain or are in close proximity to SSSIs and SACs. To provide greater clarity to users of the Plan including potential developers of the identified mineral sites, that consents will be required under the Wildlife and Countryside Act as amended for any potentially damaging operations that are proposed, the relevant sites, which are

- Llanelwedd Quarry (Builth Wells)
  - Buttington Brickworks SSSI
  - Dolyhir Quarry SSSI
  - Criggion Quarry (Breidden SSSI)
  - Garreg Quarry (Moel y Golfa SSSI)
- should be identified/referred to in the Policy or its supporting text/Table 8. (To meet tests of soundness C2 and CE3).

Criterion iii of the policy states 'Bring clear environmental benefits without significant increase in supply'. However it is not clear what is meant by this statement. Therefore to provide greater clarity to users of the Plan, we recommend clarification is provided in the supporting text of the policy.

(To meet tests of soundness C2, CE1 and CE3.)

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Policy M1 – Existing Minerals Sites  
 Although we appreciate that development proposals will be required to be determined in accordance with the Plan as a whole, and particularly Policies DM1 and DM2, a number of the quarries listed in Table 8 contain or are in close proximity to SSSIs and SACs. To provide greater clarity to users of the Plan including potential developers of the identified mineral sites, that consents will be required under the Wildlife and Countryside Act as amended for any potentially damaging operations that are proposed, the relevant sites, which are

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V33/M1** 20/07/2015  Summary: Policy M1 – Existing Minerals Sites

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

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Llanelwedd Quarry (Builth Wells)  
Buttington Brickworks SSSI  
Dolyhir Quarry SSSI  
Criggion Quarry (Breidden SSSI)  
Garreg Quarry (Moel y Golfa SSSI)  
should be identified/referred to in the Policy or its supporting text/Table 8. (To meet tests of soundness C2 and CE3).

Criterion iii of the policy states 'Bring clear environmental benefits without significant increase in supply'. However it is not clear what is meant by this statement. Therefore to provide greater clarity to users of the Plan, we recommend clarification is provided in the supporting text of the policy.

(To meet tests of soundness C2, CE1 and CE3.)

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5939 Border Hardcore**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5939.V1//M1** 14/07/2015  Summary: Policy M1 – Existing Minerals Sites - Buttington Quarry

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.71

Policy: M1 Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agree to amend the text to correct the information in table M1 as suggested by the representor. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: As owners and operators of Middletown & Buttington Quarries we would like to formally object to some of the information contained in the table M1 in the written LDP document (document 34). The table currently states the 'Mineral Extraction End Date' at Middletown Quarry as being until 21 Feb 2042. This is incorrect. The correct expiration of the current planning permission is 22/08/2060. This was correctly shown in the adopted version of the UDP. We request that the 2060 expiry date be shown in the table so that the LDP document is sound, factually correct and not misleading to the public.

The table M1 also needs to be amended to show the correct mineral type extracted from Buttington Quarry. The previous deposit draft of this document (2014) correctly stated the Mineral Type as being Clay & Shale. For some reason this has been altered in the current deposit draft to show Sandstone which is incorrect. For the LDP document to be factually correct and sound we request the table M1 be amended to show that Clay and Shale is the mineral type at Buttington Quarry.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The table M1 needs to be changed to show the correct 'end date' for Middletown Quarry and also the correct 'mineral type' at Buttington Quarry as outlined above.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.95 Policy M2 – New Minerals Sites**

**1481 The Coal Authority**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1481.V4//M2** 15/07/2015  Summary: Policy M2 – New Minerals Sites

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.73

Policy: M2 Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the text to ensure compliance with National Policy. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: REPRESENTATION 4 OF 6

The Coal Authority acknowledges that Policy M2 has been amended to include instances where selected community benefits may justify the extraction of coal, i.e. to address mining legacy and to prepare land for certain types of future development.

However, we still strongly object to this policy as it essentially prejudices that no new coal extraction will be permitted unless it is to take place on sites where certain types of development is proposed. This stance does not accord with National Planning Policy in MTAN2.

Paragraph 46 of MTAN2 outlines a two stage approach in the consideration of proposed coal operations. The Policy fails to set out the criteria against which applications for mineral extraction will be assessed i.e. the first stage of the process, and instead focuses on local/community benefits i.e. the second stage of the process.

This presumption against new coal workings except where development is proposed is contrary to National Planning Policy. The Coal Authority therefore considers that this renders the LDP Fundamentally UNSOUND such that it cannot proceed to adoption.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Policy M2 should be amended:

FROM  
 "No new sites for the winning of hard rock, sand and gravel, or coal will be permitted in addition to those sites as shown on the proposals map and in Table M1unless they are:.....[etc etc]...."

TO



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1481.V4//M2** 15/07/2015  Summary: Policy M2 – New Minerals Sites

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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“ New permanent sites for the winning of hard rock, sand and gravel, or coal will be permitted where these meet the requirements of National Planning Policy.”

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: The specified concerns regarding Policy M2.

To ensure that the LDP policy is compliant with the provisions of MTAN2.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4765 Flintshire County Council (N W Minerals & Waste PI)**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V6//M2** 22/06/2015  Summary: Policy M2 – New Minerals Sites

Source: Email Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.73

Policy: M2 Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the text of Policy M2 to ensure compliance with National Policy. See Focused Changes for details.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: This appears overly restrictive still. What about prior extraction for mineral types other than coal? It's not clear whether the policies comply with MTAN 2 either. An extension to a coal site would be allowed, as would prior extraction to address stability issues or prepare the land for development, but no new coal extraction would. It's explained within the justification that 'that which is accessible and commercially viable has been, or is in the process of being won'. It's not clear that the evidence base is sufficient to support this

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5100 Mineral Products Association**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5100.V3//M2 20/07/2015  Summary: Policy M2 – New Minerals Sites

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.73

Policy: M2 Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

Question Representation Texts

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the text to ensure Policy M2 is consistent with National Policy. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy M2 New Mineral Sites

The Mineral Products Association (MPA) objects to this policy since it is not in accordance with paragraph 49 of MTAN1. It fails Soundness Tests C2.

The reference to 'small scale' and 'local markets' in respect to dimension stone in the policy presumably comes from MPPW para 72. This document was published in 2001 and predates the 2004 Symonds report, Planning for the Supply of Natural Building and Roofing Stone in England and Wales. There is also more than a decade of UK production statistics to examine trends which show a slowly rising demand for building stone (prior to the recession) especially of sandstone and igneous with sandstone being the most important (Figure 1). The industry therefore benefits from a resurgence in demand for traditional materials. There are no comparable statistics for the constituent parts of the UK. The overall demand for building stone (not including slate) has remained remarkably stable at 2.7 million tonnes per year up to 2012 (UK Minerals Yearbook 2013, page 29). However, the proportion of imports, particularly for unworked stone has been steadily rising to the point where imports now account for 62% of the market. The Symonds report noted that in the previous decade the number of quarries and operators had been falling (Exec Summary Introduction and Background). The rise in imports and demise of indigenous supply sources is a direct result of the generally unsympathetic treatment of dimension stone in planning and the ability of operators to meet regulatory and commercial challenges.

At the heart of this prejudice is an apparent determination by local government to keep the industry shackled to the past in small scale operations serving severely restricted local markets. However, our members report that typically, only 10% to 30% of their business is in the heritage market and the occurrence of contracts for it are so sporadic that they cannot retain highly skilled labourforces nor provide operating margins to run a modern business. Dimension stone producers also face a number of commercial obstacles which other mineral operators do not have.

Being limited to 'local markets' and 'small scale' production reflects the historic circumstances of the industry and the traditional emphasis on heritage end uses. Local market and small scale means restricted outlets, low volumes and low turnover/operating profit. This scenario does not allow the operator to invest in the technology and training which is increasingly being required of him, and his low sales forecast means that he will be turned away by his bank manager for loans to keep the business going. This is a serious threat to continuity of security of supply. Conversely, serving wider markets at a commercially viable scale makes it easier to guarantee that stone will also be available to serve the local market.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

08/12/2015

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

5100.V3//M2 20/07/2015  Summary: Policy M2 – New Minerals Sites

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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Representation Texts: Accordingly, the policy needs to be much more flexible if it is to serve the dimension stone industry of the 21st century. We suggests the following amendments:

CHANGE FROM:

No new sites for the winning of hard rock, sand and gravel, or coal will be permitted in addition to those sites as shown on the proposals map and in Table M1 unless they are:

1. Very small workings for locally distinct stone or sand and gravel for a local market; or
2. For coal where it would:
  - i. remove a mining legacy; or
  - ii. prepare land for future development of employment and economic benefit; or
3. A borrow pit under Policy M3 below.

CHANGE TO:

No new sites for the winning of hard rock, sand and gravel, or coal will be permitted in addition to those sites as shown on the proposals map and in Table M1 unless they are:

1. For locally distinct dimension stone or sand and gravel; or
2. For coal where it would:
  - i. remove a mining legacy; or
  - ii. prepare land for future development of employment and economic benefit; or
3. A borrow pit under Policy M3 below.

Council Response:

0

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### Question: 4b Reason For Request To Speak At Hearing And Subject

Representation Texts: The Mineral Products Association (MPA) is the trade association for the aggregates, asphalt, cement, concrete, dimension stone, lime, mortar and silica sand industries. With the recent addition of The British Precast Concrete Federation (BPCF) and the British Association of Reinforcement (BAR), it has a growing membership of 450 companies and is the sectoral voice for mineral products. MPA membership is made up of the vast majority of independent SME companies throughout the UK, as well as the 9 major international and global companies. It covers 100% of GB cement production, 90% of aggregates production and 95% of asphalt and ready-mixed concrete production and 70% of precast concrete production. Each year the industry supplies £9 billion of materials and services to the £120 billion construction and other sectors. Industry production represents the largest materials flow in the UK economy and is also one of the largest manufacturing sectors.

Given the government's recognition of the economic and employment benefits of the extractive industries we should like to direct your attention to 'Making the Link', a document produced by the MPA to highlight the contribution that the sector makes to the economy. The document can be downloaded from the following website.  
[http://www.mineralproducts.org/documents/MPA\\_MTL\\_Document.pdf](http://www.mineralproducts.org/documents/MPA_MTL_Document.pdf)

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5100.V3//M2** 20/07/2015  Summary: Policy M2 – New Minerals Sites

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

---

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.96 Justification: Policy M2 – New Minerals Sites**

**1481 The Coal Authority**

*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**1481.V5/4.11.7/M2** 15/07/2015  Summary: Justification: Policy M2 – New Minerals Sites

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.73, para.4.11.7

Policy: M2 Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the text to include a specific minerals safeguarding policy. See Focused Changes for details.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: REPRESENTATION 5 OF 6

As clearly articulated in our response to the Powys LDP Deposit Draft, July 2014, The Coal Authority objects to the omission of any policy which actually defines Mineral Safeguarding Areas (MSAs). Whilst Policy DM1 refers to mineral sterilisation, it does not actually refer to the designation of MSAs.

Paragraphs 4.11.6 and 4.11.7 seek to argue that there is no need to safeguard surface coal resources in the plan area because the Council deem the area which is accessible and commercially viable to be that which has or is in the process of being won.

Areas which have previously been worked may be suitable and appropriate for future re-working as modern extraction methods are available to remove a greater percentage of the coal resource than historic mining was able to.

The Council is also confusing the issue of whether or not mineral extraction may be acceptable with safeguarding. Safeguarding is based on geological fact, it is not in any way related to whether or not planning permission may be granted. The designation of MSAs is a long-term planning tool, which will extend well beyond the current plan period. It is designed to allow the resource to be safeguarded to allow the flexibility for future mineral extraction to be available, depending upon the planning policy considerations that are then in place.

The viability of coal extraction varies depending upon market factors, safeguarding is also an integral part of the UK energy security.

The MSA for coal should follow the procedure set out in paragraphs 34 to 43 of MTAN2 and paragraph 13 of MPPW. This clearly does not require any consideration to be given as to whether or not coal working may or may not be acceptable.

This policy omission is therefore contrary to National Planning Policy. The Coal Authority considers that this renders the LDP Fundamentally UNSOUND such that it cannot proceed to adoption.

Council Response:

08/12/2015

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
1481.V5/4.11.7/M2		15/07/2015	<input type="checkbox"/>			Summary: Justification: Policy M2 – New Minerals Sites
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Insert New Policy as follows:

**Policy xx – Mineral Safeguarding**

Mineral Safeguarding Areas have been designated for aggregates and surface coal and these are shown on the Proposals Map. Within the Mineral Safeguarding Areas where non-mineral surface development is proposed the prevention of the sterilisation of the mineral resources will be considered. New development will only be permitted where:

- i. The mineral resource is not of potential value; or
- ii. The mineral resource can be extracted prior to development; or
- iii. Extraction would not meet the tests of environmental acceptability or community benefit as set out in National Policy; or
- iv. The development is of a temporary nature and can be completed and the site restored to a condition that would allow for future extraction; or
- v. The development is householder development or of a very minor nature such as extensions to dwellings, fences, walls or bus shelters.

NB - The Proposals Map would need to include the Primary and Secondary coal resource within the MSA in line with the methodology set out in MTAN2 paragraphs 34 to 43.

Appropriate supporting text would also be required.

Council Response:

0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: The specified concerns regarding the omission of any policy which defines Mineral Safeguarding Areas.

To ensure that the LDP policy is compliant with the provisions of MTAN2.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.97 Policy M3 – Borrow Pits**

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

5197.V34/M3 20/07/2015  Summary: Policy M3 – Borrow Pits

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.73

Policy: M3 Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: We consider the policy meets Test of Soundness C2.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

### 6323 RWE Innogy UK Ltd

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

6323.V5//M3 20/07/2015  Summary: Policy M3 – Borrow Pits

Source: Email

Type: Support

Mode Written

Status Maintained

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Document:Draft Deposit Written Statement 2015, p.73

Policy: M3

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

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*Question*                      *Representation Texts*

**Question:**                      **Council Response**

Representation Texts:    This Representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response:

0

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**Question: 3d. (i)**                      **Representation Details**

Representation Texts:    A policy explicitly supporting temporary mineral workings to supply particular construction projects is welcomed.  
References in the accompanying paragraphs 4.11.7 to national policy is also welcomed and ensures that the Coherence and Effectiveness (CE4) test is met.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.100 Policy C1 – Community Facilities and Indoor Recreation Facilities**

**542 Abermule (with) Llandyssil Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V26//C1** 20/07/2015  Summary: Policy C1 – Community Facilities

Source: Post or in person

Type: Comment

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.74

Policy: C1

Issue: 2015: Deposit Draft-06.Transport and Community Facilities

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Planning support for community facilities is welcome with the provisos of proposed facilities being appropriate in scale and nature to their location; serving the local geographic community rather than a wider area, and a preference for shared community or other multi-use.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1552 Douglas Hughes Architects Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1552.V6//C1** 20/07/2015  Summary: Policy C1 – Community Facilities and Indoor Recreation Facilities

Source: Email Type: Objection Mode Written Status Maintained

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Additional material submitted

Document:Draft Deposit Written Statement 2015, p.74

Policy: C1

Issue: 2015: Deposit Draft-06.Transport and Community Facilities

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. The policy was prepared in accordance with national and regional guidance and is supported by the Topic Paper Community Facilities (January 2015).

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy is subjective and unsubstantiated in terms of supporting information and topic papers.

Policy is too vague and restrictive and use of words such as local geographic community' leave the LPA open to challenge.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Policy to be wholly redrafted to reflect regional and national planning guidance.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I wish to speak at the public examination so that a detailed case can be provided to the inspector and so that the reasoning of the officers can be fully examined.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.104 Appendix 1 – Settlement Allocations**

**9 Beguildy Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**9.V4** 16/07/2015  Summary: Appendix 1 – Settlement Allocations - Support for CS661

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.76 Site: 661/5612 Land at Rear of Ebran Ddu, Felindre, Knighton New Site  
Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Comments on candidate sites

661- Members recommend approval

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: CS 661

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**9.V5** 16/07/2015  Summary: Appendix 1 – Settlement Allocations -Members recommend that Community use is added to proposed use of site CS 738

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.76 Site: 738/2837 Beguildy County School, Beguildy, Knighton  
Issue: 2015: Deposit Draft-14.Miscellaneous

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>9.V5</b>		16/07/2015	<input type="checkbox"/>			Summary: Appendix 1 – Settlement Allocations -Members recommend that Community use is added to proposed use of site CS 738

Source: Email	Type: Comment	Mode: Written	Status: Maintained
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*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts:    Comments on candidate sites

738-Members recommend that Community use is added to proposed use of site

Council Response: 0

**Question: 3e. (ii)      Candidate Site No/Name**

Representation Texts:    CS 738

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>9.V7</b>		16/07/2015	<input type="checkbox"/>			Summary: Appendix 1 – Settlement Allocations Support for CS575

Source: Email	Type: Objection	Mode: Written	Status: Maintained
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Document:Draft Deposit Written Statement 2015, p.76	Site: 575/2623	Opposite the Radnorshire Arms Beguildy	New Site
Issue: 2015: Deposit Draft-12. Alternative Sites			

*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts:    Comments on candidate sites

575- Members recommend approval

Council Response: 0

**Question: 3e. (ii)      Candidate Site No/Name**

Representation Texts:    CS 575

Council Response: 0

**Appendix 1 - Deposit LDP Repts & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**9.V8** 16/07/2015  Summary: Appendix 1 – Settlement Allocations - Supporting CS186

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.76 Site: 186/5392 Land Nth of Wharf Inn Car Park, Felindre, Knighton New Site  
Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Comments on candidate sites  
186- Members recommend approval

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: CS 186

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**9.V10** 16/07/2015  Summary: Appendix 1 – Settlement Allocations - Support for CS66

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.76 Site: 66/4175 Glebeland at Beguildy (0.41Ha), Knighton New Site  
Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Comments on candidate sites  
66- Members recommend approval

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: CS 66

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**9.V10** 16/07/2015  Summary: Appendix 1 – Settlement Allocations - Support for CS66

Source: Email Type: Objection Mode Written Status Maintained

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Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**9.V11** 16/07/2015  Summary: Appendix 1 – Settlement Allocations - Support for CS622

Source: Email Type: Objection Mode Written Status Maintained

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Document: Draft Deposit Written Statement 2015, p.76 Site: 622/5590 Adj. The Vicarage, Beguildy New Site  
Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Comments on candidate sites

622- Members recommend approval but be aware that a small proportion of this land is subject to flooding

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Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: CS 622

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Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**439 Newtown & Llanllwchaearn Town Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**439.V12** 16/07/2015  Summary: Appendix 1 – Settlement Allocations

Source: Email Type: Support Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.76

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be consistent with and in support of the DLDP Strategy and Policies. It is noted that the Representor would like to see an affordable housing contribution on the P48 HC2 site. This is a committed site which benefits from planning permission. According to the Affordable Housing Contribution (No.) column, 12 affordable dwellings have been secured as part of the existing planning permission. No change is therefore considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Paragraph HC1 Heol Pengwern: Committee welcomes the housing allocation

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Paragraph HC2 Bryn Lane: Committee welcomes the housing allocation but would like to see an affordable housing allocation at the site.

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**449 Carreghofa Community Council**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

449.V1 21/07/2015  Summary: Appendix 1 – Settlement Allocations - Llanymynech

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.76

Issue: 2015: Deposit Draft-04. Housing - Affordable Housing

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council commissioned a CIL & Viability Assessment for the purposes of deriving target percentages for affordable houses in the identified house price areas of Powys. The site at Llanymynech HC1 (UDP allocation M170 HA1)(Parc Llwyfen) is a site that was allocated in the UDP which did not have an affordable housing target and it has a extant planning consent therefore it is categorised as a commitment in the LDP but with no affordable housing requirement.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Affordable Housing. Llanymynech is set at the lower target of 10% (rather than 20%) of all new builds to be affordable housing. However, the 35 houses in 3 sites shown for Llanymynech in the LDP only provide 2.5 affordable houses, which is well under the target of 3.5. As a minimum, the Council believes the 1.5 affordable houses shown for P40 HA2 off Carreghofa Lane should be rounded up to 2 rather than down to 1. In addition, the 20 houses at Llwyfen (P40 HC1 and P40 HA1) should provide 2 affordable houses despite the first site for 10 (P40 HC1), which is partially complete, having been apparently exempted.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Affordable Housing. Llanymynech is set at the lower target of 10% (rather than 20%) of all new builds to be affordable housing. However, the 35 houses in 3 sites shown for Llanymynech in the LDP only provide 2.5 affordable houses, which is well under the target of 3.5. As a minimum, the Council believes the 1.5 affordable houses shown for P40 HA2 off Carreghofa Lane should be rounded up to 2 rather than down to 1. In addition, the 20 houses at Llwyfen (P40 HC1 and P40 HA1) should provide 2 affordable houses despite the first site for 10 (P40 HC1), which is partially complete, having been apparently exempted.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**449.V2** 21/07/2015  Summary: Appendix 1 – Settlement Allocations - Llanynmynech

Source: Email Type: Comment Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.76

Site: 468/5522/P40 HA2 Land South of Ty Gwyn, Carreghofa, Llanynmynech

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Infrastructure – Mains sewage. As this Council pointed out when commenting on the first draft of the LDP in Apr 2013, the site P40 HA2 off Carreghofa Lane will adjoin part of the village that is not served by mains drainage. Any new build should be required to put that right.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Infrastructure – Mains sewage. As this Council pointed out when commenting on the first draft of the LDP in Apr 2013, the site P40 HA2 off Carreghofa Lane will adjoin part of the village that is not served by mains drainage. Any new build should be required to put that right.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**451 Churchstoke Community Council**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

451.V1//H1 12/07/2015  Summary: Appendix 1 – Settlement Allocations - Churchstoke General Comments

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.50

Policy: H1

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your comments. The Council acknowledges your concerns that Churchstoke should be awarded higher housing numbers and additional land allocations. Please note that the Housing Topic Paper and the LDP Strategy Topic Paper are being updated and further work has been undertaken on the deliverability of sites shown in the LDP. A number of Focussed Changes are proposed to the Plan in the light of the revisions and updated evidence and in response to Representations made at the Deposit Plan stage. Please refer to the separate Focussed Changes document and the Churchstoke map and Appendix 1 settlement allocations table for any Focussed Changes regarding land allocations in Churchstoke.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Churchstoke Community Council makes the following response to the consultation on the Deposit LDP:

- a) Churchstoke Community Council is disappointed that there are fewer/ smaller sites allocated for housing/ employment respectively in the Deposit LDP than in the existing UDP
- b) Churchstoke Community Council is disappointed that of the candidate sites for housing supported by CCC at consultation, only 2 have been carried forward within the development boundary into the Deposit LDP, but there is no explanation of why that is the case
- c) Churchstoke Community Council expresses concerns that existing sites allocated for housing in the LDP have not been completely developed, and would like to see more candidate sites included in the Deposit LDP by way of alternatives.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: CCC would like to see the following changes to the Deposit LDP:

- a) Churchstoke Community Council would like to see more/larger sites allocated for housing/employment respectively in the Deposit LDP to at least the level of the existing UDP
- b) Churchstoke Community Council would like to see an explanation of why only 2 of the candidate sites for housing supported by the community council at consultation have been included within the development boundary in the Deposit LDP
- c) Churchstoke Community Council would like to see more candidate sites included in the Deposit LDP by way of alternatives to existing sites allocated for housing in the UDP have not been completely developed.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>451.V1//H1</b>		12/07/2015	<input type="checkbox"/>			Summary: Appendix 1 – Settlement Allocations - Churchstoke General Comments
Source: Email			Type: Objection		Mode	Written
				Status		Maintained

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1552 Douglas Hughes Architects Ltd**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

1552.V5 20/07/2015  Summary: Appendix 1 – Settlement Allocations - housing numbers in Builth

Source: Email Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.76

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: For the last five years we have been working with Rural Housing Enablers and Registered Social Landlords (RSLs) in the Builth Wells area identifying sites suitable for housing. We have also represented many site owners in the Builth area in relation to the previous consultations for the Powys County Council Unitary Development Plan (PCC UDP 2010). As a practice we have also made our representations via the Powys County Council Strategic Housing Partnership as well as the Joint Housing Land Availability Study (JHLAS).

We have monitored the delivery of housing across the county of Powys over the last 15 years in doing so we have consistently challenged the Local Planning Authority (LPA) to allocate tracts of land which are realistically deliverable for housing within the relevant plan periods, We are the largest indigenous architectural practice in the county that has delivered mass housing as well as one off houses within Powys so are very well placed to make comments about deliverable land parcels within the county.

[...]

In terms of housing numbers we note that Builth Wells was considered an appropriate settlement for the delivery of 203 dwellings over the plan period of the UDP 2001- 2016. This target was never achieved due to the aforementioned sites not coming forward.

It is therefore surprising that there are now only 131 houses allocated within the LDP plan period to 2026 Where have the projected households from the UDP that wanted to live in Builth Wells gone to? We believe the main reason for the lack of delivery of housing over the UDP plan period for Builth Wells was that the majority of land allocations were not available or could not have been delivered without major infrastructure improvements, such as the installation of a major roundabout un the case of PCC UDP 85 HA7 In simple terms the site could not be delivered because, even at the height of the housing boom, its delivery was economically unfeasible The point being therefore why are these sites still being included for development when one could argue the economic environment for doing so in the future is never going to resemble that of the early to mid 2000s ever again?

We challenged the housing numbers for Builth Wells going forward as part of our contribution to the Strategic Housing Partnership and at JHLAS where we have consistently made the point that the Local Authority is reliant on outdated and misrepresented data The assessment of housing need has not been undertaken on a sufficiently micro level in order to fully investigate the precise need in most settlements in Powys As an illustration of this, Llandrindod Wells has been allocated 398 dwellings over the plan period and while it is acknowledged that Builth Wells is slightly smaller than Llandrindod, the aspirations for the former settlement are very much greater than the latter settlement. Therefore to be proportionate we believe 200+ to be a more accurate reflection of demand.

[...]

The Revised Deposit Draft LDP includes parcels of land within Bulith which are not deliverable. This is evidenced by the fact that these parcels of land have been included for some time within Development Plans. While these parcels of land are now being designated as white land' it is obvious they are being relied upon to form part of the buffer number of houses coming forward during the plan period it designated sites are not built out. This provides a distorted view of the housing land allocation for Bulith Wells over the plan period. There is no clear evidence base for the inclusion of some of these parcels of land as to why they have been promoted despite comments to the contrary by some of the authors of the LDP. We therefore have challenged, and will continue to challenge, the inclusion of these parcels of land for their

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1552.V5** 20/07/2015  Summary: Appendix 1 – Settlement Allocations - housing numbers in Builth

Source: Email

Type: Objection

Mode Written

Status Maintained

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inclusion for quite arbitrary reasons. This is why we believe PCC LDP P08 HA2 (A,C&D) should be omitted as it has not been delivered despite being included in development plans for 20 years.

The final issue that we raise is in terms of the data upon which the LPA has based its judgement. There is a clash between two fundamental documents upon which the Local Authority has based its numbers. These are the LHMA 2015 which states that Builth Wells and Llanwrtyd Wells have an affordable housing target of 20 dwellings per year. However according to the Powys County Council LDP and CIL Assessment of 2014 only 204 dwellings have been allowed for in total for Builth Wells and Llandrindod Wells. 20% of these shall be affordable which shall equate to approximately 40 dwellings in total. With this in mind we continue to have no confidence in the data upon which the Local Authority has based its projections as it is fundamentally incorrect and therefore Builth Wells needs a larger allocation number.

With all of the above in mind we are of the opinion that the sites that have been both zoned for housing within the PCC LDP 2015 as well as the white sites' be reconsidered in the light of this statement. The site that we are promoting for including within the LDP is truly deliverable over the plan period and it has been recognised by the LPA in previous stages of the LDP that the whole of site 579 is entirely viable.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The next stage of the Local Development Plan needs to be changed to accommodate the extension to land parcel P08 HA3 as per the Initial Deposit Draft All of the site was scored green at candidate site stage and has not obstacles to development. This is a parcel of land that is truly deliverable over the plan period for housing In addition land that has no prospect of being delivered over the plan period should not be included within said plan such as the whi(e land defined in the PCC LOP 2015 but best described as PCC UDP HA5 and HA7. The inclusion of these parcels of land has not been promoted by neither the land owner nor any other body. The inclusion of this land distorts the opportunity of the settlement of Builth Wells to deliver housing up until 2026. Therefore we ask for these parcels of 'and to be removed.

Also land that is not deliverable and has been in the PCC 1997 and 2010 plans should be omitted such as P08 HA2.

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I wish to speak at the public examination as I am of the opinion that the deliverability of sites included in the LDP at this stage has not been tested sufficiently. It shall also allow all interested parties to debate the plan of Builth Wells in terms of residential land opportunities for the benefit of the town.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1854 Lewis, Mr David**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1854.V2** 17/07/2015  Summary: Appendix 1 – Settlement Allocations - Proposed new site in Dolau

Source: Post or in person Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Written Statement 2015, p.76

New Site

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This alternative site has been proposed as part of a wider proposal to combine the rural settlements of Tanhouse, Llanfihangel Rhydithon and Dolau for classification as the small village of 'Dolau'. Whether Dolau is classed as a small village or rural settlement, no actual development boundary or land allocation will be identified, instead housing growth in this settlement will be dealt with through a policy approach.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Request for the reclassification of Llanfihangel Rhydithon (Dolau) (See V1) and the inclusion of Candidate site 262 as an allocation.

Supporting information submitted:

Attachment 1 - Site Plan & Planning application plan

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocation of Candidate site number 262 (Also see V1)

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate site No. 262 (Land to West of the Lodge, Tanhouse)

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1933 Price, Mr John***Agent:* **Geraint John Planning Ltd**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1933.V3 17/07/2015  Summary: Appendix 1 – Settlement Allocations - Proposed new site in Llanigon

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

SA/SEA submitted

Document:Draft Deposit Written Statement 2015, p.76

New Site

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts: Assessment of the Suitability of the Site for Development

The site and its surroundings

The proposed site on land to the south of Willow Glade is located within the existing settlement boundary of Llanigon, approximately 2.5km to the south-west of Hay on Wye. The site extends to an area of 0.98ha and is currently comprised of agricultural land used to graze sheep and horses. It is evident that the topography aspect and general location of the site ensures that its development would neither represent an encroachment of the open countryside nor damage the character of the surrounding area.

The boundaries to the site are distinct and the site is defined:

- to the north by the Digeiddi Brook. A 10m buffer area, which follows the natural topography of the northern part of the site, is maintained to the north of the site;
- to the east by the main Hay-on-Wye to Velindre Road;
- to the south by hedgerow which provides a strong defensible boundary;
- to the west by a deep ephemeral channel / ditch.

The site forms a natural extension to existing residential development at Ash Grove and Willow Glade directly north of the site. Land directly adjacent to the site to the south is used for agriculture and beyond this small field lies the farm track to Llanthomas Farm. The land adjacent to the north west of the site at Llanthomas Lane benefits from an extant planning permission for a residential development of four dwellings (ref. P/2008/1607). Further existing residential development lies to the west of the site (i.e. Brooklands (including planning permission for a single new dwelling within its curtilage), Llanthomas Farmhouse and buildings and Llanthomas Lodge).

Existing UDP Allocation

The proposed site is currently allocated in the Powys Unitary Development Plan (UDP) (reference number B21 HA1) for an indicative number of 16 dwelling.

The site was therefore previously assessed by Powys County Council, who at that point in time, determined that the site was suitable for development. Accordingly, no significant site constraints were identified by the Council through their detailed site assessment.

This allocation reflects the Local Authority's (as endorsed by the Independent UDP Inspector) preferred distribution of growth and development throughout the County. As acknowledged in the LPA's pre-application advice for this site in 2010, it is based on the principle of providing appropriate opportunity for development whilst also ensuring that the scale of development proposed reflects the ability of the settlement and community to accommodate further growth. The UDP's allocation of the site for residential development therefore confirms that the principle of residential development within the settlement, and more specifically on the proposed site is acceptable and appropriate.

The proposed site is the only site within Llanigon allocated within the Powys UDP for residential use. Allocations within the UDP were made following the Council's thorough



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
1933.V3		17/07/2015	<input type="checkbox"/>			Summary: Appendix 1 – Settlement Allocations - Proposed new site in Llanigon
Source: Email			Type: Objection		Mode: Oral (Examination)	Status: Maintained

assessment of development options within the settlement. Accordingly, the allocation of the proposed site confirms that the Council considers that this site is genuinely available and suitable to provide for residential development.

Likewise, as the UDP did not allocate any further sites within Llanigon, this confirms that there are only limited opportunities for only very small scale infill development within the settlement. The development of the proposed site, at an appropriate scale and density, is therefore considered vital to provide for the needs of the local community, as there are no other genuinely available significant sites for development.

It is considered that the site is appropriate, acceptable and moreover will have a positive impact on providing for Llanigon's housing needs and supporting the viability of both existing and future services within and in locations surrounding the village and it is therefore considered that there is no reason why the site should not be re-allocated in the council's LDP.

#### Candidate Site Assessment

Land to the south of Willow Glade was submitted as a Candidate Site as part of the LDP process (ref. 1189). Given that the settlement of Llanigon is proposed to be designated as a 'small village', it did not proceed into the Candidate Sites Assessment.

#### Outline Planning Application

An outline planning application for 'Phase 2' of the site at Willow Glade, Llanigon (ref. P/2012/1214) was submitted to the council in August 2012 and is currently pending consideration.

A pre-application meeting was held on 8 February 2010 with Powys County Council (PCC) to discuss the key issues regarding the proposed development. Following this meeting, a formal letter was issued by PCC dated 19 February 2010, which outlined their formal pre-application response to the proposals (Appendix 1). Further and subsequent dialogue in respect to the site has been had since this meeting and in parallel with dialogue over the proposed approved development at Llanthomas Lane.

Without prejudice, this meeting, and the subsequent letter, confirmed that PCC consider that the principle of residential development on the site is acceptable - commensurate with, and not least given, the allocation of the site within the Development Plan.

Further assessment of the suitability of the site to provide for development has been submitted to the Council as part of the current application on the site. The position in respect to the key material considerations/issues and is outlined below:

#### Highways/Access

Vehicular access to the development site is proposed to be provided via the main Hay on Wye to Velindre Road. The current access arrangements demonstrate there are no highway or transportation reasons that would preclude the proposed development of the site.

In principle, the Highways Authority have confirmed that the strategic site access is acceptable and that the required visibility requirements can be met. The proposed site is therefore considered to be acceptable in highways terms.

#### Ecology

The site has been subject to a Phase 1 Ecological Survey prepared by Just Mammals Consultancy (Appendix 2). In summary, the survey confirms the following:

'Assessed against the proposed development, the main field has limited wildlife interest and is considered to be of low ecological value. However, the Dgeddi Brook and adjoining

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

1933.V3 17/07/2015  Summary: Appendix 1 – Settlement Allocations - Proposed new site in Llanigon

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

banks which lie immediately to the north of the application site have local wildlife interest. The hedgerow also has local wildlife interest...' (Paragraph 1.2)

Having regard to the key conclusions, the report makes the following conclusions and recommendations:

- Where possible, the hedgerow on the eastern boundary of the site must be retained and managed appropriately with considerations for highway safety and visibility;
- The main site itself is semi-improved grassland and holds limited wildlife value. Development would not result in undue biodiversity loss;
- The broad-leaved trees along the banks of the Digated Brook have a high biodiversity value, as well as the banks along the brook – which ought to be protected by an ecological buffer zone (note that this corresponds with the C2 Flood Zone and is 'designed in' to the proposed indicative layout accordingly, with no development being proposed within this area). This area is to be enclosed and will not be accessible for human access so that an undisturbed area for wildlife is created;
- The landscaping scheme for the site ought to consist of new tree planting of only native broad-leaved trees; and
- A series of bat and bird boxes ought to be installed on existing trees.

It is evident from the ecological survey that there are no 'in principle' constraints to the development of the site from an ecological perspective. The proposed site is therefore considered to be acceptable in terms of ecology.

#### Flood Risk

In determining the need for flood risk assessment of the proposals and, accordingly, whether flood risk is a material consideration in the evaluation and consideration of these proposals, the planning history, context, and chronology relating to the surrounding area needs to be taken into account.

Planning permission has been granted for a nearby, but unrelated / separate, site in the applicant's ownership (planning permission ref. P/2008/1607 granted in November 2009).

The permission for this 'Phase 1' site followed considerable evaluation of the flood risk position relating to those proposals (for 4 dwellings). Some time subsequent and post approval of this 'Phase 1' site / proposals, questions were raised regarding the integrity of the flood consequences assessment underpinning that approval - initially by third parties, and subsequently by the Environment Agency (EA).

Given, and in light of this position, an alternative strategy/approach for bringing forward the development potential of the applicant's land was discussed with all interested parties (most notably the EA and PCC). This dialogue included and centred upon bringing forward a planning application and subsequent development (if approved) of the separate and independently allocated 'Phase 2' site.

An/the option discussed and agreed was to bring forward development on the 'Phase 2' site - the site area for which would be devoid of any area having a flood risk constraint according to recent hydraulic modelling and the TAN 15 development advice map. This position/option was discussed in detail at a meeting on 12th May 2010 involving the main interested parties (the Environment Agency, Powys County Council, and the applicants). The outcome of this meeting and dialogue was subsequently documented in a letter from the Environment Agency to the applicant dated 19th May 2010.

As the letter documents the agreed approach was to bring forward a planning application "which would not have any flood risk constraints". Such an application could be taken forward while matters relating to the Phase 1 site were investigated and progressed separately (as they continue to be). This was, as the letter documents, considered "a pragmatic way forward" and a "viable option." The EA, having reviewed the position subsequent to the meeting (an action agreed in the meeting) documented in the letter that "the only option open to the applicant to progress an application without any further assessment of flood risk is to continue with the Phase 2 area". The letter goes on to record that the site area for this proposal would need to be "outside the 0.1% flood outline this and the unmapped ditch/watercourse would not impact on phase 2".

Information was submitted to the Council in June 2014, which demonstrated that during the extreme 0.1% design event on the Digated brook, including appropriate blockage scenarios, there will only be a small encroachment of flood waters at the north east of the site. Natural Resources Wales (NRW) have since confirmed that this is within the tolerable conditions set out in TAN15 and that this can be mitigated for at detailed design stage, if necessary. Having reviewed and checked the information (modelling and hydrology) behind these outputs NRW have confirmed that they do not require any more information through the planning process and have subsequently withdrawn their objection, confirming that flood risk no longer considered to be a constraint.

#### Other Material Considerations/Technical Matters

It has been established as part of the detailed appraisal of the site and consultation process undertaken on the planning application that there are no technical or other constraints to the site i.e. in drainage, landscape or other terms. The planning application process has evidenced and established how an appropriate and well-designed scheme can be

by: Representation No

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Rep'n/Para/Policy	AccessNo	DateLodgd	Late?	Status	Modified	Summary
1933.V3		17/07/2015	<input type="checkbox"/>			Summary: Appendix 1 – Settlement Allocations - Proposed new site in Llanigon
Source: Email			Type: Objection		Mode: Oral (Examination)	Status: Maintained

brought forward for and delivered on the site – making a significant and valuable contribution to housing land supply and the village.

#### Summary of the Suitability of the Site for Development

As outlined above, and within the supporting reports which accompanied the application for the proposed site on land to the south of Willow Glade, Llanigon, these representations put forward a site which is considered to be suitable for residential development.

In summary therefore, the site is considered to be suitable for residential development for the following reasons:

#### Existing allocation

- The site was allocated in the Council's UDP for housing, and has therefore been assessed by the Council as suitable for development;
- This allocation reflects the Local Authority's (as endorsed by the Independent UDP Inspector) preferred distribution of growth and development throughout the County and confirms that the principle of residential development within the settlement, and more specifically on the proposed site is acceptable and appropriate;
- The proposed site is the only site within Llanigon allocated within the Powys UDP for residential use, which confirms that the Council considers that this site is genuinely available and suitable to provide for residential development and is vital to provide for the needs of the local community;
- It is therefore considered that there is no reason why the site should not be re-allocated in the Council's LDP.

#### Outline Planning Application

- A pre-application discussion regarding this site confirmed that PCC consider that the principle of residential development on the site is acceptable - commensurate with, and not least given, the allocation of the site within the Development Plan.

#### Highways/Access

- The current access arrangements demonstrate there are no highway or transportation reasons that would preclude the proposed development of the site.
- In principle, the Highways Authority have confirmed that the strategic site access is acceptable and that the required visibility requirements can be met.
- The proposed site is therefore considered to be acceptable in highways terms.

#### Ecology

- A Phase 1 Ecological Survey has confirmed that the main field has limited wildlife interest and is considered to be of low ecological value. Dgeddi Brook and adjoining banks, immediately north of the application site, and the hedgerow have been found to have some local wildlife interest.
- The survey demonstrates that there are no 'in principle' constraints to the development of the site from an ecological perspective and that the site is considered to be acceptable in terms of ecology.

#### Flood Risk

- Following questions raised regarding the integrity of the flood consequences assessment underpinning the approval of the 'Phase 1' site, it has been proposed that development on this site will be brought forward only on land devoid of flood risk constraint according to recent hydraulic modelling and the TAN 15 development advice map.
- The area at risk of flooding, located to the northern boundary of the site will remain free from any development, which ensures that the development has no impact on the existing flood risk position. The development will therefore not have any flood risk consequences.
- With regards to 'phase 1', Natural Resources Wales (NRW) have now confirmed that it is within the tolerable conditions set out in TAN15 and have subsequently withdrawn their objection, confirming that flood risk no longer considered to be a constraint.

In light of the above, the site is in our view suitable for allocation for housing development, given its previous identification by the council as a suitable location, its ability to

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1933.V3** 17/07/2015  Summary: Appendix 1 – Settlement Allocations - Proposed new site in Llanigon

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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promote sustainable growth within the rural village of Llanigon, and the evidence undertaken showing the ability of the site to come forward.

Additional Info submitted:

Attachment 1 -Site Plan  
Attachment 2 - SA & SEA Toolkit  
Appendix 1 - Pre Application Letter for Planning Application  
Appendix 2 - Phase 1 Ecological Survey

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocation of the site on land to the south of Willow Glade, Llanigon for residential development, to be brought forward for development within the early phases of the plan period.

Council Response: 0

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**Question: 3e. (ii). Candidate Site No/Name**

Representation Texts: Candidate site no. 1189 (UDP Allocation B21 HA1)

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: We would wish to speak to the Inspector regarding our representations on the council's proposed housing supply and provision, in particular the council's strategy at the small villages and regarding the allocation of land south of Willow Glade at Llanigon.

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1933.V4** 17/07/2015  Summary: Appendix 1 – Settlement Allocations - Proposed new site in Llanigon

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Additional material submitted SA/SEA submitted

Document:Draft Deposit Written Statement 2015, p.76

New Site

Issue: 2015: Deposit Draft-12. Alternative Sites

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

1933.V4 17/07/2015  Summary: Appendix 1 – Settlement Allocations - Proposed new site in Llanigon

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: The proposed site on land to the south of Brooklands (Candidate Site no 1186) is located within the existing settlement boundary of Llanigon, approximately 2.5km to the south-west of Hay on Wye. The site extends to an area of 0.33ha and is currently comprised of agricultural land used to graze sheep and horses. It is evident that the topography aspect and general location of the site ensures that its development would neither represent an encroachment of the open countryside nor damage the character of the surrounding area.

The boundaries to the site are distinct and the site is defined:

- to the north by residential development at Brooklands and agricultural land;
- to the west by an access road off Llanthomas Lane;
- to the south by Llanthomas Farm and buildings and hedgerow which provides a strong defensible boundary;
- to the east by a deep ephemeral channel / ditch.

Land to the north of the site at Llanthomas Lane benefits from an extant planning permission for a residential development of four dwellings (ref. P/2008/1607), and there is further planning permission for a single new dwelling within the curtilage of Brooklands. Land to the east of the site south of Willow Glade is currently allocated in the existing Powys UDP for 16 dwellings (B21 HA1) and has been submitted as an outline planning application, currently pending consideration (ref. P/2012/1214). Further existing residential development lies to the south at Llanthomas Farmhouse and buildings and Llanthomas Lodge. This site would therefore form a natural extension to both existing and proposed development within the village of Llanigon.

Candidate Site Assessment

Land to the south of Brooklands was submitted as a Candidate Site as part of the LDP process (ref. 1186). Given that the settlement of Llanigon is proposed to be designated as a 'small village', it did not proceed into the Candidate Sites Assessment.

Summary of the Suitability of the Site for Development

As outlined above, these representations put forward a site which is considered to be suitable for residential development.

In summary therefore, the site is considered to be suitable for residential development for the following reasons:

- The topography aspect and location of the site ensures that its development would not represent an encroachment of the open countryside or damage the character of the surrounding area;
- The site would form a natural extension to existing development at Llanthomas Farm to the south, sites with extant planning permission to the north and proposed development at land south of Willow Glade to the east;
- There are no economic constraints which will affect the development of the site within the plan period;
- The landowner is in agreement with the proposed land use of the site;
- Llanigon plays an important role in providing for the local community, whilst also making use of a number of facilities and employment opportunities in surrounding settlements, including Hay on Wye. The development of this site would help sustain the viability of these existing facilities and would furthermore likely encourage further services.

See also V1 & V2.

Additional Information Submitted:

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1933.V4** 17/07/2015  Summary: Appendix 1 – Settlement Allocations - Proposed new site in Llanigon

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Attachment 1 - Site Plan  
Attachment 2 - SA & SEA toolkit

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocation of the site on land to the south of Brooklands, Llanigon (Candidate site no.1186) for residential development, to be brought forward for development within the early phases of the plan period.

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate site no. 1186 Land to the south of Brooklands, Llanigon.

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: We would wish to speak to the Inspector regarding our representations on the council's proposed housing supply and provision, in particular the council's strategy at the small villages and regarding the allocation of land south of Brooklands at Llanigon.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**2200 Roberts, Mr and Mrs***Agent:* **Geraint John Planning Ltd***Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary***2200.V2** 17/07/2015  Summary: Appendix 1 – Settlement Allocations

Source: Email

Type: Support

Mode Oral (Examination)

Status Maintained

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Additional material submitted

Document:Draft Deposit Written Statement 2015, p.76

Site: 203/5404/P24 HA1 Site adjacent to Shirley, Knighton

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question**Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts: The allocation of land adjacent to Shirley, Ludlow Road, Knighton for 24 dwellings (P24 HA1), as illustrated in the Deposit LDP inset map for Knighton, is welcomed and supported.

Current status of the site:

The Council resolved to grant outline planning permission for 24 dwellings on the site in January 2009 (ref. P/2009/0038) (Appendix 1). The recommendation to approve the scheme was conditioned to a legal agreement securing eight affordable housing units, an amenity area maintenance contribution and the provision of amenity space in perpetuity.

An application for approval of reserved matters application has not yet been submitted to the Council given that this condition and level of affordable housing provision is considered to make the scheme unviable.

Further to dialogue between the applicant and the Council regarding the re-negotiation of the S106 affordable housing contribution, a viability assessment has been undertaken and was submitted to the Council in March 2015 (Appendix 2).

This assessment confirmed that the development with all open market housing would only deliver a profit of 6%. This falls well below the expected/required profit margin to make such a residential scheme viable, which should at a minimum be 15% but realistically at around 20%. The expected 6% profit quantified in the Assessment is only viable in this case because the developer is also the existing land owner, and has committed to the development – albeit is unable to progress the development given the viability position.

In addition to this, the assessment confirms that with the provision of eight affordable units (as presently required by the S.106 agreement) the development would result in a loss of £57,083. It has been sufficiently demonstrated therefore that the viability of the site is not only compromised, but moreover eradicated wholly by the proposed affordable housing provision.

The client is still awaiting the Council's response to this submission, however is eager to continue discussions with the aim of bringing the site forward as soon as possible.

An application has recently been submitted to the Council (ref. P/2015/0527) for 43 dwellings on a site just to the north of the allocated site in question.

In contrast to the allocation, this application site to the north is affected by a number of constraints, including a SSSI along the northern boundary and its location within Flood Zone C2 / 3 - as shown in the TAN15 and NRW flood map.

Clearly the existing housing land supply shortage is a factor that weighs heavily in favour of facilitating the bringing forward of additional housing – resulting in an evident pressure in Knighton to bring forward unallocated and heavily constrained sites such as this. This application site was furthermore rejected by the Council at candidate stage (ref. 778), with the Council citing in its assessment of the site its location in the flood plain and stating that "the allocation of this site is not necessary to meet the growth, apportioned by the

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

2200.V2 17/07/2015  Summary: Appendix 1 – Settlement Allocations

Source: Email

Type: Support

Mode Oral (Examination)

Status Maintained

strategy, of the village over the plan period.”

It is considered that this situation serves to further illustrate the importance and urgency in securing the permission on this suitable and allocated site, which would ensure that the immediate need within Knighton is met swiftly (if and when rendered viable), without having to approve further sites in the local area such as the one above.

#### Suitability of the site

In light of the above, the site (at land adjacent to Shirley) continues to be promoted and be available for development. It is highly suitable for housing, being located within the settlement boundary of Knighton, which has been designated as a town in the Deposit LDP. The Council considers towns to be important service centres, as they provide a range of services, facilities and employment and are the most accessible. They are consequently seen as the principal locations for accommodating housing.

In this regard, we have noted that the site at Ludlow Road was assessed positively in the Sustainability Appraisal Report (2015) supporting the Deposit LDP and moreover, performed well in the LDP Strategy Topic Paper (2015), scoring a maximum 10 points for its range and offer of main facilities.

It has been established as part of the detailed appraisal of the site and consultation process undertaken on the planning application that there are no technical or other constraints to the site i.e. in drainage, landscape or other terms, as set out below:

#### Noise

- An acoustic report was submitted with the application given the proximity of the site to Knighton Enterprise Park.
- Subject to conditions securing the implementation of a condition requiring the implementation of the mitigation proposed within the report, the Council's Environmental Health Officer has confirmed that the amenities of the proposed residential units will be safeguarded.

#### Scheduled Ancient Monument (Bryn-y-Castell)

- Following the removal of four units located closest to Bryn-y Castell from the initial proposed development, Cadw have confirmed that the setting of the scheduled ancient monument has been safeguarded.

#### Highways

- The Highway Authority has confirmed that, subject to conditions securing a safe access, they have no objections to the proposed development of this site.

#### Further considerations

- In addition to the above, no objection has been raised to the development of this site from the Environment Agency or Severn Trent Water.

The planning application process has evidenced and established how an appropriate and well-designed scheme can be brought forward for and delivered on the site – making a significant and valuable contribution to housing land supply and the town. Given the above points, it is clear that the site is located within a sustainable location, and would in itself comprise a sustainable development. It is in addition evident that the council supports this view, given that the development has been granted outline planning permission and moreover has been allocated to be brought forward for housing development in the Deposit LDP. In addition to the above points supporting the suitability and deliverability of Land Adjacent to Shirley, Knighton, it is considered that the evidenced requirement for an increase in the overall housing numbers gives further weight to the continued need and allocation of this site in the Deposit LDP.

Additional information submitted:

Attachment 1 - Site Plan

Appendix 1 - Planning Committee Report (P/2009/0038)

Appendix 2 - Viability Assessment for P/2009/0038



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>2200.V2</b>		17/07/2015	<input type="checkbox"/>			Summary: Appendix 1 – Settlement Allocations
Source: Email		Type: Support		Mode	Oral (Examination)	Status Maintained
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Council Response:						0
<hr/>						
<b>Question: 3d. (ii)</b>	<b>Desired changes to Document</b>					
Representation Texts:	In addition to the points raised supporting the suitability and deliverability of Land Adjacent to Shirley, Knighton (P24 HA1), it is considered that this evidenced requirement for an increase in the overall housing numbers (See V1) gives further weight to the continued need and allocation of this site in the Deposit LDP.					
Council Response:						0
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<b>Question: 3e. (ii)</b>	<b>Allocation No:</b>					
Representation Texts:	P24 HA1					
Council Response:						0
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<b>Question: 4b</b>	<b>Reason For Request To Speak At Hearing And Subject</b>					
Representation Texts:	We would wish to speak to the Inspector regarding our representations on the Council's proposed housing supply and provision.					
Council Response:						0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5197.V35 20/07/2015  Summary: Appendix 1 – Settlement Allocations

Source: Email

Type: Comment

Mode Oral (Examination)

Status Maintained

Document:Draft Deposit Written Statement 2015, p.76

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts: 34.104 Appendix 1 – Settlement Allocations

Although we welcome the issues and infrastructure requirements that have been identified for the individual settlements in the Plan area, we have the following comments.

1. A number of the allocations in appendix 1 are identified as requiring ecological surveys. Notwithstanding the site specific comments below, we broadly agree with the requirements for those allocations where ecological surveys have been identified but we advise that a number of additional allocations are likely to require ecological surveys to inform applications on the sites. We therefore suggest a comment is added to the beginning of Appendix 1 to state that 'It is likely that many of the allocations in this list have the potential to support protected species and/or other features of biodiversity interest. The table identifies the sites where ecological surveys are known to be required. However, as there will be no previous records available for some sites and therefore uncertainty regarding the presence of protected species and features of biodiversity interest at many of the sites where no ecological survey is currently identified, the applicant is advised to consider whether an ecological survey is required when preparing a scheme to be submitted for planning permission, and to ensure that all the necessary information is submitted in support of an application to enable its likely impacts to be assessed '

2. A number of the allocations in appendix 1 are identified as requiring a Habitats Regulations Assessment (HRA). We agree with the HRA requirements for these allocations, but the European sites are also designated as Sites of Scientific Interest (SSSIs) where the designated features of the SSSI may be different to those for the relevant European sites. In such instances there may also be a need to assess the potential for adverse effects on the associated SSSI. We therefore suggest a comment is added to the beginning of Appendix 1 to state 'A Habitats Regulations Assessment for European sites will be required at the project level for a number of the allocations in Appendix 1. An assessment of the effects of the project on the Site of Special Scientific Interest (SSSI) associated with these European sites may also be required, particularly where the features of the SSSI are different to those of the European site'.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: 1. A number of the allocations in appendix 1 are identified as requiring ecological surveys. Notwithstanding the site specific comments below, we broadly agree with the requirements for those allocations where ecological surveys have been identified but we advise that a number of additional allocations are likely to require ecological surveys to inform applications on the sites. We therefore suggest a comment is added to the beginning of Appendix 1 to state that 'It is likely that many of the allocations in this list have the potential to support protected species and/or other features of biodiversity interest. The table identifies the sites where ecological surveys are known to be required. However, as there will be no previous records available for some sites and therefore uncertainty regarding the presence of protected species and features of biodiversity interest at many of the sites where no ecological survey is currently identified, the applicant is advised to consider whether an ecological survey is required when preparing a scheme to be submitted for planning permission, and to ensure that all the necessary information is submitted in support of an application to enable its likely impacts to be assessed '.

2. A number of the allocations in appendix 1 are identified as requiring a Habitats Regulations Assessment (HRA). We agree with the HRA requirements for these allocations, but the European sites are also designated as Sites of Scientific Interest (SSSIs) where the designated features of the SSSI may be different to those for the relevant European sites. In such instances there may also be a need to assess the potential for adverse effects on the associated SSSI. We therefore suggest a comment is added to the beginning of

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V35** 20/07/2015  Summary: Appendix 1 – Settlement Allocations

Source: Email

Type: Comment

Mode Oral (Examination)

Status Maintained

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Appendix 1 to state 'A Habitats Regulations Assessment for European sites will be required at the project level for a number of the allocations in Appendix 1. An assessment of the effects of the project on the Site of Special Scientific Interest (SSSI) associated with these European sites may also be required, particularly where the features of the SSSI are different to those of the European site'.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5648 Bovale Ltd**

*Agent:* **Harris Lamb Ltd**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5648.V2** 17/07/2015  Summary: Appendix 1 – Settlement Allocations - P51 MUA1 - Presteigne - Viability Issues

Source: Email Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.76

Site: 759/5648/P51 MUA1 Former Kaye Foundary Site

Map: P51A: Presteigne - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: We consider that for clarity the Issues / Infrastructure column in Appendix 1, Site Ref P51 MUA 1 should make it clear that the delivery of affordable housing and other developer contributions in respect of this site will depend on the financial viability of the site. The viability of this site is particularly constrained by the contamination onsite.

In this regard, the NPPF requires development plans to be realistic (see paragraph 154) and positively prepared with strategies which are justified and effective (paragraph 182). In justifying the proposed strategy councils are required to promote the most appropriate strategy, rather than merely an acceptable strategy. In this case we believe that it is important to seek to make full use of redundant previously developed land in the JCS area. To do otherwise will mean that there is a prospect that the housing requirements set out in the plan will not be delivered in the plan period.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Amend/Clarify the issues column for P51 MUA1 - Presteigne.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5704 Glandŷr Cymru - Canal & River Trust in Wales**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5704.V4 20/07/2015  Summary: P57 HC1 - Request to be consulted at early stage over any further development proposals on this site

Source: Email

Type: Comment

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.76

Site: 1301//P57 EC1 Land at Buttington Cross Enterprise Park

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts:

P57 EC1

Glandwr Cymru - the Canal &amp; River Trust in Wales would like to provide the following comments in respect of the employment site allocation ref. P57 EC1 - Land at Buttington Cross Enterprise Park, Welshpool.

It is essential that we are fully consulted at an early stage in respect of any further development proposals on this site, which lies immediately adjacent to the Montgomery Canal. We are pleased to note that Appendix 1 acknowledges the need to screen the impact of any proposals under Habitats Regulations Assessment legislation, and this should include all potential impacts on the biodiversity of the Montgomery Canal Special Area of Conservation as a habitat for wildlife including the European protected species of floating water plantain "Luronium natans". Potential impacts include changes to the water quality as a result of surface water entering the canal both during construction and following completion, changes in shading of the waterway as a result of built development or landscape planting, and increased use of the waterway as a result of new development.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response:

0

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5704.V6 20/07/2015  Summary: Appendix 1 – Settlement Allocations welcomes the recognition given to the need for project level HRA screening in respect of the Montgomery Canal SAC.

Source: Email

Type: Support

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.76

Issue: 2015: Deposit Draft-11. Allocated Sites

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>5704.V6</b>		20/07/2015	<input type="checkbox"/>			Summary: Appendix 1 – Settlement Allocations welcomes the recognition given to the need for project level HRA screening in respect of the Montgomery Canal SAC.
Source: Email		Type: Support		Mode	Written	Status Maintained

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*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts:      The Trust welcomes the recognition given to the need for project level HRA screening in respect of the Montgomery Canal SAC.

Council Response: 0

**Question: 3d. (ii)      Desired changes to Document**

Representation Texts:      None

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5710 Lloyd, Mr Wyn**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5710.V3 18/07/2015  Summary: Appendix 1 – Settlement Allocations - Rhayader concerns over selection process

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.76 Site: 1113/2674/P52 HA1 Land at Maes y Brenin, Rhayader Delete Site  
Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The representer does not raise any new issues or evidence which lead the Local Planning Authority to change its conclusions. The housing allocations proposed in Rhayader are located in what is considered to be a sustainable location accessible to local facilities and services. The Council is unaware of any technical and or environmental constraints that prevent the development of these sites. In addition to the allocation of housing sites in Rhayader there is a presumption in favour of development within the entire settlement boundary and therefore housing development could come forward on more central sites despite land not being allocated centrally.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The Respondent makes these comments with regard to the Settlement Allocation for Rhayader only. The Respondent has major concerns that the Settlement Allocation has not addressed the Key Issues, Policies and Objectives set out in the LDP Deposit Draft (LDP DD) 2015, with regard to the future housing mix within the Settlement and more specifically, for market housing. The Respondent considers that the two Housing Allocation sites P52 HA1 & HA2 will not fulfil the identified housing need for the Settlement as per the Local Housing Market Assessment 2010 (LHMA 2010) and the 2014 Update. It is recommended, in both reports that dwellings for elderly households should consist of bungalows or flats with lift access. With the LHMA 2010 recommending that some 29% of housing provision in LHM5 should be made up of such dwellings. This is continued in the 2014 Update where it is recommended that dwellings for elderly households should consist of bungalows or flats with lift access. Whilst the Respondent welcomes the Key Issues, Policies and Objectives laid out in the (LDP DD) and does not dispute their soundness, the following schedule lays out those sound Key Issues, Policies and Objectives elements of the (LDP DD), which the Respondent believes have not been fully considered during the Allocation selection for Rhayader:

- 1.Key Issue 17 - Where possible, development should be directed to appropriately located brownfield sites (previously developed land).
- 2.Key Issue 19 - The needs of the oldest in the population, such as access to services, public transport, and accommodation requirements must be taken into account.
- 3.Key Issue 22 - The LDP will need to consider how its policies can assist in the construction of dwellings in order to meet need.
- 4.Key Issue 29 - A combination of high house prices and a low wage economy makes housing unaffordable to a significant proportion of Powys households. N.B. This Key Issue should also take into account that not all housing requirement will be affected by this constraint (LHMA Update 2014 states that 68.7% of Powys householders own their own home, 44% of whom own their home outright).
- 5.Key Issue 30 - Innovative policies to enable house builders in the private sector to provide affordable housing should be considered through the LDP. N.B. It should not be forgotten that the provision of high quality, more salubrious properties will fulfil an identified need for those 68.7% of homeowners/other higher earners, who will looking to move on and upgrade to larger properties. The homeowners in this category will vacate market housing within the price range of those on lower incomes, therefore assisting with the provision of starter/ more affordable housing stock.
- 6.Key Issue 32 - direct development to accessible locations which ideally provide a choice of transport modes such as walking, cycling and public transport. N.B. The Respondent appreciates that this key issue pertains mostly to the Settlement Hierarchy that the (LDP DD) has established. However, the provision for the elderly within a Settlement must also follow this principle. Rhayader & Cwmdauddwr have steep gradients and as such the position of the existing elderly housing proves problematic, eventually (with reduced mobility) this leads to a decrease in access to services and greatly increases the risk of isolation for this vulnerable group. The LDP DD should therefore address the current problem and allow for more suitably located development provision for those in this category.

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
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5710.V3		18/07/2015	<input type="checkbox"/>			Summary: Appendix 1 – Settlement Allocations - Rhayader concerns over selection process
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Source: Website registration

Type: Objection

Mode: Written

Status: Maintained

7.Key Issue 33 - The LDP will need to direct development to locations that are best served by existing and potential infrastructure and services and to ensure that the location of development is co-ordinated with the review of public service provision.

8.Objective 1 (i) Meeting Future Needs - to provide adequate, appropriately located land for - which will meet all the housing needs of Powys increasing and ageing population and its decreasing size of households, including open market and affordable housing .

9.Policy H2 (1)(i) Provide a suitable mix of housing types to meet the range of identified local housing needs.□

The two sites that have been allocated in Rhayader are not suitable to provide the identified need for an increasingly elderly population. This unsuitability is due to due to the distance of each site from the facilities and amenities (which are all concentrated in the centre of the town) and the very steep gradient at P52 HA1. Neither allocated site lends itself to assist those with reduced mobility and/or without access to a vehicle.

The Housing Allocation for Rhayader as it stands does not fulfil the Key Issues, Policies and Objectives identified in the (LDP DD). The assessment and selection process has not been adhered to and therefore is not sound.

Council Response:

0

### Question: 3d. (ii) Desired changes to Document

Representation Texts: The Respondent asserts that the criteria for Settlement Allocation should be re-visited with regard to Rhayader. It is apparent that alternative Candidate Sites (when measured against the criteria laid out in the (LDP DD) and detailed in 3d) i above) would be eminently more suitable to Provide a suitable mix of housing types to meet the range of identified local housing needs, albeit in addition to P52 HA1 & HA2.  
The Respondents comments at 35.86, regarding the suitability of Candidate Site 916 in this respect provides further information.

Further detail regarding alternative, yet suitable sites in this respect has also been given by the Respondent at Rep35.86.

Council Response:

0

### Question: 3e. (ii) Allocation No:

Representation Texts: P52 HA1 & P52 HA2

Council Response:

0

### Question: 3e. (ii) Candidate Site No/Name

Representation Texts:

Council Response:

0

### Question: 4b Reason For Request To Speak At Hearing And Subject

Representation Texts: The Housing Allocation for Rhayader as it stands does not fulfil the Key Issues, Policies and Objectives identified in the (LDP DD). The assessment and selection process has not been adhered to and therefore is not sound.

The Respondent asserts that the criteria for Settlement Allocation should be re-visited with regard to Rhayader. It is apparent that alternative Candidate Sites (when measured against the criteria laid out in the (LDP DD) and detailed in 3d) i above) would be eminently more suitable to fulfil the identified need to Provide a suitable mix of housing types to



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
5710.V3		18/07/2015	<input type="checkbox"/>			Summary: Appendix 1 – Settlement Allocations - Rhayader concerns over selection process
Source:	Website registration	Type:	Objection	Mode:	Written	Status: Maintained
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meet the range of identified local housing needs.						
Council Response:						0

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
5710.V4		18/07/2015	<input type="checkbox"/>			Summary: Appendix 1 – Settlement Allocations - Rhayader concerns over selection process
Source:	Website registration	Type:	Objection	Mode:	Written	Status: Maintained
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Document:	Draft Deposit Written Statement 2015, p.76	Site:	1116/2674/P52 HA2	Land off East Street, Rhayader	Delete Site	
Issue: 2015: Deposit Draft-11. Allocated Sites						

Question	Representation Texts
<b>Question:</b>	<b>Council Response</b>
Representation Texts:	The Council disagree with the proposed changes requested by the Representer. The representer does not raise any new issues or evidence which lead the Local Planning Authority to change its conclusions. The housing allocations proposed in Rhayader are located in what is considered to be a sustainable location accessible to local facilities and services. The Council is unaware of any technical and or environmental constraints that prevent the development of these sites. In addition to the allocation of housing sites in Rhayader there is a presumption in favour of development within the entire settlement boundary and therefore housing development could come forward on more central sites despite land not being allocated centrally.
Council Response:	0

Question: 3d. (i)	Representation Details
Representation Texts:	The Respondent makes these comments with regard to the Settlement Allocation for Rhayader only. The Respondent has major concerns that the Settlement Allocation has not addressed the Key Issues, Policies and Objectives set out in the LDP Deposit Draft (LDP DD) 2015, with regard to the future housing mix within the Settlement and more specifically, for market housing. The Respondent considers that the two Housing Allocation sites P52 HA1 & HA2 will not fulfil the identified housing need for the Settlement as per the Local Housing Market Assessment 2010 (LHMA 2010) and the 2014 Update. It is recommended, in both reports that dwellings for elderly households should consist of bungalows or flats with lift access. With the LHMA 2010 recommending that some 29% of housing provision in LHM5 should be made up of such dwellings. This is continued in the 2014 Update where it is recommended that dwellings for elderly households should consist of bungalows or flats with lift access. Whilst the Respondent welcomes the Key Issues, Policies and Objectives laid out in the (LDP DD) and does not dispute their soundness, the following schedule lays out those sound Key Issues, Policies and Objectives elements of the (LDP DD), which the Respondent believes have not been fully considered during the Allocation selection for Rhayader: 1.Key Issue 17 - Where possible, development should be directed to appropriately located brownfield sites (previously developed land). 2.Key Issue 19 - The needs of the oldest in the population, such as access to services, public transport, and accommodation requirements must be taken into account. 3.Key Issue 22 - The LDP will need to consider how its policies can assist in the construction of dwellings in order to meet need. 4.Key Issue 29 - A combination of high house prices and a low wage economy makes housing unaffordable to a significant proportion of Powys households. N.B. This Key Issue should also take into account that not all housing requirement will be affected by this constraint (LHMA Update 2014 states that 68.7% of Powys householders own their own home,

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary	
5710.V4		18/07/2015	<input type="checkbox"/>			Summary: Appendix 1 – Settlement Allocations - Rhayader concerns over selection process	
Source:	Website registration	Type:	Objection	Mode:	Written	Status:	Maintained

44% of whom own their home outright).

5.Key Issue 30 - Innovative policies to enable house builders in the private sector to provide affordable housing should be considered through the LDP. N.B. It should not be forgotten that the provision of high quality, more salubrious properties will fulfil an identified need for those 68.7% of homeowners/other higher earners, who will looking to move on and upgrade to larger properties. The homeowners in this category will vacate market housing within the price range of those on lower incomes, therefore assisting with the provision of starter/ more affordable housing stock.

6.Key Issue 32 to direct development to accessible locations which ideally provide a choice of transport modes such as walking, cycling and public transport. N.B. The Respondent appreciates that this key issue pertains mostly to the Settlement Hierarchy that the (LDP DD) has established. However, the provision for the elderly within a Settlement must also follow this principle. Rhayader & Cwrmdauddwr have steep gradients and as such the position of the existing elderly housing proves problematic, eventually (with reduced mobility) this leads to a decrease in access to services and greatly increases the risk of isolation for this vulnerable group. The LDP DD should therefore address the current problem and allow for more suitably located development provision for those in this category.

7.Key Issue 33 - The LDP will need to direct development to locations that are best served by existing and potential infrastructure and services and to ensure that the location of development is co-ordinated with the review of public service provision.

8.Objective 1 (i) Meeting Future Needs - to provide adequate, appropriately located land for - which will meet all the housing needs of Powys increasing and ageing population and its decreasing size of households, including open market and affordable housing .

9.Policy H2 (1)(i) Provide a suitable mix of housing types to meet the range of identified local housing needs.□

The two sites that have been allocated in Rhayader are not suitable to provide the identified need for an increasingly elderly population. This unsuitability is due to due to the distance of each site from the facilities and amenities (which are all concentrated in the centre of the town) and the very steep gradient at P52 HA1. Neither allocated site lends itself to assist those with reduced mobility and/or without access to a vehicle.

The Housing Allocation for Rhayader as it stands does not fulfil the Key Issues, Policies and Objectives identified in the (LDP DD). The assessment and selection process has not been adhered to and therefore is not sound.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The Respondent asserts that the criteria for Settlement Allocation should be re-visited with regard to Rhayader. It is apparent that alternative Candidate Sites (when measured against the criteria laid out in the (LDP DD) and detailed in 3d) i above) would be eminently more suitable to Provide a suitable mix of housing types to meet the range of identified local housing needs, albeit in addition to P52 HA1 & HA2.  
The Respondents comments at 35.86, regarding the suitability of Candidate Site 916 in this respect provides further information.

Further detail regarding alternative, yet suitable sites in this respect has also been given by the Respondent at Rep35.86.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P52 HA1 & P52 HA2

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5710.V4** 18/07/2015  Summary: Appendix 1 – Settlement Allocations - Rhayader concerns over selection process

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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Representation Texts:

Council Response:

0

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**Question: 4b**

**Reason For Request To Speak At Hearing And Subject**

Representation Texts: The Housing Allocation for Rhayader as it stands does not fulfil the Key Issues, Policies and Objectives identified in the (LDP DD). The assessment and selection process has not been adhered to and therefore is not sound.  
The Respondent asserts that the criteria for Settlement Allocation should be re-visited with regard to Rhayader. It is apparent that alternative Candidate Sites (when measured against the criteria laid out in the (LDP DD) and detailed in 3d) i above) would be eminently more suitable to fulfil the identified need to Provide a suitable mix of housing types to meet the range of identified local housing needs.

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6288 Pugh, Mr Barry**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6288.V1** 20/07/2015  Summary: Builth Wells - Objection to Allocated Site P08 HA2

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.76 Site: 200/5400/P08 HA2 Land west of Primary school, Builth Wells Delete Site  
Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: 1. Dr's is already oversubscribed, hence leaving a degradation in provision of services.  
2. Dentist is oversubscribed at present.  
3. Primary and Secondary schools also oversubscribed and there are no sufficient present resources (staff or building) to accommodate this.  
4. When Irfon Bridge Road is experiencing flooding, the already existing problems with traffic congestion will be magnified.  
5. there is already a problem with the sewage system. Any increase will make things worse.  
6. Is the [sic] really a local need for these houses, or is it a general case for developer profit? Will this become another "social issues movement" plan like Llandrindod Wells?  
7. If mainly retired people are moving in, this will have an almost immediate peak effect on the drain on already pushed health services. We have gained no extra beds in the new hospital, in fact there are less. Additionally 6 of the 12 beds I am led to believe are BUPA allocated.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA2

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6288.V2** 20/07/2015  Summary: Builth Wells - Objection to Allocated Site P08 HA3

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.76 Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Delete Site  
Rd.,Builth  
Issue: 2015: Deposit Draft-11. Allocated Sites

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6288.V2** 20/07/2015  Summary: Builth Wells - Objection to Allocated Site P08 HA3

Source: Post or in person Type: Objection Mode Written Status Maintained

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: 1. Dr's is already oversubscribed, hence leaving a degradation in provision of services.  
 2. Dentist is oversubscribed at present.  
 3. Primary and Secondary schools also oversubscribed and there are no sufficient present resources (staff or building) to accommodate this.  
 4. When Irfon Bridge Road is experiencing flooding, the already existing problems with traffic congestion will be magnified.  
 5. there is already a problem with the sewage system. Any increase will make things worse.  
 6. Is the [sic] really a local need for these houses, or is it a general case for developer profit? Will this become another "social issues movement" plan like Llandrindod Wells?  
 7. If mainly retired people are moving in, this will have an almost immediate peak effect on the drain on already pushed health services. We have gained no extra beds in the new hospital, in fact there are less. Additionally 6 of the 12 beds I am led to believe are BUPA allocated.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA3

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6291 Davies, Mr & Mrs**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6291.V3** 20/07/2015  Summary: Appendix 1 – Settlement Allocations - Built Sites

Source: Post or in person

Type: Comment

Mode Written

Status Maintained

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Document:Draft Deposit Written Statement 2015, p.76

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: APPENDIX 1 page 76 Written Statement

Why arent existing sites in Builtth being completed eg. Weales Garage, Hay Road, and site opposite Coop, Old Brecon Road

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6298 Site Owners & Promoters - Land at Orchards End/Ja Agent: Geraint John Planning Ltd**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6298.V3 17/07/2015  Summary: Appendix 1 – Settlement Allocations - Proposed new site in Norton

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Written Statement 2015, p.76

New Site

Issue: 2015: Deposit Draft-12. Alternative Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Assessment of the Suitability of Site for Development  
The site and its surroundings

The site encompasses an area covering 2.09ha which includes:

- a site with planning permission for 3 affordable housing units;
- a site with planning permission for turning head/access road;
- a site with planning permission for a single dwelling;
- agricultural pastureland;
- two access points – one off Jacks View and the other off Orchards End Lane;
- the residential curtilage and orchard associated with the existing residential property (Orchards End) which occupies part of the site.

Candidate site assessment

The proposed land at Orchards End and Jacks View in Norton was submitted as three separate parcels into the Candidate Sites stage of the LDP process.

The below are extracts from the Candidate Site Status Report, which was published by the Council on 20 December 2013 and identifies the initial assessment carried out on each individual candidate site submitted to the Authority.

Candidate Site no.84 – Land to the west of The Gables, Norton

Site lies adjacent existing built form along its eastern boundary in addition to falling within the setting of one or more listed buildings, most notably 'the Gables'. Consequently, the appropriateness and acceptability of development type and design of the site will need to have considerable regard to the setting of the listed building.

The site could represent a neat addition to the settlement in a western direction although, highways access appears a major constraint. However, the site would likely require the provision of footways and cycle paths to enable more cohesivity and connectivity with the wider settlement. Any application for development would likely be required to be accompanied with an Ecology survey. Additionally, Welsh Water have responded to a stakeholder consultation of the site noting a public sewer traverses the site which would require an easement width or diversion.

Candidate Site no.174 – Plot 1 South of Orchards End, Norton

Site currently falls within the UDP development boundary although, acceptability of development of the site as a whole has not been tested in a planning application. There is an extant planning permission for a house and garage (P/2009/0791) and should this be completed, there is no obvious point of access to the site from the B4355 highway. The site is bounded by existing built form on the east and south with no scope of access from either of these directions. Having consulted the highways department, the site appears to

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6298.V3 17/07/2015  Summary: Appendix 1 – Settlement Allocations - Proposed new site in Norton

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

have no adopted road frontage from which to achieve access, a constraint which would need a resolution before development at the site could be considered acceptable and/or appropriate. The site is largely disconnected from the settlement, rather representing the appearance of residential curtilage although, could be brought into more visible connection with the settlement via footway and cycleway provision, in addition to sensitively scale design. There may be concerns that this site represents backland development although, that could be tested and simply serve to limit the scale of development acceptable at the site. Development of the site may potentially represent a costly venture given Welsh Water have stated that the water mains are some distance away and a public sewer traverses the site requiring an easement width or pipe diversion which raises questions as to whether development of the site is economically viable.

Candidate Site no.175 – Plot 2 North of Orchards End, Norton

At the sites southern boundary it adjoins the current UDP development boundary and given the scale of the site, could represent a neat addition to the existing built form in this vicinity.

The site is centrally located within the settlement and could quite simply connect to existing footpath infrastructure perhaps with provision of cycleways to again improve the cohesivity and connectivity of the site with the settlement. There is currently a planning application for 3 affordable terraced homes (P/2013/0278) within the eastern area of the site currently awaiting determination. Additionally, there is an approved planning permission using the same access as above although to the south of the site (P/2009/0791). Given the existing residential units along this road in addition to individual applications to develop residential properties on a plot-by-plot basis may serve to constrain the access for the site and offer limited scope for improvements should highways adoption become a desirable outcome for the developer/landowner. Having consulted the highways department, there is presently no adopted road frontage from which to achieve access thus, adoption would likely be required to enable the development of the site.

The following are the key comments / findings in respect of the inherent suitability of the site(s) in location and built form terms:

Northern section (no. 84):

- Could represent a neat addition to the existing built form in this vicinity;
- The site is centrally located within the settlement and could quite simply connect.

Southern section (no. 174):

- Site currently falls within the UDP development boundary;
- The site is bounded by exiting built form on the east and south.

Central section (no. 175):

- Site lies adjacent existing built form along its eastern boundary;
- Could represent a neat addition to the settlement in a western direction.

With regard to the comments made regarding the potential highways constraint to the sites, it has been confirmed through the application process, subsequent to the Council's assessment, that access and visibility to the site are considered acceptable. The proposed access has therefore been approved for adoption.

Outline Planning Application

The land at Orchards End and Jacks View has been submitted to the Council for planning permission for approximately 31, mainly detached dwellings and is currently pending consideration. The initial submitted planning application was accompanied by a detailed assessment of the site, as summarised below:

Ecology

- A Phase 1 Habitat Survey has demonstrated that the site does not fall within any statutory or non-statutory designations - neither do any of the adjoining land / fields /



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6298.V3		17/07/2015	<input type="checkbox"/>			Summary: Appendix 1 – Settlement Allocations - Proposed new site in Norton
Source: Email			Type: Objection		Mode: Oral (Examination)	Status: Maintained

developments;

- The majority of the site comprises semi-improved grassland or improved grassland with limited ecological interest and none of the affected habitats are of greater than local value for wildlife;
- Any adverse impacts arising from the development of the site are therefore considered likely to be confined to the local context only and would require only minimal mitigation;
- A further Ecology Method Statement for Great Crested Newts has found that whilst the majority of the site is extremely unlikely to be used by Great Crested Newt, the water body that lies approximately 28 metres north of the site has some potential to support them. A detailed method statement has been prepared to deal with, and mitigate against, the presence of Great Crested Newts;
- It is concluded therefore that the site would not have any significant ecological impacts, and as such, the development would be acceptable in this regard.

Flood Risk

- The Welsh Government's Technical Advice Note 15 – Development Advice Map, shown below, confirms that the site does not fall within an area of flood risk. The site is therefore considered to be acceptable in terms of flood risk.

Further assessments subsequent to application

In order to address initial concerns identified by the Council concerning the proposed site, further investigations and/or further detailed submissions/details have been undertaken, as outlined below:

Archaeology

- Evaluations undertaken by Archaeology Wales have identified that the site is largely devoid of archaeological remains with only a possible small parcel of interest in the very north eastern corner of the site. This would need to be the subject of additional, more detailed investigations in due course;
- It is therefore evident that archaeology is no longer a concern.

Listed Building

- The site is proposed on land adjoining a Listed Building;
- It is not considered that the development of the site would have a detrimental impact on the setting of this building – something which was supported by CPAT in their comments on the planning application (on 17th March 2014);
- It is not therefore considered that development on this site would materially harm the setting of the building – subject to detailed design.

Trees

- It is considered that built form can be appropriately and suitably accommodated within the tree context of the site without material harm. Where trees are removed, it is envisaged that suitable replacement specimens could be introduced, thus retaining and enhancing its character for the future.

Other Material Considerations/Technical Matters

It has been established as part of the detailed appraisal of the site and consultation process undertaken on the planning application that there are no technical or other constraints to the site i.e. in drainage, landscape or other terms. The planning application process has evidenced and established how an appropriate and well-designed scheme can be brought forward for and delivered on the site – making a significant and valuable contribution to housing land supply and the village and the role housing plays in supporting services and facilities.

In light of the above, the site is in our view suitable for allocation for housing development, given its ability to promote sustainable growth within the rural village of Norton, and the evidence undertaken showing the ability of the site to come forward.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6298.V3** 17/07/2015  Summary: Appendix 1 – Settlement Allocations - Proposed new site in Norton

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Further info submitted:

Attachment 1 - Site plan  
Attachment 2 - SA & SEA toolkit

Appendix 1 - Archaeological Baseline Report  
Appendix 2 - Ecology Phase 1 Habitat survey  
Appendix 3 - Ecology Method Statement for Great Crested Newt  
Appendix 4 - Tree Survey

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocation of the site on land at Orchards End and Jacks View at Norton for residential development, to be brought forward for development within the early phases of the plan period.

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Sites No's.84, 174 and 175

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.105 Appendix 2 - Supplementary Planning Guidance and Development Briefs**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V29** 09/07/2015  Summary: Appendix 2 - CPAT welcomes the intention to produce Supplementary Planning Guidance on the Historic Environmet and Historic Environment Records

Source: Website registration      Type: Support      Mode: Written      Status: Maintained

Document: Draft Deposit Written Statement 2015, p.118

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT welcomes the intention to produce Supplementary Planning Guidance on the Historic Environmet and Historic Environment Records expressed in Appendix 2

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1612 Radnorshire Wildlife Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1612.V4** 15/07/2015  Summary: Appendix 2 - Supplementary Planning Guidance and Development Briefs

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.118

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted and will be considered when the Biodiversity SPG is created. However, no changes are considered necessary to ensure that the LDP is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The Wildlife Trust welcomes a SPG for Biodiversity to accompany the LDP.

However, we ask whether Local Wildlife Sites (LWS) have been adequately covered by this SPG?

Does Powys County Council have a 'road map' to produce relevant selection criteria for LWS, or does it just rely upon an out of date list of sites held by the Powys Biodiversity Information Service (BIS)?

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The Biodiversity SPG needs to have an up to date inventory of Local Wildlife Sites (LWS)

The Biodiversity SPG needs to have up to date selection criteria for Local Wildlife Sites (LWS)

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4349 Cambrian Mountains Society**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

4349.V6 10/07/2015  Summary: Appendix 2 - Supplementary Planning Guidance and Development Briefs - a need for one on Landscape

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.118

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question* *Representation Texts***Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions with regard to SLAs. Instead of using SLAs the Council has chosen to have an all-encompassing Landscape policy that makes use of LANDMAP this policy will be further developed through a Landscape SPG as set out in Appendix 2 of the plan.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: The Cambrian Mountains Society (CMS) thanks Powys CC for this opportunity to comment on the Deposit LDP. The Society's comments are general in nature and as such fall under reference point @34.1 but throughout the representation links will be made to other parts of the documentation. The Society's major concern with the LDP is that it does not follow local, national or international ideas on sustaining and enhancing areas of high value landscapes. Many of the points the Society address here were presented in its 2014 Deposit Stage Representation but these have evolved over the last year.

.....

Moving to the end of the Deposit document and referring to Appendix 2, @34.105, concerning the provision of SPGs, CMS suggests that either the forthcoming Landscape SPG includes a section on SLAs or, better, that there is a standalone SPG covering SLAs. Such guidance will be a vital element in running the County's new SLAs.

In conclusion CMS's preferred option for the Cambrians continues to be AONB designation, but it sees the setting-up of a network of SLAs across all three counties covering the Cambrian Mountains as a very positive move in safeguarding this unique landscape at the heart of Wales.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Reviewing all the recommendations made in the above representation, in order to help the Powys LDP sit more comfortably with a Wales-wide approach. Notably taking into account the following organisation' work in maintaining and enhancing areas of high landscape value.

WG guidance,  
NRW advice,  
Neighbouring counties' provision of SLAs together with their linked SPGs.

....

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4349.V6** 10/07/2015  Summary: Appendix 2 - Supplementary Planning Guidance and Development Briefs - a need for one on Landscape

Source: Email

Type: Objection

Mode Written

Status Maintained

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That a policy be included into the LDP for the setting up of Special Landscape Areas (SLAs) together with linked Special Planning Guidance (SPG).

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: The representation concentrates on the provision of SLAs with a linked SPG document and it is this that CMS would like to speak to.

At a hearing session the Society would expand on details of a Cambrian Mountains SLA. For instance we would detail it's;

- boundaries,
- landscape qualities and features,
- key policy and management issues.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V60** 20/07/2015  Summary: Appendix 2 - Supplementary Planning Guidance and Development Briefs  
 Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Written Statement 2015, p.118

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: We look forward to being consulted on the identified SPGs and Development Briefs in due course.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery**

Agent: **CPRW Brecon & Radnor**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6235.V24 20/07/2015  Summary: Appendix 2 - Supplementary Planning Guidance and Development Briefs

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.118

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: Biodiversity: The Council is committed to producing an SPG on Biodiversity and will consider the Representation when it does so.

Landscape:

Renewable Energy: The Council is considering an SPG on Renewable Energy.

Timetable: No timetable can be given at the moment.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: 1. Biodiversity:  
PPW7 and TAN 5 require criteria based policies within the DDLDP. Supplementary planning guidance could be a useful vehicle to address necessary requirements such as site identification for potentially polluting developments. The desirability of supplementary planning guidance for biodiversity is set out in TAN 5 3.4.

2. Landscape:

Supplementary Planning Guidance (SPG) - Landscapes: The application of LANDMAP is already set out in LANDMAP Guidance Notes produced by the Countryside Council for Wales. SPG could usefully provide further clarification for planners regarding LANDMAP, but this SPG needs also to address the requirements of Articles 5 and 6 of the ELC:

- increasing awareness of the value of landscapes, their role and changes to them
- promoting training and education in landscape policy, protection, management and planning
- understanding the landscape baseline and identifying and assessing the landscapes within the scope of the LDP

This last point should include preparation of baseline cumulative maps for developments with significant landscape impacts, such as renewable technologies and large scale or industrial farming units.

LANDMAP should not be used in isolation as, although a useful tool, it exhibits considerable limitations in the visual and sensory appreciation of landscape– the aspect that most impacts on residents and visitors. Unlike other layers, such as geology or heritage, there are few quantifiable criteria for visual and sensory and a high degree of subjectivity is evidenced from the different observers. It is an unreliable measure when considering major planning applications with far reaching impacts.



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V24 20/07/2015  Summary: Appendix 2 - Supplementary Planning Guidance and Development Briefs

Source: Email

Type: Objection

Mode Written

Status Maintained

Landscape cannot be visually 'salami sliced' as it is seen within the wider context of the topographical boundaries that limit the viewers' perception. LANDMAP does not provide a measure of the value of a given landscape as part of the wider panorama and many developments in upland areas can be visible for some 20kms.

When considering landscape quality, reference should also be made to the areas for special protection as identified by Hobhouse in the seminal 1948 report. Large areas of upland Powys in Montgomeryshire and Radnorshire were proposed for designation and although, unlike England, Wales has been tardy in designation, this is an important guide to the quality of the landscapes and in many border areas is contiguous with and indistinguishable from that of the Shropshire Hills AONB.

3. Renewables:

We note Topic Paper paras 11 and 45 refer to the preparation of Supplementary Planning Guidance (SPG) being prepared for renewable energies. In view of significant problems currently experienced with wind turbine applications and the likely introduction of new technologies over the period of the plan CPRW believes SPG is essential and would welcome a commitment to its introduction in LDP Appendix 2 @34.105. SPG should address:

- Minimum application requirements: Other Welsh Councils, such as Ceredigion and Anglesey, have adopted Supplementary Planning Guidance (SPG) on renewable energy which provides clarity over the precise requirements of planning applications. Powys planners will be well aware of the need for clarity over what constitutes acceptable evidence to support a planning application, and of a tendency for some agents to provide inadequate information. The Planning Department will also be aware of the enormous local upset and the poor decisions which can result from failing to set out to applicants the acceptable minimum requirements for evidence.

- Assessment of impacts: Other councils' SPG also address methods to be used, for example, when assessing cumulative impacts, all of which would be helpful to planners and developers alike, and strengthen the protections afforded to residents who will suffer the negative impacts of approved developments. There is a need for Powys EHOs to better understand noise impacts, cumulative noise impacts and the information provided by agents/developers regarding noise impacts. For this purpose, cumulative maps will need to be prepared, as noted above.

CPRW believe clarification of requirements of applications and methods of assessment of impacts is essential for protection of residents through the correct determination of applications. Problems encountered in Powys in recent years, and failures to properly apply protections in national policy, bear this out.

SPG outlined in the UDP was never produced. A timetable must be included for provision of SPG.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts:

1. Biodiversity:

An indication of topics to be included in Supplementary Planning Guidance, to include site identification as above, and a date by which the guidance will be available.

2.Landscape:

In order to comply with provisions of ELC, SPG should address the following requirements of ELC:

- increasing awareness of the value of landscapes, their role and changes to them, including within Powys County Council

- promoting training and education in landscape policy, protection, management and planning, particularly amongst planning decision makers within Powys County Council, including planning officers, inhouse consultees and members of the planning committee,

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V24** 20/07/2015  Summary: Appendix 2 - Supplementary Planning Guidance and Development Briefs

Source: Email Type: Objection Mode Written Status Maintained

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•understanding the landscape baseline and identifying and assessing the landscapes within the scope of the LDP including a commitment to preparation of cumulative maps for renewable technologies and large scale or industrial farming units.

and a commitment to this effect should be included in @34.105.

**3. Renewables:**

There needs to be a commitment to produce supplementary planning guidance on renewable energy developments to deal with minimum application requirements and assessment of impacts.

SPG outlined in the UDP was never produced. A timetable must be included for provision of SPG

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 34.106 Appendix 3 - Monitoring Framework**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V28** 09/07/2015  Summary: Appendix 3 - Monitoring Framework - AMR 12B in Appendix 3 should be retitled "Environmental Quality - Heritage Assets

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.119

Issue: 2015: Deposit Draft-13.Plan Monitoring and Review

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council agree to amend AMR 12B Appendix 3 to replace ' Built Heritage' with 'Historic Environment' under Topic and Reference and with 'Heritage assets' elsewhere to reflect the greater aspects that AMR12 B refers to.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: I would suggest that section AMR 12B in Appendix 3 should be retitled "Environmental Quality - Heritage Assets AMR 12B" as it clearly deals with aspects of the heritage over and above the built heritage

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Suggested new title for section AMR 12B in Appendix 3

"Environmental Quality - Heritage Assets â€" AMR 12B"

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1084 Welsh Government**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1084.V16 16/07/2015  Summary: Appendix 3 - Monitoring Framework

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.119

Issue: 2015: Deposit Draft-13.Plan Monitoring and Review

Question	Representation Texts
<b>Question: 3d. (i)</b>	<b>Representation Details</b>
Representation Texts:	Monitoring Framework
	The monitoring framework (MF) needs to enable the progress of the plan's implementation to be measured, provide an early alert to avoid non-delivery and provide the basis for consideration of review.
	Further consideration should be given to the following areas of the framework:
	<input type="checkbox"/> The framework should monitor the deliverability of policies, as there is no policy linking to the spatial strategy; the framework is measuring an output with no policy included in the plan.
	<input type="checkbox"/> The phasing of the development sites, their delivery, relevant triggers and associated action points. This would apply for example to housing, employment, Gypsy and Travellers, renewable energy, affordable housing. The trigger for "distribution of housing growth" for example is weak – the trigger should have definite actions depending on the percentages at each of the hierarchical tiers.
	<input type="checkbox"/> The monitoring indicator concerning renewable and low carbon energy seems confusing. The sentence "This will help to achieve 100% renewable electricity production and 12% renewable heat production compared to that which is used domestically in the County by the end of the plan period" is confusing. It is also unclear how Buildings Integrated Renewables will be monitored.
	<input type="checkbox"/> Targets and triggers should be included to ensure that key factors are delivered e.g. planning obligations how does this information relate to the viability assessment (5 contributions can be pooled); this will identify the shortfalls for the authorities. The triggers and actions are weak.
	<input type="checkbox"/> In the context of LDP manual guidance (section 9.5) the ongoing LDP Process Refinement Exercise should be considered in finalising the MF; see at following link: <a href="http://gov.wales/topics/planning/policy/guidanceandleaflets/ldp-process-refinement-report/?lang=en">http://gov.wales/topics/planning/policy/guidanceandleaflets/ldp-process-refinement-report/?lang=en</a>

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4765 Flintshire County Council (N W Minerals & Waste PI)**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V7** 22/06/2015  Summary: Appendix 3 - Monitoring Framework - Use better indicator

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.119

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the text to provide clarity with regards to the monitoring indicators as suggested by the representor. See Focused Changes for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Monitoring

Target is tonnage of crushed rock per annum, however, other factors such as the economy could mean that this is not achieved

Rather than use this as a target/indicator it would be better to ensure that the landbank remains sufficient.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Change target/indicator from tonnage of crushed rock per annum to ensuring landbank remains sufficient.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4765.V18** 22/06/2015  Summary: Appendix 3 - Monitoring Framework - Waste

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.119

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>4765.V18</b>		22/06/2015	<input type="checkbox"/>			Summary: Appendix 3 - Monitoring Framework - Waste
Source: Email		Type: Objection		Mode	Written	Status Maintained

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<i>Question</i>	<i>Representation Texts</i>
<b>Question: 3d. (i)</b>	<b>Representation Details</b>
Representation Texts:	Monitoring
	Reference made to RWP
	Needs to be revised to reflect changes to national policy.
Council Response:	0

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<b>Question: 3d. (ii)</b>	<b>Desired changes to Document</b>
Representation Texts:	Needs to be revised to reflect changes to national policy.
Council Response:	0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

5197.V61 20/07/2015  Summary: Appendix 3 - Monitoring Framework

Source: Email

Type: Comment

Mode Oral (Examination)

Status Maintained

Document:Draft Deposit Written Statement 2015, p.119

Issue: 2015: Deposit Draft-13.Plan Monitoring and Review

*Question* *Representation Texts***Question: Council Response**

Representation Texts: The Council agree to amend the monitoring framework to reflect issues raised in the representation. See Focused Change for details.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Flood Risk – AMR 8

We wish to advise that the triggers and actions as drafted are not appropriate. The references to applications '...being approved contrary to NRW advice...' should be removed. NRW are an advisor on many technical matters related to flood risk, however there are matters that need consideration in accordance with TAN15 that we cannot advise on, such as emergency plans, procedures and measures to address structural damage that may result from flooding.

The Dear CPO letter from Welsh Government dated 9th January 2014, as mentioned above, is relevant in this regard, as it sets out the role of Local Planning Authorities in identifying how a development proposal meets the tests set out in paragraph 6.2 of TAN15.

The text should therefore be amended to read '...applications in the floodplain in any given year are approved contrary to TAN15.'

We are concerned that the monitoring framework does not include an indicator, trigger and action to monitor the performance of the Plan against the protection and enhancement of biodiversity and geodiversity, and landscape as set out in Objectives 11 and 13 of the Plan. This omission represents a significant gap in the monitoring of the Plan and does not meet Test of Soundness CE3.

We therefore suggest the following amendments to the monitoring framework:

Relevant LDP Objective: 11

Relevant LDP Policy: DM1

Core and Local Indicators: Number of planning applications granted which have an adverse effect on the integrity of a Natura 2000 site.

Source of Information: Development Management

Monitoring Target: No planning applications approved contrary to the advice of NRW.

Trigger Point: 1 planning permission granted by the Local Planning Authority contrary to the advice of NRW.

Relevant LDP Objective: 11

Relevant LDP Policy: DM1

Core and Local Indicators: Number of planning applications granted which may potentially adversely affect the features of a SSSI or Local Wildlife Sites.

Source of Information: Development Management

Monitoring Target: No planning applications approved contrary to the advice of NRW or the authority's ecologist.

Trigger Point: 1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's ecologist.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**5197.V61** 20/07/2015  Summary: Appendix 3 - Monitoring Framework

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Relevant LDP Objective: 11  
 Relevant LDP Policy: DM1  
 Core and Local Indicators: Number of planning applications granted which results in detriment to the favourable conservation status of European protected species or significant harm to species protected by other statute.  
 Source of Information: Development Management  
 Monitoring Target: No planning applications approved contrary to the advice of NRW or the authority's ecologist.  
 Trigger Point: 1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's ecologist.

Relevant LDP Objective: 13  
 Relevant LDP Policy: DM1  
 Core and Local Indicators: Number of planning applications permitted which result in the loss of/ or will have an adverse effect on a Registered Historic Landscape.  
 Source of Information: Development Management/ NRW/ LPA Landscape/ Heritage Officer  
 Monitoring Target: No planning applications approved contrary to the advice of NRW or the authority's landscape /heritage officer.  
 Trigger Point: 1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's landscape/heritage officer.

Although we have no serious concerns with AMR8, you should note that when responding to future planning consultations in relation to allocations our advice in relation to flood risk will be based on section 7 and appendix 1 of TAN15 – the assessment of flooding consequences (ie the FCA) which is set out in paragraph 6.2 iv of TAN 15. Your Authority should consider whether the other three tests (i,ii,iii) have been met and that the development is in line with ALL tests during your determination of the application. Therefore, you may have a development that does not meet i or ii and iii, but we would not necessarily object on these grounds if iv, the FCA, is acceptable. The trigger 'approved contrary to NRW advice' will not cover the full TAN15 tests in paragraph 6.2. We recommend that it is amended to cover the full TAN 15 tests. We would be happy to discuss this aspect further.

(Text contained in Annex 1 to NRW letter).

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Flood Risk – AMR 8  
 We wish to advise that the triggers and actions as drafted are not appropriate. The references to applications ‘...being approved contrary to NRW advice...’ should be removed. NRW are an advisor on many technical matters related to flood risk, however there are matters that need consideration in accordance with TAN15 that we cannot advise on, such as emergency plans, procedures and measures to address structural damage that may result from flooding.

The Dear CPO letter from Welsh Government dated 9th January 2014, as mentioned above, is relevant in this regard, as it sets out the role of Local Planning Authorities in identifying how a development proposal meets the tests set out in paragraph 6.2 of TAN15.

The text should therefore be amended to read ‘...applications in the floodplain in any given year are approved contrary to TAN15.’

We are concerned that the monitoring framework does not include an indicator, trigger and action to monitor the performance of the Plan against the protection and enhancement of biodiversity and geodiversity, and landscape as set out in Objectives 11 and 13 of the Plan. This omission represents a significant gap in the monitoring of the Plan and does not meet Test of Soundness CE3.

We therefore suggest the following amendments to the monitoring framework:

Relevant LDP Objective: 11



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V61** 20/07/2015  Summary: Appendix 3 - Monitoring Framework

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

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Relevant LDP Policy: DM1

Core and Local Indicators: Number of planning applications granted which have an adverse effect on the integrity of a Natura 2000 site.

Source of Information: Development Management

Monitoring Target: No planning applications approved contrary to the advice of NRW.

Trigger Point: 1 planning permission granted by the Local Planning Authority contrary to the advice of NRW.

Relevant LDP Objective: 11

Relevant LDP Policy: DM1

Core and Local Indicators: Number of planning applications granted which may potentially adversely affect the features of a SSSI or Local Wildlife Sites.

Source of Information: Development Management

Monitoring Target: No planning applications approved contrary to the advice of NRW or the authority's ecologist.

Trigger Point: 1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's ecologist.

Relevant LDP Objective: 11

Relevant LDP Policy: DM1

Core and Local Indicators: Number of planning applications granted which results in detriment to the favourable conservation status of European protected species or significant harm to species protected by other statute.

Source of Information: Development Management

Monitoring Target: No planning applications approved contrary to the advice of NRW or the authority's ecologist.

Trigger Point: 1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's ecologist.

Relevant LDP Objective: 13

Relevant LDP Policy: DM1

Core and Local Indicators: Number of planning applications permitted which result in the loss of/ or will have an adverse effect on a Registered Historic Landscape.

Source of Information: Development Management/ NRW/ LPA Landscape/ Heritage Officer

Monitoring Target: No planning applications approved contrary to the advice of NRW or the authority's landscape /heritage officer.

Trigger Point: 1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's landscape/heritage officer.

Although we have no serious concerns with AMR8, you should note that when responding to future planning consultations in relation to allocations our advice in relation to flood risk will be based on section 7 and appendix 1 of TAN15 – the assessment of flooding consequences (ie the FCA) which is set out in paragraph 6.2 iv of TAN 15. Your Authority should consider whether the other three tests (I,ii,iii) have been met and that the development is in line with ALL tests during your determination of the application. Therefore, you may have a development that does not meet i or ii and iii, but we would not necessarily object on these grounds if iv, the FCA, is acceptable. The trigger 'approved contrary to NRW advice' will not cover the full TAN15 tests in paragraph 6.2. We recommend that it is amended to cover the full TAN 15 tests. We would be happy to discuss this aspect further.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6160 Bond, Ms Sarah**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6160.V2** 20/07/2015  Summary: Appendix 3 - Monitoring Framework - need to include biodiversity as a topic

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.119

Issue: 2015: Deposit Draft-13.Plan Monitoring and Review

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted and it is accepted that biodiversity is not included within the 'Annual Monitoring Framework' but national guidance states that "it is not realistic or necessary for all policies to be monitored". However the SEA that has been produced in conjunction with the plan does contain monitoring targets for the protection and enhancement of biodiversity and therefore biodiversity is monitored as part of that process. Therefore, no changes are considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The AMR fails to consider Biodiversity as a topic. LDP Objective 11 has a target of net gain for biodiversity. PCC must monitor whether development is delivering on it's biodiversity requirements otherwise Objective 11 is meaningless.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The AMR needs to include the topic of biodiversity. Suggested monitoring could include assessing planning applications to see whether biodiversity conditions/obligations are applied, discharge of biodiversity conditions, if conditions are mitigation or enhancement.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6235 CPRW Brecon & Radnor and Montgomery**

*Agent:* **CPRW Brecon & Radnor**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V25** 20/07/2015  Summary: Appendix 3 - Monitoring Framework

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Written Statement 2015, p.119

Issue: 2015: Deposit Draft-13.Plan Monitoring and Review

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: 1. What the monitoring framework does

Lists 40 AMR topics for annual monitoring, each related to one or more LDP objective, and one or more LDP policies. A core indicator measures level of target achievement and indicator values are set for triggering either internal investigation (mild problem) or LDP review (severe problem). This framework is crucial for adjustments in policy and implementation of policy to ensure the LDP is meeting its own stated Objectives and Policies and also National and International policy.

2. General problems with the AMR system

Although authors have chosen to arrange AMR topics according to LDP objectives, there is a poor fit between the two. Some items, included under specific objectives, are left out of the AMR system. Other important items do not feature in either objectives or the monitoring framework.

CPRW has produced a table to illustrate this: Please refer to Monitoring Table 1

3. Specific problems with the AMR

3.1. Natural Heritage Objective 11 (SEA Topics 'Biodiversity' & 'Soil') No AMR.

Objective 11 covers air, land and water resources and 'ensures, wherever possible, development enhances them and produces a net gain for biodiversity'. In view of rapidly declining biodiversity, this is such an important matter that Powys has an absolute duty to overcome the inherent monitoring difficulties. The current WAG Nature Recovery plan requires this monitoring. The five yearly SEA monitoring proposed in the SEA ER is far too infrequent to prompt effective action and includes no targets or indicators. The SEA says that data for carbon storage soils, which overlap with three s42 habitats, are lacking. Powys has lost an Ecology Officer and urgently requires another to help address the monitoring imperative.

3.2. Landscape. Objective 13. (also an SEA topic). No AMR.

Omission of landscape monitoring is a critical failure of duty. Landscape should have been properly separated out from historic buildings, parks and gardens in Objective 13. Powys does not have a post of Landscape Officer which could have facilitated development of monitoring indicators. Readily available data-bases showing location and cumulative impact of types of development in relation to relevant topography, settlements, rights of way, and cultural heritage assets is crucial to monitoring of landscape impacts. A cumulative mapping system of wind turbines was described in the recent WAG-initiated Blaenau Gwent capacity study: Powys has nothing equivalent.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V25 20/07/2015  Summary: Appendix 3 - Monitoring Framework

Source: Email

Type: Objection

Mode Written

Status Maintained

3.3 Tourism and public rights of way assets. No objective. No AMR

Protection and enhancement of assets important for tourism is left out of objectives and the only tourism related AMR concerns development of built tourism facilities. The LDP 2.4.1-10 says 'visitors to Powys are drawn to the area for its outstanding scenery, heritage and recreational activities. Protecting these attractions and supporting a sustainable and year-round tourism sector is a must for the LDP.' The monitoring framework is therefore obliged to have regard to DM1 7ii and DM1 8: it is inexcusable to confine monitoring of tourism to modern built tourist developments.

3.4. There is no monitoring of unauthorised development.

3.5 Renewable and low carbon energy. Objective 5. AMR 33

This critical planning topic with wide-ranging implications for all other objectives has a single AMR based on targets which, in turn, have no evidence base. AMR 33 ensures that pressure to meet targets will encourage uninformed case-by-case decisions with potentially disastrous environmental consequences.

There is no subdivision of renewal energy sources, each of which has a particular characteristic set of environmental risks. It is likely that new renewable technologies will become available during the LDP lifetime but we have no monitoring of the nature, mix or contribution of existing RE projects so this will go totally unrecorded.

Experience with wind turbines and anaerobic digesters suggest that public complaints and concerns of independent conservation organisations are the principle sources of information about adverse impacts of operating projects. Noise and odour complaints indicate that DM2 10 may not be sufficient screening to ensure the vision of Powys as a 'healthy, safe environment'. Stakeholder representations must be sought, recorded and, where they reveal significant adverse impacts, fed back into the decision-making process to inform assessment of new applications.

CPRW does not underestimate the complexity of the suggestions below but, without any monitoring for action, severe collateral environmental damage will go unchecked. AMR 12B (Built Heritage) shows that PCC is able to adopt suggestions based on analysis of planning reports and Appeal results. However if this monitoring method is adopted, PCC must address the public view that, currently, Officer's Reports do not always do justice to significant adverse impacts raised by colleagues within PCC, outside professional stakeholders, well-informed members of the public and affected residents.

3.6 There is no monitoring of intensive agriculture

3.7. Historic Environment. Objective 13. SEA sub-topic. AMR 12

AMR 12 is designed to reduce the number of listed buildings on the 'at risk' data base. Although the target is to reduce the number by approximately one fifth, action is only triggered by an increase in number, that is when the target has already been missed by 861 at-risk buildings. This is an irrational target which will do nothing to improve the situation as stated in the SEA ER p.82. CPRW warmly welcomes the addition of AMR 12B which greatly improves the monitoring of the Historic Environment. We suggest triggers could be specified as in HE S2 below. We apologise for leaving AMR 12B out of the table. The national importance of the 'precious and fragile' Historic Environment and its contribution to income and employment in Wales is set out in Section 3 on the Historic Environment (Wales) Bill may 2015. This section does not show a commitment to conserve and enhance the historic environment in compliance with the objectives of PPWv7 Ch6.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: 3.1 Natural Heritage changes suggested:

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessNo	DateLodgd	Late?	Status	Modified	Summary
6235.V25		20/07/2015	<input type="checkbox"/>			Summary: Appendix 3 - Monitoring Framework
Source: Email			Type: Objection			Mode Written
						Status Maintained



## General:

Develop an AMR monitoring scheme for biodiversity including carbon storage.

## Specific Natural Heritage Suggestions:

NH S1. Ecology Officer screens applications for significant specified applications which, at least, include wind turbines, intensive poultry and animal development, industrial development on greenfield sites and housing development over 10 houses. EO comments on whether, prior to determination, mitigation/compensation/off-set measures 1) do not provide commensurate biodiversity value or 2) do provide commensurate biodiversity value or 3) produce net gain. The comments to be tabulated and matched to approval/refusal decisions. Action to be taken with indicators of percentages of applications approved where 1), 2) or 3) apply.

NH S2. For each approved development as above, report on area of LBAP habitat lost and area of new LBAP habitat provided by mitigation/compensation/off-set measures. Report on cumulative area of LBAP lost. Percentage shortfall in area to trigger action.

NH S3. Regular reports required of developers, at set intervals after commencement of development, on whether promised measures are secured and whether aims of mitigation are being achieved. Percentages of 1) failure to report and 2) default on approved undertakings or s106 agreements to trigger action.

NH S4. Data for carbon storage soils should be obtained and monitoring of loss through development should be implemented with planning actions to halt loss.

NH S5. Planting of trees and other vegetation to increase carbon storage and reduce erosion and flood damage to compensate for loss through development to be monitored.

NH S6. If PCC cannot do this work, outsource it to responsible, independent organisation via paid contract. – possibly a local ecological Trust.

NH S7. Develop actions to improve outcomes via: improved liaison with Ecology Officer, training, advice to applicants, extra scrutiny of applications, strict regard to biodiversity planning policy including PPW 5 & DM1.9 within the planning process.

NH S8. PCC to offset poor outcomes by designating new sites of important habitat which will receive full protection from development in compensation.

## 3.2 Landscape changes

## General:

Landscape professional to develop an AMR monitoring system, which is as objective as possible, using appropriate data-bases which must be developed for the purpose.

## Specific Landscape suggestions:

Ls S1. Applications for wind turbines, solar installations, pylons, and other substantial industrial/agricultural structures to be screened by landscape professional for appropriate environmental information about 1) cumulative impact and 2) impact on significant viewpoints. Percentage of applications failing to provide 1) and/or 2) before determination triggers action.

Ls S2. Landscape professional reviews data bases to assess cumulative impact of OCP development on view points from number of key assets of public value selected to cover the county, including National Trails and some cultural heritage assets, areas of unspoilt countryside and conservation areas in towns. Percentage increase in numbers compared with pre-existing numbers to trigger action.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V25 20/07/2015  Summary: Appendix 3 - Monitoring Framework

Source: Email

Type: Objection

Mode Written

Status Maintained

LsS3. Develop actions to improve outcomes via: improved liaison with Landscape Officer/consultant, training, advice to applicants, extra scrutiny of applications, regard for conserving Powys landscape, particularly areas with high LANDMAP values or specially valued by the public and tourists for their scenic qualities and views.

### 3.3 Tourism and PROW changes:

#### General:

Develop AMR monitoring system which takes account of the landscape and traditional setting of tourist attractions with the aim of protecting and enhancing these. Monitoring should be devised by landscape professional with special interest in PROWs and take account of public representations from stakeholder groups such as Powys Ramblers, British Horse Society, Sustrans, walking festival organisers, tourism promotion groups and holiday businesses that depend on walking, riding and cycling.

#### Specific Tourism items and PROWs to be included:

T&P S1. All items included in DM1 7ii and DM1 8 reflecting the fact that integrity of surrounding landscapes and townscapes contribute hugely to the public enjoyment of these assets. Indicators to be related to planning approvals with adverse impact on enjoyment of these assets and actions as in Ls S3. above.

T&P S2. Offa's Dyke landscape corridor requires specific mention in DM1 7ii and AMR framework so that Powys' two major linear tourist attractions – Offa's Dyke and Montgomery Canal – receive equivalent attention and protection in Planning matters.

T&P S3. Bridleways and long-distance bridle routes require specific mention in DM1 7ii and AMR framework.

### 3.4 Unauthorised development change suggested:

An AMR system for monitoring notification of unauthorised development from any source, the LPA response, and the outcome, including retrospective planning permission, should be added. The aim would be to secure swift action and minimise retrospective permissions to strengthen protection afforded by the planning system.

### 3.5 Renewable Energy Changes suggested (overlap with biodiversity, landscape and water monitoring)

RE S1. Monitor targets with indicators to be developed for principle types of renewable energy which reflect the main adverse impacts. Examples would be: wind turbines:

cumulative visual impact (professional landscape assessment of PCC data-base which must be developed), noise nuisance (separation distances from PCC data-base, complaints/questionnaires/measurements), biodiversity (local wildlife trusts reports, biodiversity monitoring data-base) hydrology impacts (water quality monitoring data-base, biodiversity monitoring data-base, complaints about loss in quality of quantity of drinking supplies for humans/animals), impact on tourism visitor numbers and visitor experience (reports received from tourism organisations, tourism businesses and visitors)

anaerobic digesters and other developments using biofuel :

odour (complaints/measurements), traffic nuisance (complaints/measurements) importation of biofuels (obligatory operator's reports), biodiversity (local wildlife trusts reports ,biodiversity monitoring data-base)

RE S2. Monitor adverse impacts of different types addressed in Officer's Reports and Appeal decisions. ☺This requires Planning Advice to applicants with clear expectations about which environmental topics must be included in applications for particular types of project. This also requires Officers' checklists for submitted applications (as used successfully by many other authorities), so that relevant information is supplied, even when EIA is not required.

RE S3 Monitor the deployment of different types and sizes of renewable energy projects with indicators and action to develop future AMRs to address likely adverse impacts.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V25** 20/07/2015  Summary: Appendix 3 - Monitoring Framework

Source: Email Type: Objection Mode Written Status Maintained

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RE S4 Monitor compliance with arrangements for decommissioning.

3.6 Intensive Agriculture Change suggestion

Create a data-base of numbers, sizes and types of intensive livestock units with distribution in relation to watercourses. Monitor, against a checklist, whether appropriate information, including assessment of cumulative impact has been submitted in planning applications, particularly with respect to impact on water quality.

3.7 Historic Environment suggestions:

HE S1 Alter the indicator trigger levels for at risk buildings to achieve a decrease

HE S2 Indicators would be derived from Officer's reports and Appeal decisions subject to the comments in the Renewable Energy section above (seeⓈ). Any significant adverse impact on a historic asset or its setting would trigger action. For a more up to date discussion of 'setting' than any equivalent Welsh source, see Historic England. 'The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning'. July 2015.

Other suggestions

Please refer to Monitoring Table 2. CPRW has produced comments on the AMR targets, indicators and actions in tabular form to avoid giving a confusing list of references.

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response:

0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6235.V26** 20/07/2015  Summary: Appendix 3 - Monitoring Framework

Source: Email Type: Support Mode Written Status Maintained

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Document:Draft Deposit Written Statement 2015, p.119

Issue: 2015: Deposit Draft-13.Plan Monitoring and Review

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
6235.V26		20/07/2015	<input type="checkbox"/>			Summary: Appendix 3 - Monitoring Framework

Source: Email	Type: Support	Mode: Written	Status: Maintained
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*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts:      We object to the following  
 Triggers and Actions  
 Deterioration (0 – 10%)– Investigation / internal audit and recommendations.  
 Significant deterioration (>10%) – Consider policy review and modification

The basis for our objection is based upon the opinion of the Advocate General (AG) delivered on 23 October 2014. AG is proposing to the European Court the following interpretation of the WFD:

- 1) Article 4, paragraph 1 a) i) of the WFD, must be interpreted as meaning that the Member States are required (except if they apply a derogation in line with the WFD) to refuse to authorize a project if it could cause a deterioration in the status of a waterbody (WB), or jeopardise the achievement of a good surface water status or good ecological potential and good surface water chemical status by the date prescribed by the WFD;
- 2) The concept of "deterioration" in Article 4, paragraph 1 a) i) of the WFD must be interpreted as meaning alterations as regards a substance or a quality element used in the assessment of ecological status within the meaning of Annex V of the Directive, without this alteration necessarily resulting in a change of classification within the meaning of the Annex. This means that non-deterioration refers not only to non-deterioration between classes, but also within classes.

On this basis, we conclude

1. it is unsound to have 2 trigger levels.
2. as a competent authority, Powys CC through its policies can not envisage a deterioration which does not require immediate remedial action, and must refuse to authorise a project if it could cause a deterioration.

Council Response: 0

**Question: 3d. (ii)      Desired changes to Document**

Representation Texts:      Any Deterioration - Investigation , enforcement, remediation and review of policy

Council Response: 0

**Question: 4b              Reason For Request To Speak At Hearing And Subject**

Representation Texts:      See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6323 RWE Innogy UK Ltd**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6323.V6 20/07/2015  Summary: Appendix 3 - Monitoring Framework

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015, p.119

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: LDP Objective: AMR33 is slightly confusing as it is trying to monitor developments which are outside the remit of LDP Objective 5 and which no targets have been set for. The LDP makes clear at Policy RE1 that proposals for between 5MW and 50MW will be determined in accordance with relevant national policy and guidance, and no target capacity is set in the LDP for installations of this scale. In the interests of clarity, the cross-reference in the table to LDP Objective 5 should make clear that the provision of an additional 50,000kW (50MW) installed capacity of renewable electricity generating technology applies only to micro (<50kW) and sub-local authority schemes (<5MW) as clarified in the Deposit LDP at @34.91 - @34.92: Policy RE1 'Renewable Energy' (paragraph 4.10.7).

Target: It is considered that reference to 'facilitate' is vague and the Target; Core/Local Indicator and/or Source should instead refer to 'developments granted planning permission'. The target should specify what is to be monitored, i.e. renewable electricity/heat developments granted planning permission and installed per annum. Not all planning applications that gain approval will necessarily be implemented therefore the objective to "achieve 100% renewable electricity production and 12% renewable heat production compared to that which is used domestically" may not be realised if only 'developments granted planning permission' are monitored. To assist with the achievement of Objective 5, it is also necessary to monitor whether developments granted planning permission are subsequently installed. Powys County Council should therefore consider adding another measure to Target, Core/Local Indicator and/or Source for number of MW of renewable electricity/heat installed per annum.

Core/Local Indicator: Monitor renewable electricity/heat developments granted planning permission and installed per annum (see above – Target). LDP Objective 5 applies only to micro (<50kW) and sub-local authority schemes (<5MW), so the "capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas (SSAs) by type (TAN8)" cannot be used for monitoring this objective. TAN8 states that "large scale (over 25MW) onshore wind developments should be concentrated into particular areas defined as Strategic Search Areas" (July 2005, paragraph 2.2) so i) the inclusion of 'by type' would be pointless as most, if not all, would be onshore wind developments; and ii) the per annum target of 5MW and/or the LDP plan period target of 50MW could be met by a single application.

Source: Monitor renewable electricity/heat developments granted planning permission and installed per annum (see above – Target). The final sentence in 'Source' which states that "This will enable the capacity of Renewable Energy development permitted within Strategic Search Areas to be collated" has no relevance to LDP Objective 5 (see above – Core/Local Indicator).

Generally, there is a need throughout the LDP to ensure consistent use of either kilowatt (kW) or megawatt (MW) as the unit of power. To ensure consistency with national policy contained in PPW together with guidance contained in TAN8, it is considered that the MW unit of power is more appropriate than the kW unit of power used in the Deposit LDP.

For the reasons set out above, it is considered that Monitoring: Renewable and Low Carbon Energy – AMR33 in its current form fails to meet the Coherence and Effectiveness (CE3) test of soundness.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: LDP Objective: replace "50,000kW" with "50MW", replace "100,000kW" with "100MW" and insert additional text to clarify that the 50MW/100MW targets relate to "micro and sub-

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6323.V6** 20/07/2015  Summary: Appendix 3 - Monitoring Framework

Source: Email

Type: Objection

Mode Written

Status Maintained

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local authority energy schemes (<5MW) only and that targets for Local Authority Wide (5 to25MW) and Strategic (25MW to 50MW) schemes are set by the Welsh and UK Governments".

Target: replace "5,000kW of renewable electricity" with "5MW of renewable electricity developments granted planning permission" and replace "10,000kW of renewable heat" with "10MW of renewable heat developments granted planning permission". Consider inserting additional targets for renewable electricity/heat developments installed per annum. Core/Local Indicator: replace "kW of renewable electricity facilitated" with "MW of renewable electricity developments granted planning permission" and replace "kW of renewable heat facilitated" with "MW of renewable heat developments granted planning permission". Consider inserting additional targets for renewable electricity/heat developments installed per annum. Delete "The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type (TAN8)".

Source: replace "kW of renewable electricity facilitated" with "MW of renewable electricity developments granted planning permission" and replace "kW of renewable heat facilitated" with "MW of renewable heat developments granted planning permission". Consider inserting additional targets for renewable electricity/heat developments installed per annum. Delete "This will enable the capacity of Renewable Energy development permitted within Strategic Search Areas to be collated".

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

RefPoint: 34.1088

4212 Thomas, Mr & Mrs Derek and Jean

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

4212.V1 17/07/2015  Summary: Objection to Candidate Site 1088/5785 - (Not included Rural Settlement)

Source: Post or in person Type: Comment Mode Written Status Maintained

Document:Draft Deposit Written Statement 2015

Site: 1088/5785 Llanfilo, Brecon, Powys

Issue: 2015: Deposit Draft-14.Miscellaneous

Question Representation Texts

**Question:** Council Response

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan in that the Representor objects to candidate site reference 1088 which is not proposed to be allocated. The Site Status Report concludes that the location unsuitable for large scale housing and that it's allocation would be contrary to national planning policy and the sustainable settlement hierarchy of the Powys LDP. No changes are therefore required.

Council Response: 0

**Question: 3d. (i)** Representation Details

Representation Texts: The sites have not been confirmed but this objection is in case applicants appeal. Llanfilo is totally unsuited for development. The roads are narrow and dangerously full of bends. The drainage and water etc is restricted. Re 1088 site, this was previously refused because of archeological importance - the field was probably site of medieval village.

Council Response: 0

**Question: 3d. (ii)** Desired changes to Document

Representation Texts: The sites have not been confirmed but this objection is in case applicants appeal. Llanfilo is totally unsuited for development. The roads are narrow and dangerously full of bends. The drainage and water etc is restricted. Re 1088 site, this was previously refused because of archeological importance - the field was probably site of medieval village.

Council Response: 0

**Question: 3e. (ii)** Candidate Site No/Name

Representation Texts: Candidate Site 1088/5785 Llanfilo, Brecon, Powys

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**LDP Document: 35 CDL Drafft Adneuo (Mehefin 2015) Cynigion a Mapiau Mewnosod / LDP Deposit Draft (June 2015) Proposa****RefPoint: 35.1 KEY DIAGRAM FOR PROPOSALS MAPS****5100 Mineral Products Association***Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary***5100.V4** 20/07/2015  Summary: PROPOSALS MAPS - Minerals Safeguarding Areas

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.5

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts***Question: Council Response**

Representation Texts: This Representation is noted. No changes are considered necessary to ensure the Plan is sound. However, drafting issues will be considered.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: The Mineral Products Association (MPA) supports the intention of the Proposals Map to identify Mineral Safeguarding Areas but objects to their current form since it had difficulty checking to see if the boundaries accorded with the Aggregates Safeguarding Map for Wales because of the symbols and colours used. The boundaries are indistinct because they are not edged and they are very difficult to make out at the scale of the maps provided.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We request that the Proposals Map is amended to make the boundaries of MSAs clear and to review the symbols used and colour schemes so that the MSAs are clearly marked.

Council Response:

0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: The Mineral Products Association (MPA) is the trade association for the aggregates, asphalt, cement, concrete, dimension stone, lime, mortar and silica sand industries. With the recent addition of The British Precast Concrete Federation (BPCF) and the British Association of Reinforcement (BAR), it has a growing membership of 450 companies and is the sectoral voice for mineral products. MPA membership is made up of the vast majority of independent SME companies throughout the UK, as well as the 9 major international and global companies. It covers 100% of GB cement production, 90% of aggregates production and 95% of asphalt and ready-mixed concrete production and 70% of precast concrete production. Each year the industry supplies £9 billion of materials and services to the £120 billion construction and other sectors. Industry production represents the largest materials flow in the UK economy and is also one of the largest manufacturing sectors.

Given the government's recognition of the economic and employment benefits of the extractive industries we should like to direct your attention to 'Making the Link', a document produced by the MPA to highlight the contribution that the sector makes to the economy. The document can be downloaded from the following website.  
[http://www.mineralproducts.org/documents/MPA\\_MTL\\_Document.pdf](http://www.mineralproducts.org/documents/MPA_MTL_Document.pdf)

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>5100.V4</b>		20/07/2015	<input type="checkbox"/>			Summary: PROPOSALS MAPS - Minerals Safeguarding Areas
Source: Email			Type: Objection		Mode	Oral (Examination)
				Status		Maintained

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Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.19 Proposals Map 18**

**1481 The Coal Authority**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1481.V6** 15/07/2015  Summary: Proposals Map Pr18

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015

Map: Pr 18: Proposals Map 18 - 2015

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. The Council agrees to amend the text to make specific reference to onshore oil and gas as suggested by the representor. See Focused Changes for details.

Proposals maps will be updated to include current round of PEDL licences.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: REPRESENTATION 6 OF 6

The relevant proposals map fails to identify the presence of PEDL licence 148 which extends into the southern tip of the Local Authority area.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts:

- 1)The inclusion within the Local Development Plan of a proposal map showing up-to-date PEDL Licences within the Local Authority area. These are available from the Oil and Gas Authority pages on the .gov website.
- 2)The supporting text within the Local Development Plan should signpost users of the plan to the relevant text contained within paragraphs 64 and 65 of MPPW with regards onshore oil, gas and unconventional hydrocarbon proposals.

Concluding comments

The Coal Authority welcomes the opportunity to make these comments. We are, of course, willing to discuss the comments made in our representations in further detail if desired and would be happy to negotiate alternative suitable wording to address any of our concerns. The Coal Authority would be happy to enter into discussions ahead of any examination hearing process to try and reach a negotiated position if this were considered helpful.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>1481.V6</b>		15/07/2015	<input type="checkbox"/>			Summary: Proposals Map Pr18
Source: Email			Type: Objection		Mode	Written
				Status		Maintained

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Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.20 Abercrave**

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V53** 17/07/2015  Summary: Abercrave - Comment re Allocation P01 HA1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.24

Site: 805/5673/P01 HA1 Land north of Heol Tawe, Abercrave

Map: P1: Abercrave - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts:   
 •A water supply can be provided to serve this site.   
 •Our local sewerage network can accommodate foul flows from the proposed development.   
 •Ystradgynlais Wastewater Treatment Works (WwTW) has limited capacity and our current capital investment programme, Asset Management Plan 6 (AMP6), for the period 2015-2020 includes a scheme to increase capacity at Ystradgynlais WwTW. Should potential developers wish to commence in advance of the AMP6 scheme then financial contributions from developers are required to fund the necessary improvements through S106 of the Town & Country Planning Act 1990.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P01 HA1

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.21 Abermule****542 Abermule (with) Llandyssil Community Council**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

542.V27 20/07/2015  Summary: Abermule - Amend allocation P02 HA2

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Map Document 2015, p.25

Site: 1249//P02 HA2 Land adj Meadows &amp; Land adj Parkside

Amend Site

Map: P2: Abermule - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question* *Representation Texts***Question: Council Response**

Representation Texts: These comments are noted. However, it is considered that the issues raised in relation to highway access serving this allocation are capable of being address and that the inclusion of the land adjacent to Parkside will enable improvements to be made to the existing junction near to the Railway line, to the benefit of all users of this road. The concerns raised regarding floodrisk of this particular piece of land are noted, however the area of land to be allocated adjoining Parkside does not include the land within the floodplain. No changes are considered to be necessary to ensure that the plan is sound.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Housing site PO2 HA2 'Land adjoining Parkside', Abermule.

Concerns were expressed at candidate site stage by both members of the community and the Community Council and are maintained. We have now considered the proposals in the Development Brief to manage the highly unsuitable poor highway access and road safety but these do not ameliorate our concerns. The level crossing proximate to the road junction and the welcome increased frequency of the train service compounds safety issues on this narrow, winding road. With all these considerations and the flood risk the Community Council assess this as an inappropriate site for housing development. The site ' land adjacent The Meadows' does not have the same problems.

The reduction of housing targets in Abermule is appropriate but still high and the community feels that two or three small developments of 4 or 5 houses (mixed affordable and open market) would be far more easily assimilated into the existing community and infrastructure. There are inadequate sewerage arrangements and lack of provision of parking in the village for a further 50 dwellings.

There is an urgent requirement for small, single storey, easily accessed accommodation situated proximate to village facilities in Abermule to enable older or less able bodied people to remain in the community. Land adjacent to the Abermule Hotel would be ideal for 6-8 such units and we request that this site be allocated for this specific purpose in the LDP ( Ref Rep V29)

Council Response:

0

**Question: 3e. (ii) Allocation No:**

Representation Texts: PO2 HA2

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>542.V27</b>		20/07/2015	<input type="checkbox"/>			Summary: Abermule - Amend allocation P02 HA2
Source: Post or in person		Type: Objection		Mode	Written	Status Maintained

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>542.V28</b>		20/07/2015	<input type="checkbox"/>			Summary: Abermule - Request for small housing developments
Source: Post or in person		Type: Comment		Mode	Written	Status Maintained

Document:Draft Deposit Map Document 2015, p.25

Map: P2: Abermule - 2015

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question*                      *Representation Texts*

**Question:                      Council Response**

Representation Texts: Thank you for your comments. The Community Council's views are noted and the officer responsible for Abermule will be giving this appropriate consideration. Please note that site allocation representations will be responded to separately.

Council Response: 0

**Question: 3d. (i)                      Representation Details**

Representation Texts: The reduction of housing targets in Abermule is appropriate but still high and the community feels that two or three small developments of 4 or 5 houses (mixed affordable and open market) would be far more easily assimilated into the existing community and infrastructure. There are inadequate sewerage arrangements and lack of provision of parking in the village for a further 50 dwellings.

There is an urgent requirement for small, single storey, easily accessed accommodation situated proximate to village facilities in Abermule to enable older or less able bodied people to remain in the community. Land adjacent to the Abermule Hotel would be ideal for 6-8 such units and we request that this site be allocated for this specific purpose in the LDP ( Ref Rep V27 & V29)

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>542.V29</b>		20/07/2015	<input type="checkbox"/>			Summary: Abermule - Proposed New Site
Source: Post or in person		Type: Objection		Mode	Written	Status Maintained

Document:Draft Deposit Map Document 2015, p.25

New Site

Map: P2: Abermule - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**542.V29** 20/07/2015  Summary: Abermule - Proposed New Site

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations on this site, it is recommended that the site is not identified as a residential allocation or included within the development limits within the local Development Plan for the following reasons: - 1) Sufficient suitable land has been allocated elsewhere within the settlement that can appropriately meet the needs identified. 2) The site is relatively small and part of the site lies within zone C2 of the Development Advice Map as being at risk of flooding and should not be proposed for development in accordance with TAN15 Development & Flood Risk.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: We request that the land adjacent to the Abermule Hotel (Candidate site No. 744) which would be ideal for 6-8 units, is allocated. There is an urgent requirement for small, single storey, easily accessed accommodation situated proximate to village facilities in Abermule to enable older or less able bodied people to remain in the community. The proposed piece of land would be ideal for this specific purpose.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocate Candidate site No 744

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate site number 744

Council Response: 0

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**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5810 Innova Mill**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5810.V2** 20/07/2015  Summary: Abermule - P02 HA2

Source: Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.25

Site: 1249//P02 HA2 Land adj Meadows & Land adj Parkside

Map: P2: Abermule - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Whilst it is noted that this site comprises of three parcels of land within different ownership, it is necessary to consider the development of these parcels of land together in order to ensure that a comprehensive development is put forward that addresses the highway access constraints and to ensure the viability of carrying out the required improvements to the approach road. A development brief will be required to be prepared in order to ensure that such a comprehensive approach is taken towards the development of this site. No changes are considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Good to keep this land in planning.

Requested clarification on the purpose of this representation 31/07/2015 - No Response.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Suggest the link of 3 pieces of land looked at seperately as three different land owners.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P02 HA2

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Site No 1037

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.22 Arddleen**

**2923 Ian Pryce Property Services**

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
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2923.V2		20/07/2015	<input type="checkbox"/>			Summary: Arddleen - Amend development boundary to include additional land
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Source: Website registration	Type: Objection	Mode: Written	Status: Maintained
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Additional material submitted

Document: Draft Deposit Map Document 2015, p.26

Dev Boundary  
Amendment

Map: P3: Arddleen - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

Question	Representation Texts
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**Question: 3d. (i) Representation Details**

Representation Texts: Additional land for small scale self build development is required to help sustain Arddleen.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Inclusion of land within the development boundary of Arddleen

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: The site on Land Adjacent Windy Ridge, Burgedin Road, Arddleen, Powys was not submitted as a candidate site and the details will be emailed separately to this representation

Note Additional Information: Location Plan Received.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6318 Wilde & Philips, M & A***Agent:* **Berrys**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

**6318.V1** 20/07/2015  Summary: Arddleen - Request for Additional Housing Site

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.26

Dev Boundary  
Amendment

Map: P3: Arddleen - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts: Request the inclusion of Candidate Site 582 within the development boundary of Arddleen.

Arddleen is appropriately identified in the Deposit Draft LDP as a "Large Village" where housing growth will be accommodated in proportion to the settlement's size, facilities and capacity to accommodate growth.

In this regard, Arddleen benefits from a range of services and facilities (as identified in Appendix 2: Settlement Analysis of the Powys LDP Preferred Strategy (March 2012)), including a Primary School and Public House. It is also well placed in North East Powys lying on the A483 (Swansea to Manchester) Trunk Road in close proximity, and with good transport links, to Welshpool (6.5miles), Oswestry (9 miles) and Shrewsbury (15 miles).

As such it is directly comparable to the neighbouring settlements of Four Crosses, Guilsfield, Llandrinio, Llansantffraid-ym-Mechain and Llanymynech as these settlements share the same designation in the LDP (i.e. "Large Village") and benefit from a similar range of services and facilities. However, the level of housing growth identified for Arddleen in the Plan period is significantly below the level of growth identified for the neighbouring settlements identified.

In addition, as detailed within the LDP "Population and Housing Topic Paper" (May 2015), windfall development (i.e. unallocated sites including small sites with 5 or less dwellings) make an important contribution to annual housing provision across the Powys LDP Area (17%). In this regard, it is noted that in response to candidate site submissions the LDP now provides the following opportunities for windfall development within Arddleen's development boundary:

CS747 Land at Grange, Arddleen - The candidate site status report summary for this site states:

Site consists of farmhouse, farm buildings and land immediately adjoining. The site lies partially within the UDP settlement development boundary and is considered a logical site for development in the settlement. However, the site is currently a working farm and stakeholders have identified significant constraints to its re-development, most notably highways constraints. The proposed site is therefore not considered appropriate for allocation but part of the site has been included within the LDP settlement boundary for Arddleen so as to facilitate small scale development opportunities at the road frontage (constraints can be further considered at the detailed planning stages).

CS1160 Land at Grange, Arddleen - The candidate site status report summary for this site states:

The candidate site consists of two small areas of two larger enclosures of relatively unconstrained flat agricultural land. The north eastern area of the candidate site proposal is not within the UDP's development boundary and is not defined by physical boundaries to the north east & north west. It may therefore be considered an incursion into the open countryside and development could be visually intrusive at the entrance to the village especially as the established development on this side of the B4392 is low density. The south western area of the candidate site proposal does lie within the UDP's development boundary and whilst not defined by a physical boundary to its north western edge, is bounded by an existing dwelling to the south west and the existing UDP settlement development boundary, which is drawn at an existing field boundary (hedgerow & drain). This is considered to be an appropriate physical limit to built development in this location. Part of the site has therefore been included in the LDP settlement boundary for Arddleen to facilitate small scale expansion whilst the larger proposed site is not considered suitable. The preferred site for a larger housing allocation is CS376 which is considered to offer a more appropriate, logical and central site for village expansion.

Whilst not wishing to object to the inclusion of these sites within Arddleen's development boundary, there are significant doubts over the whether either of these sites will

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6318.V1 20/07/2015  Summary: Arddleen - Request for Additional Housing Site

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

contribute to the housing supply within the Plan period, as follows:

CS747 Land at Grange, Arddleen - as detailed within the candidate site status report summary, the site is currently a working farm and stakeholders have identified significant constraints to its re-development, most notably highways constraints.

CS1160 Land at Grange, Arddleen - as detailed within the candidate site status report summary, this site lies within the UDP's development boundary. It was also within the development boundary of the predecessor to the UDP, the Montgomeryshire Local Plan. There are, therefore, significant doubts as to whether this site will "facilitate small scale expansion". The opportunities for windfall development are therefore significantly restricted in the settlement.

We therefore respectfully request that opportunities for housing growth in Arddleen are increased to a more realistic and appropriate level, comparable to those identified for neighbouring "Large Villages". An increase in housing growth opportunities in Arddleen would better reflect the settlement's location and its level of services and facilities and provide a reasonable level of flexibility in the settlement's housing growth opportunities to deal with changing circumstances. It would also help to address the potential disadvantage Arddleen's services and facilities (including the public house and primary school) are being placed at when compared to the support being proposed to the viability of neighbouring settlements services & facilities.

Candidate Site 582 (Land adjacent Greenacre, Arddleen) provides a sustainable opportunity to provide small scale residential development in the settlement as it lies between an existing house (Greenacre) and the settlement's development boundary (as proposed in the Deposit Draft LDP). It also lies on the opposite side of the highway to existing residential development and within the 30mph speed limit of the settlement. The site therefore represents a logical addition to the built form of the settlement, is well serviced by utilities infrastructure and is within easy walking distance of the settlement's services and facilities.

When the Council considered the inclusion of candidate site 582 (in its candidate sites status report) it concluded as follows:

"Small parcel of flat pasture land that lies on the opposite side of the highway to the UDP development boundary and existing residential development. The site is not considered a logical extension to the settlement's existing built form without the development of adjoining candidate site proposal CS376/1226. Highways and Heritage stakeholders and the community council have also identified issues with the site's development. Whilst site 376 is now proposed as a land allocation, it is considered that this site is neither particularly suitable nor required for land allocation. Highways have maintained their objection and as site 376 can supply the settlement's needs, the existing lane can continue to serve as a logical natural and physical boundary between village and countryside. The site is therefore not recommended for land allocation or inclusion within the settlement boundary".

In response to the issues raised we would comment as follows:

- As detailed above, we would contend that the site forms a logical addition to the built form of the settlement as it is bounded on 3 sides by existing and proposed development. In addition we would comment that the existing lane does not serve as the natural and physical boundary to the settlement in this location as residential property lie either side of the lane junction. The physical boundary to the settlement has been identified immediately to the west of Greenacre, where the existing 30mph limit and settlement signage is located;

-Issues raised by Heritage stakeholders relate to the setting of Trederwen House (Listed Building). Proposed housing allocation P03 HA1 and a highway lie between candidate site 582 and Trederwen House. We therefore contend that candidate site 582 has minimal impact upon the setting of Trederwen House and significantly less impact than the proposed LDP housing allocation.

-Highways stakeholders have identified issues with the site's allocation. However, having considered the highway infrastructure serving the site, and following further discussion with the Council's Highways Officer (Mr Paul Wozencraft), we understand that a definitive response on highways constraints cannot be provided without more detailed proposals and that much will depend on the scale of development proposed on the site. We therefore contend that, in this respect, the site is directly comparable to candidate site 747 (above) which, although not performing as well as Candidate Site 582 in the Plan's sustainability appraisal, is included within the development boundary with highways issues to be "further considered at the detailed planning stages".

-In terms of the settlement housing requirement, as detailed above, we would contend that housing opportunities are increased to better reflect the settlement's location and its level of services and facilities. In this regard, it is noted from Appendix 1 – Settlement Allocations of the draft LDP that the issues associated with housing allocation P03 HA1 are as follows: "Part site required in this Plan period. Plan for potential future phasing. Allocation dependant on provision of community car park. Sensitive heritage - listed Trederwen



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6318.V1** 20/07/2015  Summary: Arddleen - Request for Additional Housing Site

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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House nearby. Sympathetically designed car park could usefully buffer listed building. \*Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC. This site is within a catchment that is failing WFD objectives (due to phosphate levels). Therefore foul water disposal must go to a mains public sewer or developer must show private connection is not adding to phosphate levels in the catchment".

Given the issues associated with housing allocation HA1 it is evident that that the entirety of the site is not available for residential development, with a significant proportion necessary for car parking / buffer to Trederwen House. In addition, these requirements also raise issues relating to the rate at which this site may come forward. The inclusion of candidate site 582 within the settlement's development boundary would therefore assist in providing a more appropriate level of housing growth for the settlement and provides greater certainty as to the provision of growth during the Plan period.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: @35.22 Arddleen Inset Map  
Request the inclusion of Candidate Site 582 within the development boundary of Arddleen

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: CS 582 - Land adj. Greenacre, Arddleen

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Arddleen is an important settlement within the north-east of Powys and benefits from an important range of services and facilities. However, it is being disadvantaged in the current LDP proposals. The long-term future of Arddleen, its services and facilities, merits consideration at the hearings.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.23 Berriew**

**441 Berriew Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

441.V1 19/06/2015  Summary: Berriew - Adjust Development Boundary

Source: Email Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.27

Dev Boundary  
Amendment

Map: P4: Berriew - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Further to Councillors attending the consultation meeting in Welshpool, Berriew Community Council requests that the boundaries be extended for development and the area of land by the Cemetery up towards the development land at Glan-yr-Afon is included in the Local Development Plan. Enquiries will be made with the local landowner to seek his support.

ADDITIONAL SUPPORTING EVIDENCE

A) Map Inset Map P4 (Refpoint 35.23) showing proposed change of development boundary for Berriew highlighted in red

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Berriew Community Council requests that the boundaries be extended for development and the area of land by the Cemetery up towards the development land at Glan-yr-Afon is included in the Local Development Plan. Enquiries will be made with the local landowner to seek his support.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1938 Vaynor Park - Estate Office, Berriew** *Agent:* **Kembertons**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1938.V5** 17/07/2015  Summary: Berriew - Proposed new site UDP Site - M105 HA2

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.27

New Site

Map: P4: Berriew - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Berriew is identified as a 'large village', but there are no new housing allocations in the village. Indeed two sites that were allocated for development in the Unitary Development Plan – Site M105 HA2. and the site to the east of the village lying alongside the canal just before the road bridge over the canal in encountered ( identified for canal related development in the UDP) – have been deleted from allocation. This means that there is but a single site (formerly M105 HA1) that is available for development in the village.

Mr Corbett-Winder owns both of the sites mentioned above as being withdrawn from allocation. The economic recession of the past few years meant he was unable to pursue the development of the other sites, but he showed his clear intent in attempting to bring development in Berriew forward by obtaining planning permission for the development of site M105 HA, and disposing of it to a local builder. He does not, now, have any control over that site, but the lack of allocation for other sites leaves him unable to assist in bringing forward any further housing.

The lack of allocation of any further sites in Berriew does not appear to be based on anything in particular – such as protection of local character. The lack of further sites for development in the village leaves the achievement of greater sustainability in question. Villages need to continually evolve and develop if they are to be sustainable, and produce sustainable communities.

Elsewhere in these representations reference to the roles that Berriew and Refail play, and the manner in which they support each other, has been referred to. Refail, however, has been classified as a small village, where development is likely to be restricted, even though it has seen a reasonable degree of development in recent years.

Representations were made to try to get candidate site 479 included as an allocated site for development in the ldp, but nothing has happened. If Refail remains categorised as a small village without any recognition of the manner in which it supports and is supported by Berriew, it will have no further development. Given the location of Berriew and Refail just outside Welshpool and on a main road, giving excellent communications, it is surprising and illogical that they do not feature as villages that could usefully accommodate further development.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: It is suggested that the development boundary for Berriew be redrawn to:

1. Include the land that was shown on the Unitary Development Plan as site M105 HA 2 as an allocated site for housing development
2. see v6
3. see v7

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
1938.V5		17/07/2015	<input type="checkbox"/>			Summary: Berriew - Proposed new site UDP Site - M105 HA2
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained

4. see v8

Council Response: 0

**Question: 3e. (ii. Allocation No:**

Representation Texts: Site included in UDP as M105 HA2 but not carried forward to the LDP

Council Response: 0

**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: The sites in Berriew - former site M105 HA2 and the site close to the canal were assumed to be carried forward to the new plan.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: The suitability of Berriew and Refail for further development and their interdependence requires examination and discussion to ascertain the benefits of development.

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
1938.V6		17/07/2015	<input type="checkbox"/>			Summary: Berriew - Proposed new site - land to the East of the village south of the road to Welshpool, north of the cana
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained

SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.27

New Site

Map: P4: Berriew - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question*                      *Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Berriew is identified as a 'large village', but there are no new housing allocations in the village. Indeed two sites that were allocated for development in the Unitary Development Plan – Site M105 HA2. and the site to the east of the village lying alongside the canal just before the road bridge over the canal in encountered ( identified for canal related development in the UDP) – have been deleted from allocation. This means that there is but a single site (formerly M105 HA1) that is available for development in the village.

Mr Corbett-Winder owns both of the sites mentioned above as being withdrawn from allocation. The economic recession of the past few years meant he was unable to pursue the development of the other sites, but he showed his clear intent in attempting to bring development in Berriew forward by obtaining planning permission for the development of

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**1938.V6** 17/07/2015  Summary: Berriew - Proposed new site - land to the East of the village south of the road to Welshpool, north of the cana

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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site M105 HA, and disposing of it to a local builder. He does not, now, have any control over that site, but the lack of allocation for other sites leaves him unable to assist in bringing forward any further housing.

The lack of allocation of any further sites in Berriew does not appear to be based on anything in particular – such as protection of local character. The lack of further sites for development in the village leaves the achievement of greater sustainability in question. Villages need to continually evolve and develop if they are to be sustainable, and produce sustainable communities.

Elsewhere in these representations reference to the roles that Berriew and Refail play, and the manner in which they support each other, has been referred to. Refail, however, has been classified as a small village, where development is likely to be restricted, even though it has seen a reasonable degree of development in recent years.

Representations were made to try to get candidate site 479 included as an allocated site for development in the ldp, but nothing has happened. If Refail remains categorised as a small village without any recognition of the manner in which it supports and is supported by Berriew, it will have no further development.

Given the location of Berriew and Refail just outside Welshpool and on a main road, giving excellent communications, it is surprising and illogical that they do not feature as villages that could usefully accommodate further development.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: It is suggested that the development boundary for Berriew be redrawn to:

1. see v5
2. Include the land to the west [EAST] of the village that lies between the canal and the road to Welshpool (just before the road bridge over the canal) as a site for housing development.
3. see v7
4. see v8

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: Site formerly in the UDP as (un-named or labelled) occupying land to the East of the village south of the road to Welshpool, north of the canal, just west of the bridge under the canal (earmarked in the UDP as land associated with the canal to be safeguarded from development)

Council Response:

0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: The sites in Berriew - former site M105 HA2 and the site close to the canal were assumed to be carried forward to the new plan.

Council Response:

0

**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1938.V6** 17/07/2015  Summary: Berriew - Proposed new site - land to the East of the village south of the road to Welshpool, north of the cana

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: The suitability of Berriew and Refail for further development and their interdependence requires examination and discussion to ascertain the benefits of development.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1938.V7** 17/07/2015  Summary: Berriew - Proposal to redraw development boundary to include Berriew and Refail

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.27

Dev Boundary  
Amendment

Map: P4: Berriew - 2015

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your representation. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability and 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. Due to the updated information provided by both landowner and agent, the Council agrees that housing sites in Berriew (Large Village) warrant re-assessment especially with regard to addressing the lack of any allocated housing sites in this settlement. The Council does not agree that the settlement of Refail (Small Village) should be included as part of Berriew and no changes to the Plan are proposed on this. For Small Villages, the Council is in favour of Village (Action) Plans so as to enable further community involvement on how the settlement may develop - the emphasis is on the suitability of infill sites (as extensions to Small Villages are an exception for affordable homes only).

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Berriew is identified as a 'large village', but there are no new housing allocations in the village. Indeed two sites that were allocated for development in the Unitary Development Plan – Site M105 HA2. and the site to the east of the village lying alongside the canal just before the road bridge over the canal in encountered ( identified for canal related development in the UDP) – have been deleted from allocation. This means that there is but a single site (formerly M105 HA1) that is available for development in the village.

Mr Corbett-Winder owns both of the sites mentioned above as being withdrawn from allocation. The economic recession of the past few years meant he was unable to pursue the development of the other sites, but he showed his clear intent in attempting to bring development in Berriew forward by obtaining planning permission for the development of site M105 HA, and disposing of it to a local builder. He does not, now, have any control over that site, but the lack of allocation for other sites leaves him unable to assist in bringing forward any further housing.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>1938.V7</b>		17/07/2015	<input type="checkbox"/>			Summary: Berriew - Proposal to redraw development boundary to include Berriew and Refail
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained
<p>The lack of allocation of any further sites in Berriew does not appear to be based on anything in particular – such as protection of local character. The lack of further sites for development in the village leaves the achievement of greater sustainability in question. Villages need to continually evolve and develop if they are to be sustainable, and produce sustainable communities.</p> <p>Elsewhere in these representations reference to the roles that Berriew and Refail play, and the manner in which they support each other, has been referred to. Refail, however, has been classified as a small village, where development is likely to be restricted, even though it has seen a reasonable degree of development in recent years.</p> <p>Representations were made to try to get candidate site 479 included as an allocated site for development in the ldp, but nothing has happened. If Refail remains categorised as a small village without any recognition of the manner in which it supports and is supported by Berriew, it will have no further development. Given the location of Berriew and Refail just outside Welshpool and on a main road, giving excellent communications, it is surprising and illogical that they do not feature as villages that could usefully accommodate further development.</p>						
Council Response:						0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: It is suggested that the development boundary for Berriew be redrawn to:

1. see v5
2. see v6
3. Redraw the development boundary for Berriew to include the existing development in Refail, so the two villages can be regarded as a sustainable community. Policies that would prevent the two settlements from coalescing could then be developed to ensure they remain as two separate villages whilst giving support to each other.
4. see v8

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: The suitability of Berriew and Refail for further development and their interdependence requires examination and discussion to ascertain the benefits of development.

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>1938.V8</b>		17/07/2015	<input type="checkbox"/>			Summary: Berriew - Proposal to include Candidate site
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained

SA/SEA submitted

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

1938.V8 17/07/2015  Summary: Berriew - Proposal to include Candidate site

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Document:Draft Deposit Map Document 2015, p.27

New Site

Map: P4: Berriew - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Berriew is identified as a 'large village', but there are no new housing allocations in the village. Indeed two sites that were allocated for development in the Unitary Development Plan – Site M105 HA2. and the site to the east of the village lying alongside the canal just before the road bridge over the canal in encountered ( identified for canal related development in the UDP) – have been deleted from allocation. This means that there is but a single site (formerly M105 HA1) that is available for development in the village.

Mr Corbett-Winder owns both of the sites mentioned above as being withdrawn from allocation. The economic recession of the past few years meant he was unable to pursue the development of the other sites, but he showed his clear intent in attempting to bring development in Berriew forward by obtaining planning permission for the development of site M105 HA, and disposing of it to a local builder. He does not, now, have any control over that site, but the lack of allocation for other sites leaves him unable to assist in bringing forward any further housing.

The lack of allocation of any further sites in Berriew does not appear to be based on anything in particular – such as protection of local character. The lack of further sites for development in the village leaves the achievement of greater sustainability in question. Villages need to continually evolve and develop if they are to be sustainable, and produce sustainable communities.

Elsewhere in these representations reference to the roles that Berriew and Refail play, and the manner in which they support each other, has been referred to. Refail, however, has been classified as a small village, where development is likely to be restricted, even though it has seen a reasonable degree of development in recent years.

Representations were made to try to get candidate site 479 included as an allocated site for development in the Ldp, but nothing has happened. If Refail remains categorised as a small village without any recognition of the manner in which it supports and is supported by Berriew, it will have no further development.

Given the location of Berriew and Refail just outside Welshpool and on a main road, giving excellent communications, it is surprising and illogical that they do not feature as villages that could usefully accommodate further development.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: It is suggested that the development boundary for Berriew be redrawn to:

1. see v5
2. see v6
3. see v7
4. Include candidate site 479 as an allocated site for housing development

Council Response:

0



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1938.V8** 17/07/2015  Summary: Berriew - Proposal to include Candidate site

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: Candidate Site 479

Officer Note - Site 479 is in Refail (Small Village tier) this representation is supported by v7 which requests that the two nearby villages of Berriew and Refail be treated as one sustainable community.

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: The suitability of Berriew and Refail for further development and their interdependence requires examination and discussion to ascertain the benefits of development.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.25 Boughrood and Llyswen**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V7** 09/07/2015  Summary: Supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment

Source: Website registration

Type: Support

Mode Written

Status Maintained

Document: Draft Deposit Map Document 2015, p.29

Site: 1108/5795/P06 HA1 Land at Llyswen adj B24 HA3

Map: P6: Boughrood and Llyswen - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HA1.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1413 The National Assembly for Wales (K. Williams AM)**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1413.V1 20/07/2015  Summary: Does not support P06HA1 in Llyswen

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.29

Site: 1108/5795/P06 HA1 Land at Llyswen adj B24 HA3

Delete Site

Map: P6: Boughrood and Llyswen

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: I would like to make the following representations that I believe make the LDP as currently drafted unsound both in terms of the consistency and coherence and effectiveness tests in relation to the allocation of sites P06 HA1 in reference to 35.25.

Planning Policy Wales Paragraph 2.2.3 states the capacity of existing infrastructure, and the need for additional facilities, should be taken into account in the preparation of development plans and the consideration of planning applications. It is already known that the sewerage system in the village is not fit for purpose. The completion of the housing estate Llys Meillion has already created an overload on the current waste water treatment system.

This paragraph also states Local Authorities should encourage the use of sites where existing drainage problems can be solved and seek to avoid use of sites where adequate drainage provision is unlikely to be achieved.

The land in question has drainage issues and run off water from the neighbouring Brechfa pool which comes down into the proposed site and annually floods the field and neighbouring Llys Meillion. This is against LDP Objective 4 where development should reduce or better manage existing flood risk for communities.

This site is also at odds with LDP Objective 13 to protect, preserve and/or enhance the distinctive built heritage, landscape and cultural assets of Powys and adjoining areas, including its architectural and archaeological heritage and protected landscapes. The development will have an effect of the Middle Wye Valley Historic Landscape and the setting of two listed buildings.

The proposed site is also part of a Designate Special Area of Conservation and houses many species of wildlife. This is against European Directive (92/43/EEC) on the Conservation of Natural Habitats and Wild Flora and Fauna (the Habitats Directive) protects habitats and species of European nature conservation importance. The Habitats Directive establishes a network of internationally important sites designated for their ecological status. These are referred to as Natura 2000 (N2K) sites or European Sites, and comprise Special Areas of Conservation (SACs).

It also of concern that there is not a continuous footpath from the proposed development into the village centre. Residents would be required to cross the A470 where there are presently speeding issues within this 30mph zone. It is also to be noted that there is limited parking within Llyswen and vehicles have been known to park on the entrance to Llys Meillion causing a reduced vision splay which is of cause for concern.

It is clear on these grounds alone these sites should be deleted. However there are other matters that render these sites unsuitable including:- the inadequate access to the site, the inadequate water/sewerage infrastructure in the area and the associated environmental concerns and existing pressures on local infrastructure (e.g. primary schools, health services and road infrastructure).

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1413.V1** 20/07/2015  Summary: Does not support P06HA1 in Llyswen

Source: Email

Type: Objection

Mode Written

Status Maintained

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Representation Texts: I would like to see that removal of the following site in the Llyswen area. PO6 HA1 is incompatible with the stated polices of the LDP.

Council Response:

0

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**Question: 3e. (ii. Allocation No:**

Representation Texts: PO6 HA1

Council Response:

0

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**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**2066 JOSEPH, Mr and Mrs R F** *Agent:* **A. B. Planning**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2066.V1//H1** 20/07/2015  Summary: Boughrood - Allocated Sites

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.50 Site: 1094/2066/P06 HA2 Land adjoining Beeches Park , Boughrood

Policy: H1 Map: P6: Boughrood and Llyswen - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The inclusion of the site for development within the Plan is supported as the requirement of the Plan being sound would not be achievable without its inclusion both in terms of the objective of Policy H1 and achieving the appropriate distribution of development throughout the Local Development Plan area.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: Allocation No:P06 HA2 & P06 HC2 (Committed Site)

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site: 1094 - Land adjoining Beeches Park, Boughrood

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In relation to the proposed housing allocation in order to further expand and respond to any queries raised, as necessary, during the Examination Hearings.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5795 Griffiths, J & C**

*Agent:* **A. B. Planning**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5795.V1** 20/07/2015  Summary: Supports Allocation P06HA1 at Boughrood and Llyswen

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.29

Site: 1108/5795/P06 HA1 Land at Llyswen adj B24 HA3

Map: P6: Boughrood and Llyswen - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The inclusion of the site (P06HA1) for development within this Plan is supported as the requirement of the Plan being sound would not be achievable without its inclusion both in terms of the objective of Policy H1 and achieving the appropriate distribution of development throughout the Local Development Plan area.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P06 HA1

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In relation to the proposed housing allocation in order to further expand and respond to any queries raised, as necessary, during the examination hearings.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6019 Morgans, Mr John M.**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6019.V1 16/07/2015  Summary: Objection to and Removal of Candidate Site 1055 at Llyswen (Not an allocation)

Source: Post or in person Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.29

Map: P6: Boughrood and Llyswen - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: The Powys Local Development Plan candidate sites register November 2011 shows a proposed use for the site as residential. It follows that access to the site will be from the A470.

1) My first Representation concerns access to and from the site.

The A470 is the main north/south trunk road and is by its very nature very busy. The slight bend at the Bridgend Inn renders traffic travelling south towards Brecon blind to the site. Visibility is very restricted and dangerously so. Traffic using the A470 is not, by any means, observant of the 30mph speed limit which should prevail within the village of Llyswen. Reference to the Dyfed-Powys Police Authority will confirm, with relative ease, the incidence of speeding along the portion of the A470 which adjoins the site.

I emerge each day on to the A470 and this is on occasion quite a frightening experience, because of the illegal speed at which traffic travels. In the stretch between the Griffin Inn and Plas Wye frequently drivers attempt to overtake and I would ask you to accept from me that to emerge on to a major trunk road in a vehicle with both lanes occupied by vehicles heading north at speed and in the process of overtaking, is a very scary phenomenon.

The question of speeding through Llyswen village is not, of course, new. It is just that as the volume of traffic grows, so it becomes a more acute problem. There has been correspondence in the Brecon and Radnor Express newspaper on this topic. There have been public meetings in Llyswen school and at least one on-site meeting with Kirsty Williams A.M., Andrew Davies A.M., representatives of the Highway Authority from Llandrindod and representatives of Dyfed-Powys Police force. While the politicians were naturally neutral, the police were very supportive and cited numerous instances of horrific speeds recorded by them. By way of contrast the Highway Authority were quite antagonistic to any suggestion of traffic calming measures. It seems that the status of the A470 as a trunk road has led to a philosophy that road markings such as double white lines preventing overtaking, or larger or more prominent 30mph signs are not to be tolerated.

A combination of the high speeds recorded through the village and the recurring practice of overtaking (both of which are well known to the Dyfed-Powys Police force) coupled with the intransigence of the Highway Authority makes this stretch of the A470 a most dangerous and unlikely spot for the provision of access to the site.

My view is that these factors render the inclusion of the site in the plan to be unsound, in that it does not show good judgement.

2) The second Representation concerns Rights of Way.

The site is subject to Rights of Way and I am not convinced that these have been extinguished. There is clearly a footpath which crosses the site and inspection will show a signpost on the verge adjoining the site at the edge of the A470 indicating a Right of Way. There are steps and a stile to facilitate access for pedestrians. The Right of Way is frequently used by ramblers.

My view is that to include the site in the Plan will adversely affect the exercise of the Right of Way. It seems to me that the Plan would not be sound and would not show proper judgement.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6019.V1 16/07/2015  Summary: Objection to and Removal of Candidate Site 1055 at Llyswen (Not an allocation)

Source: Post or in person

Type: Comment

Mode Written

Status Maintained

3) My third Representation concerns the septic tank which serves [my house] and which is situated within the site.

When the Church in Wales sold off [my house] to my predecessor in title, there was transferred with the property the benefit of an easement for drainage from the property into two cesspits in field No 9211 (Part). There is no doubt that I enjoy a legal easement to continue to discharge into the cesspits / septic tank. The enjoyment of this right has been continuous during my ownership (since 1990), and so far as I am aware, since the date of the initial sale by the Church in 1974.

The septic tank in question does, of course, pre-date the separation of [my house] and the adjoining Glebe Land in 1974 and will have served the house continuously from the date of its construction in the 19th Century.

The site comprises the septic tank which serves my house and to include the site in the Plan renders the Plan unsound and lacking good judgement

4) In addition to the easement for the drainage from this property into the cess pit/septic tank (and of course this remains the only method of drainage available to me) there is also another easement for the supply of water from the mains to my property and this is, once again, through the site and through field 9211 (Part).

Again, this Right has been exercised continuously during the period of my ownership, i.e. since 1990 and, in fact, since the first sale of the property in 1974. Again, this is the only water supply for the property.

The formal wording used in the title deeds and documents I shall set out in full as these are instructive and are:

".....and in particular with the benefit of an easement for drainage from the.... house into two cess pits in field no 89 (now field 9211 Part) together with easements for water supply for the house by means of pipes laid across fields Nos 89 (field 9211 Part) and 95 from a neighbouring property".

The position, therefore, is that a legal easement exists to discharge drainage into cesspits on the site in field 9211 (Part) and further there exists an easement for water supply by means of pipes crossing the site through field 9211 (Part).

The Plan is, to my mind, unsound and devoid of good judgement in so far as it relates to this particular site.

5) The pipes that are referred to in (3) and (4) are asbestos pipes. My fifth Representation concerns the existence of asbestos within the site.

I am aware that the water pipes referred to in (4) above are composed of asbestos. The thought of asbestos particles being disturbed and circulated in the atmosphere as a result of development on the site is very frightening.

There are many families living opposite the site and some have very young children. Also opposite is the Archdeacon Griffiths Church in Wales Primary School and it seems to me that it is a matter of communal concern and for the sake of the community at large, that the site remains undeveloped, as the disturbance of noxious and hazardous material will pose a high degree of risk for residents and school children alike.

I am aware that the water pipes are composed of asbestos. I have not been able to establish whether or not the other pipes within the site are also composed of asbestos. It remains a strong possibility that if asbestos pipes were used when laying the water pipes, it may well be that asbestos was used for the pipes serving and leading to the cess pits / septic tanks. This is a feature which concerns not only me and my family but the wider community and which needs to be considered fully when judging the suitability of the site for inclusion in the plan.

To me, it is inconceivable that a sound plan which shows good judgement would properly allow the development of the site for residential use with the attendant risks to the local population.



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6019.V1** 16/07/2015  Summary: Objection to and Removal of Candidate Site 1055 at Llyswen (Not an allocation)

Source: Post or in person

Type: Comment

Mode Written

Status Maintained

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Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Remove site 1055 from the Candidate Site Register

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To re-iterate the points made in the Representations

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6138 Chester Master Ltd.**

*Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6138.V2** 13/07/2015  Summary: Boughrood - Add New Housing Site (CS 1053)

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.50

New Site

Map: P6: Boughrood and Llyswen - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is objected to on the basis of the reduced housing land target (see separate form). The non-inclusion of the land at Station Road, Boughrood and its omission from the site schedule in Appendix 1 – Settlement Allocations. It is noted that the Policy also seeks to maintain a 5 year supply of housing. For reasons explained in the Full Submission attached we consider that unless a sufficient range and choice of sites is provided, Powys County Council will struggle to achieve a 5 year land supply both on adoption and throughout the plan period.

The first part of the policy refers to development in Towns and Large Villages. We consider that development of the site in question would be compatible with the requirement as it would form a logical extension to the settlement.

The Alternative Site proposed could potentially deliver 21 dwellings in accordance with Policy H3 which provides for average densities of 25 dwellings per hectare on sites in towns and large villages. It would also aim to be compatible with Policy H2 - Housing Delivery.

Additional Supporting Information:

- A) Submission Document
- B) Candidate Site map with boundary
- C) Proposed Development Plan
- D) SA/SEA
- E) Compatibility with Environmental Report assessment

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocation of the site at Station Road, Boughrood

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

08/12/2015

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6138.V2** 13/07/2015  Summary: Boughrood - Add New Housing Site (CS 1053)

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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Representation Texts: 1053 - Station Road, Boughrood

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to the discussions regarding the scale of development proposed.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6229 Smart, Mrs Amanda**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6229.V1 17/07/2015  Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.50

Site: 1108/5795/P06 HA1 Land at Llyswen adj B24 HA3

Delete Site

Map: P6: Boughrood and Llyswen - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: [This Representation critiques the site assessment undertaken using the integrated Options Appraisal toolkit and each point has been given a separate number]

Objection to deposit LDP – Settlement Allocation Llyswen & Boughrood - Site Reference PO6 HA1 (1108)

We strongly object to the inclusion of PO6 HA1 being included in the Powys Local Development Plan 2011-2026. We have used your Options Appraisal Tool to outline our arguments for the key areas of concern with additional points of concern/arguments thereafter:

Key Questions & Argument

1) Is the site located so as to encourage health and wellbeing including physical activity, active travel and community interaction and engagement?

We do not feel that the site is well located to meet this criteria. The Pathways around this site do not lend themselves for walking or cycling to enhance physical activity.

2) Are the development proposals likely to be compatible with the established neighbouring land uses?

We feel that the inclusion of 30+ houses in the plot adjacent to us will increase noise pollution and nowhere near compatible with neighbouring land uses, will also be unsightly and not in common with neighbouring villages.

3) Do the proposals provide employment opportunities and/or the potential for upskilling the local workforce?

No. There are very few job opportunities in the neighbouring vicinity. Most people not already in employment would need to travel 30-50 miles to find reasonable employment. The largest employers in the area have very low turnover, therefore job opportunities low.

4) Given the factors known about the site, could development provide a particular opportunity for planning gain that might not otherwise be achieved (addressing community need, overcoming settlement infrastructure constraints)?

There are far greater needs of Llyswen as a community e.g. pathways in the village, parking facilities for those properties having to park on the main A470. There is no community need for the further addition of such a large development of land, adding a play area does not assist this. The local primary school is already at full capacity and with the possible closure of the local high school where would children go to school?

5) Given the factors known about the site, is it considered probable that the land will be released for developing during 2011-2026?

Our understanding from the Public meeting in Llandrindod that the whole point of the submission of plots for inclusion in the LDP was for planning / development purposes. The point that needs to be raised here is why previous plots within the village of Llyswen on the opposite side of the road have been within the LDP for 15+ years and have had

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6229.V1 17/07/2015  Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email

Type: Objection

Mode Written

Status Maintained

planning on it and never developed. Surely it should be proposed this plot is developed first with a smaller number of houses, rather than further adding plots un-necessarily to the village.

6) Is the site's development likely to encourage the community to get together and increase social interaction? Could the development proposals boost demand for local services and help to sustain or increase them?

The addition or more properties within a close knit village like Llyswen will not make any difference to the social interaction of the community.

7) Will development of this site offer particular scope to build a more sustainable community?

Please explain why you have marked this positive. A large development like this in Llyswen will not provide a more sustainable community.

8) Does the candidate site development proposal have the support of the Town & Community Council?

We have spoken with the Chair of Llyswen and Bronllys Community Council and their support is not given and they back the views of the residents 100%.

It has already been stated quite clearly that Bronllys is a key settle area it's roads have recently been upgraded, therefore this would be a much more suitable area to develop. Llyswen has poor roads, which are fast through its built up area, footpaths are poor, therefore it is not suitable for any further development.

9) Is the development likely to impact positively on culture, local distinctiveness and sense of place, including the protection of archaeological and built heritage assets?

There will not be a positive impact and the reason for this is the recent build of Llys Meillion has resulted in a significant impact on infrastructure of the village with a massive impact on the Heritage nature of the Middle Wye Valley Historic Landscape and to add such a further large development to this end of the village will have yet a further detrimental impact. Llys Meillion and the proposed plot are within the setting of two listed buildings and as such we feel by including the proposed plot would go against the Register of landscapes of Historic Interest in Wales.

There is a public footpath that currently runs through the proposed plot of land and this would need to be taken into consideration. This is regularly used by walkers and the Ramblers. Currently there is a lot of Greenland around the outskirts of the village of Llyswen and which joins on to parts of the boundaries of the village, and we feel that such a large development would take away the distinctiveness of the village and make the village look ugly from a distance and would not be in keeping with the neighbouring areas and landscapes.

10) Will the development proposals provide employment facilities, support the need of businesses to expand, re-locate, diversify?

The development of this land would potentially be for housing alone and not for businesses, the few existing businesses in the village would not benefit from expanding to the proposed plot. So we do not feel that this criteria is met.

11) Will the development proposals contribute to providing a mix of uses in the settlement?

The proposal for this plot should it be successful we have already been information is for housing alone, therefore there will not be a mix of uses within this proposed plot.

12) Do the development proposals supporting housing provision including affordable homes?

When Llys Meillion was built there was supposed to be affordable homes but this was not the case. The homes that were supposed to be affordable homes have either been

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6229.V1 17/07/2015  Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email

Type: Objection

Mode Written

Status Maintained

bought privately and are rented out or are still owned by the proprietor of the plot Llys Meillion was built on and are rented out. Hence no affordable homes were ever available and since the development of Llys Meillion no affordable homes were ever put up for sale, therefore your point here is incorrect.

13) Is the site well served by existing services (including access, water, drainage, energy supply)?

It is already known that the sewerage within the village is not fit for purpose so by adding a further 30+ houses will only increase the problems. Since building the houses on Llys Meillion it is common knowledge that there has been an overload on the current waste water treatment system, by adding a further large development to the village would make the situation far worse.

There is a brook that runs down the one side of the proposed development site that floods during the winter months and run off water from the neighbouring Brechfa pool comes down into the proposed site and annually floods the field and has in turn been so bad it has flooded into Llys Meillion. During the winter months this flooding has in turn run out onto the main A470 causing water logged areas which are considerably dangers for traffic and pedestrians.

14) Can the development proposals be sympathetically incorporated into the landscape and local environment without harm to the character and appearance of the area? (particularly when considering a site for development on green field land and/or at the edge of a settlement where development will extend into the open countryside)?

The proposed site is right on the edge of the village and is visible for miles around. We feel it would make the village unsightly and would not fit in with neighbouring villages or the landscape. It would completely change the character and appearance and would make the look of village unappealing.

15) Can the site be safely accessed and can the highway network serving the site adequately accommodate the associated traffic implications?

Current access to Llys Meillion is already on a dangerous piece of road. Visibility towards Built Wells does not meet standards and visibility is hindered by cars having to park on the road outside properties. These cars are opposite the petrol station and cars are having to give way to let on-coming traffic through which becomes a huge risk to pedestrians, and those coming out of existing entrances along that road (9 in total including Llys Meillion), all in very close proximity of each other and on both sides of the road. The road into Llyswen from Bronllys/Three Cocks is a very straight piece of road and cars travel this road extremely fast and do not abide by the speed limits. Complaints have been made to local AM's and to the Minister of Transport about the speeds within the village.

The A470 is the main trunk road and is extremely busy this is furthermore increased by regular shows/activities held in Hay-on-Wye, Royal Welsh Show Ground which adds to the traffic throughput in the village.

The speed through the village is not adhered to and this has been raised to the council on numerous occasions.

16) Does the location of the site encourage a shift to using more sustainable forms of travel (e.g. is it central and accessible to local services and/or public transport network without physical barriers to safe access on foot or cycle)?

We do not feel that by adding 30+ houses to the village of Llyswen would then mean that those living in these houses would use alternative means of transport. As mentioned earlier employment is poor in this area and turnover of staff in some of the larger organisation such as the Health Board, Council and Police are low, therefore people would have to travel long distances for work. There is no scope for people to walk to work or cycle. There are very poor pavements within the village and no cycle paths.

17) Are the development proposals likely to regenerate the area? (eg bringing disused land/buildings back into positive re-use, meeting an identified community need, increase footfall and/or creating new jobs)

The proposed site is already used as agricultural land and regularly has livestock/sheep on it. There is no community need for additional housing within Llyswen and by

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6229.V1 17/07/2015  Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email

Type: Objection

Mode Written

Status Maintained

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developing this land it will not create new jobs.

18) Is the site previously developed land

No

19) Will development of this site avoid the loss of the Best and Most Versatile agricultural land?

The proposed site is part of Designated Special Area of Conservation and houses many species of wildlife.

20) Can the site be developed without compromising the safeguarding of important mineral resources?

For the proposed site to be developed would require a significant amount of soil to be extracted, therefore the safeguarding of minerals would not be achieved.

21) Is the site free from flood risk or has it been proven that any flood risk can be acceptably managed?

The proposed site floods regularly and the whole field including the proposed site is affected. The plot is unable to cope with the quantity of water and floods the adjacent drains also.

22) Is the site free from the risk of contaminated land or is it likely that any known contamination can be acceptably managed.

The LNG Pipeline runs through the field of proposed site and is within the Inner Buffer Zone and as such it is felt that this is within a sensitive and dangerous area and therefore the proposed plot should not be included for development. We have sincere concerns about this site being used as development for safety reasons.

23) Will the development proposals contribute positively to sustainable waste management in the county and the move to a low waste Powys?

There are known sewerage problems in Llyswen and you have already confirmed in the LDP that work will need to be undertaken to address the Waste Management issues. The drains on the main A470 trunk road have blocked and over-flowed on numerous occasions.

24) Is the site free from environmental constraints/sensitivity such as the inclusion of, or proximity to, fragile habitats and species and protected landscapes (s)?

We wish to see the results of the Ecology Survey before any final decision is made and this should be undertaken and the results published before any decision is made.

We also feel that as the proposed site is situated on the edge of the village that the greenspace is compromised.

The proposed site runs between two listed buildings and any development and disruption to this land could have an impact on their infrastructure.

Various wildlife live within the proposed plot and neighbouring brooks and development of this site would cause significant harm.

25) Are there particular opportunities for biodiversity or ecological gain on this site?

By the development of this site it would pose the following risks:

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

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Source: Email

Type: Objection

Mode Written

Status Maintained

A detrimental impact on species such as Bats, badgers and newts, sparrow, swallows, doves, foxes to name but a few.

The proposed site is using a large chunk of land which will have a direct impact in terms of destruction of habitats and more subtle effects on biodiversity such as disturbance and fragmentation. Noise and light generated during construction processes may not directly harm individual animals but it could affect feeding and breeding behaviours which could have negative impacts on long term population levels. The use of land may also divide up land and separate habitats which were previously adjacent. This can influence population dynamics especially for mobile species which rely on large habitats. The impact of fragmenting habitats on different species can be complex and could lead to gradual decline in populations which is difficult to attribute to a specific cause.

The materials used and their processing and production will have a major impact on biodiversity. Timber, gravel, sand, iron ore, rocks etc are all major materials needed for the construction industry and the production of these materials can impact heavily on biodiversity. Should this site be developed 1000 of tonnes of soil would be excavated in order to develop the land which in turn would diminish the soil, minerals etc.

[In addition]:

26) The infrastructure of Llyswen cannot support any additional development, there are already plots within the village which were included in the previous LDP which to date have not been developed on. We feel that this site should be developed before any further sites are included.

27) The village as it currently stands poses several risks; the speed of traffic through the village is unsafe, current pavements are not fit for purpose, residential parking on the main A470 causing high risk areas within the village, one area being right opposite the petrol station. The school is already at full capacity so where would the children go if additional people came to the village. The situation of this site does not lend itself for parents and children, elderly people.

28) Incorrectly Llyswen & Boughrood in the LDP are counted as one village and this is completely incorrect. They are two very separate villages and have two completely separate Community Councils. Therefore this needs to be rectified within the LDP and hence would result in confirming Llyswen being the small village it is and not in need of such a large development.

29) The site is unsuitable – as quotes in the Welsh Government Ministerial letter 2011 – The population and household projections indicate a downward trend in population grown for Powys, so why develop so much of Llyswen.

30) We strongly object to this proposal and ask that you seriously reconsider to either remove the site completely or choose an alternative site more appropriately situated over the other side of the village or one that already has planning on it.

Council Response:

0

### Question: 3d. (ii) Desired changes to Document

Representation Texts: Delete Housing Allocation Site PO6 HA1 from LDP

Council Response:

0

### Question: 3e. (ii) Allocation No:

Representation Texts: Delete Allocation PO6 HA1 from Llyswen

Council Response:

0

08/12/2015



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6229.V1** 17/07/2015  Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email

Type: Objection

Mode Written

Status Maintained

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by: Representation No

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**6258 Jackson, Mr David**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6258.V1/4.0/ 10/07/2015  Summary: Deletion of site P06 HA1 - Llyswen

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.29, para.4.0 Site: 1108/5795/P06 HA1 Land at Llyswen adj B24 HA3 Delete Site

Map: P6: Boughrood and Llyswen - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Comment to Local Development Plan, Appendix 1 Settlement Allocations Boughrood & Llyswen Site Ref PO6 HA1 (1108)

Consider that Llyswen cannot support the services and infrastructure demands of further development. We understand that the recent addition of the Llys Meillion has already made a significant impact and any further development will only exacerbate the situation. This is particularly true of the Waste Water Treatment facilities that are currently available within Llyswen.

The existing development has had an impact on the Heritage nature of the Middle Wye Valley Historic Landscape (Area 36) and additional development will have yet further detrimental impact, particularly as within the setting there are two listed buildings. As such the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process (ASIDOHL2) will need to be adhered to.

Additional development within Llyswen will present a further risk to the local area with respect to the Conservation of Natural Habitats and Wild Flora and Fauna, particularly as the Wye Valley and surrounding area is deemed to be a Designated Special Area of Conservation (SAC), SCA code UK0012642. There will therefore be a risk to the Ecology of the local area.

Site HA1 is close to the LNG pipeline and is within the Inner Buffer Zone and as such should be considered as being within a sensitive area. Ref: Institution of Gas Engineers and Managers design code "Recommendations on Transmission and Distribution Practice"(IGE/TD/1).

It is understood that the brook adjacent to existing settlement of Llys Meillion created issues during the site development thus requiring its diversion and it runs through the area currently under discussion. It is further understood that flooding occurred after development of Llys Meillion. Therefore further development will only exacerbate such issues and increase the flooding risk.

Significant pre-extraction required will be to mitigate mineral risk with presence of sand and gravel. Furthermore additional extraction required to address raised elevation of site compared to that of existing development.

Access via Llys Meillion from trunk road may be an issue.

Due to the potential proximity and elevation of any further building development adjacent to the existing settlement there may be a significant reduction of light and air to existing property. In addition it would result in some property being surrounded on all sides by the close proximity of other houses.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6258.V1/4.0/</b>		10/07/2015	<input type="checkbox"/>			Summary: Deletion of site P06 HA1 - Llyswen

Source: Website registration      Type: Objection      Mode: Written      Status: Maintained

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Representation Texts: Site PO6 HA1 not to be included within the Local Development Plan

Council Response: 0

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**Question: 3e. (ii. Allocation No:**

Representation Texts: PO6 HA1

Council Response: 0

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**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: Boughrood & Llyswen 1108

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6277 Davies, Mr & Mrs G**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6277.V1 16/07/2015  Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.50

Site: 1108/5795/P06 HA1 Land at Llyswen adj B24 HA3

Delete Site

Map: P6: Boughrood and Llyswen - 2015 P6

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Candidate Site: 1108  
Land at Llyswen adj B24 HA3 – Allocation No. PO6 HA1

- 1) We object very strongly to the proposed changes to the Local Development Plan with specific reference to land referred to in Allocation No. PO6 HA1 and build yet more houses adjoining this new estate which already has 35 houses. There are still houses on this site which have been unoccupied for 5 years. All 'affordable houses' which were built in this estate have not been sold as starter homes but are rented out which does not comply with planning regulations.
  - 2) The site behind these houses has a tendency to become very wet and part of it is already known to be in the flood zone. All the surface water from Brechfa Common & surrounding areas above all fall into this catch pit and creates flooding in this field. In 2013, we would draw your attention to the fact that water was running down between the two rows of houses in the estate and flooded a garage. We are very concerned that in order to address this problem, using tarmac and concrete will stop water soaking naturally and thereby create further problems.
  - 3) The entrance on to the present estate is very busy and with another estate at the rear, the increase in vehicles will make this area very dangerous. On the opposite side of the road is the entrance to the very busy farming business and they have tractors, trailers and lorries travelling in and out every day to two other farms which they have in this locality.
  - 4) From the junction of Llys Meillion to the Griffin Inn, Llyswen is a very dangerous stretch of road especially for parents taking their children to and from Llyswen School. The one pavement is very narrow, single person only most of the way and they have to walk across the forecourt of a busy Petrol Station/Shop with cars pulling in and out of the garage all of the time. There is no pavement the other side of the road and cars are often parked along the road. I am aware that it would be difficult to increase the width of the pavements because the houses are built too near to the road. More houses will mean more children and more danger.
- It must be noted that the local school at Llyswen is full to capacity at present and the nearest High School is potentially due for closure so would deter would be buyers to this area. We understand that Bronllys has been mentioned as a key settlement, so why not build more houses there as there is no main road through this Village as it has a by-pass so is a much safer location.
- 5) Llyswen has recently been having trouble with the sewerage works and also blocked culverts. Flooding of the road from the Llys Meillion estate up towards the round-about towards Talgarth has happened on many occasions.
  - 6) As quoted on the Deposit Draft, there are already issues with the LNG pipeline 250 which is in a protected area. The Middle Wye Valley Historic Landscape needs to be assessed under ASIDOHL2 and the two listed buildings would have to be considered. Improvements would need to be made to Talgarth Waste Water Treatment Works and ecology surveys required. An assessment to make sure that this site is not under flood risk is a necessity.
  - 7) In our opinion there are already enough houses in this part of Llyswen especially as some of the houses already built have not as yet been sold. We think it would be more sense to build more houses, if they are really needed, on the other end of Llyswen nearer the amenities such as the School and Village Hall which is not in the flood zone - reference Candidate Site 684 - because it would be on a straight and wider road, wider pavements and a lot drier field with no problem with water. It would also be a lot safer

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6277.V1** 16/07/2015  Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email Type: Objection Mode Written Status Maintained

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entrance on to the main road than the entrance to Llys Meillion Estate. We, therefore, object strongly to this proposal and think this site should be removed from the Local Development Plan.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Delete Housing Allocation Site PO6 HA1 from LDP

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: Delete Allocation PO6 HA1 from Llyswen

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6295 Edwards, Mr Don**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6295.V1 16/07/2015  Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.50

Site: 1108/5795/P06 HA1 Land at Llyswen adj B24 HA3

Delete Site

Map: P6: Boughrood and Llyswen - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Local Development Plan – Objection to Candidate Site 1108 - Allocation No. P06 HA1

1) I have lived all my life in Llyswen and am aware of the problems which arise locally. This field in the Development Plan has always had problems with flooding because the water runs down from Brechfa Hills and surrounding area and would be most unsuitable to build on as it is in the flood zone. Flooding of a garage has taken place since the present housing estate has been built although the brook had been diverted prior to these builds.

2) The entrance to this housing estate is very dangerous as vehicles do not comply with the 30 mph limit and travel much faster than they should. The pavements are very narrow, even non-existent in some parts and pedestrians have to walk over the forecourt of a Petrol Station and Shop towards the village which is extremely dangerous with vehicles queuing up on either side of the approach to the garage. Also on the other side of the entrance, there is a busy farm with tractors, trailers and lorries coming in and out their entrance throughout the day.

3) The current sewerage system is in need of upgrading if more houses are to be built. The gas pipeline runs in close proximity to this site in the adjoining field. There is a public footpath on this site which branches off in three directions. Some plots were approved in a previous Local Development Plan but has never been developed so why could these not be included now and built on instead of choosing a different very unsuitable site.

4) One last point which should also be considered. I often walk on the back road from Bronllys coming out onto the public right of way at the top of the Dderw ground which looks directly down on Llys Meillion. I think if the proposed new development went ahead, it would enlarge the site so much it would be out of character with the rest of the village and certainly not enhance the views. I think this site should be taken off the present Local Development Plan.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Delete Housing Allocation Site PO6 HA1 from LDP

Council Response:

0

**Question: 3e. (ii) Allocation No:**

Representation Texts: Delete Allocation PO6 HA1 from Llyswen

Council Response:

0

by: Representation No

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**6297 Rogers and Oliver, Ms L & Mr P**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6297.V1 17/07/2015  Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.50

Site: 1108/5795/P06 HA1 Land at Llyswen adj B24 HA3

Delete Site

Map: P6: Boughrood and Llyswen - 2015 P6

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: [This Representation critiques the site assessment undertaken using the integrated Options Appraisal toolkit and each point has been given a separate number]

Objection to deposit LDP – Settlement Allocation Llyswen & Boughrood – Site Reference PO6 HA1 (1108)

We wish to lodge our strong objections to PO6 HA1 being included in the Powys Local Development Plan 2011-2026. We wish to address certain important key areas of concern as identified below using points included in your Options Appraisal Tool:

1) Given the factors known about the site, is it considered probable that the land will be released for developing during 2011-2026?

We understand that there are already areas of land within the village of Llyswen that have been within the LDP for 15 years+ with planning permission and have never been built on. Thus we wish to question the rationale of putting further green field land into the LDP with a strong possibility of it being built on.

2) Is the site well served by existing services (including access, water, drainage, energy supply)?

The existing development has already added to the considerable difficulties concerning waste water treatment facilities within the village. Additional extra housing at this end of the village will only make this problem considerably worse. We are aware that during periods of heavy rain the field in question floods and this has resulted in flooding on the main roads through Llyswen and Llys Meillion.

3) Can the development proposals be sympathetically incorporated into the landscape and local environment without harm to the character and appearance of the area? (particularly when considering a site for development on green field land and/or at the edge of a settlement where development will extend into the open countryside)?

Llyswen is a small rural community in its own right and a further large scale development on the edge of the village on green field land will significantly change the character and appearance of the village. We do not believe that a development of this nature can be sympathetically incorporated into the landscape. It will not be compatible with the appearance of the local environment. Housing on this scale is more compatible to an urban environment not a rural one.

4) Can the site be safely accessed and can the Highway network serving the site adequately accommodate the associated traffic implications?

There are already 30+ cars and commercial size vehicles using the current access to Llys Meillion, which opens on to the main trunk road. An additional 30 houses will result in a minimum of 30+ extra vehicles using this entrance. Visibility is currently hindered by cars having to park outside properties on the main trunk road and in addition some local residents have to park their vehicles at the entrance to the estate due to lack of adequate parking within the village. Further difficulties are caused by congestion outside the petrol station. All these problems will further be exacerbated by the increase in traffic from a new development.

5) Are the development proposals likely to regenerate the area? (eg bringing disused land/buildings back into positive re-use, meeting an identified community need, increase football and/or creating new jobs)?

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6297.V1** 17/07/2015  Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email Type: Objection Mode Written Status Maintained

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There appears to be no community need for additional housing in Llyswen. This development will not regenerate the area or use any disused land as it will be built on a green field site. There are more urgent community needs within the village in particular the lack of parking facilities and the quality of the pavements.

[In addition]:

6) In conclusion the above points clearly illustrate that the proposal to include PO6 HA1 into the LDP would be detrimental to the local environment and the fabric of the village.

We therefore stress again that we are opposed to this proposal and would ask that you would remove the site from the LDP.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Delete Housing Allocation Site PO6 HA1 from LDP

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: Delete Allocation PO6 HA1 from Llyswen

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6299 Mathias, Mr N**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6299.V1** 18/07/2015  Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.50

Site: 1108/5795/P06 HA1 Land at Llyswen adj B24 HA3

Delete Site

Map: P6: Boughrood and Llyswen - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: OBJECTION TO DEPOSIT LDP – Site Reference P06 HA1 – (1108)

We wish to object to the above site in Llyswen being included in the Powys Local Development Plan 2011-2026.

1) Land at this end of Llyswen village has already been given planning permission many years ago but has not been developed. The site adjoining the 35 houses on the new Llys Meillion Estate is good green land and although a very wet field is suitable for agricultural use for sheep, cattle etc. This field is known to flood and the area marked for development is just below the flood zone. Water would inevitably run down from the flood zone area to the rest of the field and beyond into the existing estate.

2) Difficulties already exist with the present waste water treatment facilities in the village and the possibility of about 30 extra houses would make the situation must worse. The main road through Llyswen is also know to flood frequently. The sewerage is at capacity too so would not be able to cope with a new housing estate.

3) The parking in the village is a problem and very often cars and even lorries are known to park on the road up to the present estate, and the lorries are even known to be parked there overnight.

4) The main road from Llys Meillion Estate to the Griffin Inn is very dangerous with narrow pavements, or no pavement at all in places and cars are parked on the road outside their houses. Pedestrian have to walk across the front of the entrance to the Petrol Station and Shop which is an added danger with vehicles turning into the garage from either side. Visibility on the entrance to the estate is not good and opposite is an entrance to a very busy farm with large tractor, lorries etc. travelling in and out their entrance regularly as the farmer has two other farms in the locality.

5) Bronllys was detailed as a key settlement in the Plan and as Llyswen is part of Bronllys Ward, I think that this village would be more suitable for building more houses as it's not in a flood zone, has no main road through the village, near to Talgarth which has more facilities and would be much safer for families to live in than Llyswen.

Could you please consider all these points and remove this site from the Local Development Plan.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Delete Housing Allocation Site PO6 HA1 from LDP

Council Response:

0

**Question: 3e. (ii) Allocation No:**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6299.V1** 18/07/2015  Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email

Type: Objection

Mode Written

Status Maintained

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Representation Texts: Delete Allocation PO6 HA1 from Llyswen

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6304 Jones, Mrs Suzanna**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6304.V1 20/07/2015  Summary: Llyswen P06 HA1 - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Map Document 2015, p.29

Delete Site

Map: P6: Boughrood and Llyswen - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts: [ This Representation critiques the site assessment undertaken using the integrated Options Appraisal toolkit and each point has been given a separate comment number]

Land at Llyswen adj B24 HA3 – Allocation No. PO6 HA11108

We are writing to express our objection to the inclusion of the above site in the Powys Local Development Plan @ 35.25 on the grounds that the sustainability appraisal is unsound and does not show good judgement.

Key questions from the options appraisal framework for the Basis of our objections:

1) Is the site free from flood risk or has it been proven that any flood risk can be acceptably managed?

The impact, magnitude and probability scores are unsound. Amending the site boundary to exclude the area of flood risk would not mitigate the flooding risk as significant surface water flooding is evident through the centre of the proposed development site throughout in the winter months which is not captured by the existing flood zone separation that surrounds Llys Meillion. Building on this land would be in breach of LDP objective 4 'directing development away from high flood risk and, where possible, to reduce or better manage existing flood risk for communities...' @ 34.6

2) Is the site free from environmental constraints/sensitivity such as the inclusion of, or proximity to, fragile habitats and species and protected landscape(s)?

The 1km square SO13 37 contains 143 records of priority species, 61 records of species of conservation concern and 302 records of locally important species in addition to 35 records of sensitive species (as defined by NRW).

3) Are there particular opportunities for biodiversity or ecological gain on this site (eg potential to create green areas, habitat corridors etc, or scope to improve water, air, or soil quality?)

The impact scores are unsound as a residential development would not create more opportunities for biodiversity or ecological gain that the existing field and hedgerows.

4) Is the site previously developed land?

The impact and magnitude scores should be amended to very negative and high as the proposed development site is within the Middle Wye Valley Historic Landscape and the setting of 2 listed buildings. Residential development would breach LDP objective 13 'To protect, preserve and/or enhance the distinctive built heritage, landscape and cultural assets of Powys and adjoining areas, including its architectural and archaeological heritage and protected landscapes. In particular to facilitate the reduction of listed buildings at risk'.

As stated within the LDP @ 34.3. brownfield sites should be re-used for developed in order to protect the precious greenfield land and assist the remediation of contaminated land.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6304.V1 20/07/2015  Summary: Llyswen P06 HA1 - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email

Type: Objection

Mode Written

Status Maintained

Therefore candidate site 1,118, the village farm should be reinstated a preferential site for development. The site has previously had planning permission and was included in the UDP so it is possible to mitigate the flood risk issues.

5) Can the site be developed without compromising the safeguarding of important mineral resources?

The impact, magnitude and probability scores are unsound as the proposed development site is currently a category 1 aggregated safeguarding area and inclusion in the LDP would breach LDP objective 3 'To apply a general presumption against unsustainable development in the open countryside and development on soils of high value and important mineral resources which are recognised as finite resources'.

6) Is the site well served by existing services (including access, water, drainage, energy supply) or is it realistically capable of being serviced by any necessary infrastructure (eg by upgrading)?

The impact, magnitude and probability scores are unsound as there are capacity issues with the existing sewage system and Llyswen is not well served by existing utility services as it has no mains gas supply. Although in favour of green energy the air heat source pumps that have been installed in Llys Meillion are inefficient, expensive to run and costly to maintain and repair due to local skills shortage for this type of technology.

7) Can the development proposals be sympathetically incorporated into the landscape and local environment without harm to the character and appearance of the area? (particularly when considering a site for development on green field land and/or at the edge of a settlement where development will extend into the open countryside).

The impact, magnitude and probability scores are unsound. Llyswen has experienced high levels of growth in the past 5 years without any investment in additional services, access, recreation or infrastructure. Llys Meillion was a large development of new housing for a village the size of Llyswen and has certainly had an impact on the character and appearance of the village. Additional housing adjacent to Llys Meillion would not only further encroach on open countryside but would tip the balance making this traditional village a predominately new build village.

8) Can the site be safely accessed and can the highway network serving the site adequately accommodate the associated traffic implications?

The impact, magnitude and probability scores are unsound. The A470 through Llyswen was reported by Dyfed Powys Police as having the second highest instances of speeding earlier this year. Access to the services in the village is currently exceptionally dangerous for pedestrians because the pavements that link Llys Meillion to the rest of village are too narrow bearing in mind the speed and size of the traffic traveling through the village. In addition to this pinch point, the movement of cars in to the Spar garage, exiting the garage, and parking on the garage forecourt is extremely hazardous for pedestrians.

As parents of a young family we currently find accessing the shop, our allotment or the school very precarious. Ideally we would like to cycle to these village services with our young son (sustainable and healthy travel) but fear for their safety every time we make the journey from Llys Meillion.

9) Does the location of the site encourage a shift to using more sustainable forms of travel (eg is it central and accessible to local services and/or the public transport network without physical barriers to safe access on foot or cycle)?

The impact, magnitude and probability scores are unsound. The location of the site does not encourage a shift to more sustainable forms of travel. Services and local employment opportunities are very scarce within the vicinity of Llyswen so any additional housing will unsustainably increase the number of cars on the roads as people commute to settlements of Talgarth and Hay, neither of which are currently accessible by the single route bus service that is available.

10) Is the site's development likely to encourage the community to get together and increase social interaction? Could the development proposals boost demand for local services and help to sustain or increase them?

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6304.V1** 20/07/2015  Summary: Llyswen P06 HA1 - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email

Type: Objection

Mode Written

Status Maintained

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Demand for Llyswen school is currently at full capacity, if not above capacity so increasingly demand will be detrimental. Furthermore, the local secondary school is currently facing closure.

11) Will development of this site offer particular scope to build a more sustainable community? (eg are improvements to the physical or social infrastructure on offer, can the proposals contribute to supporting/protecting the Welsh language?)

Query as to why this has been scored as a positive impact?

12) Does the candidate site development proposal have the support of the Town & Community Council?

Suggest that they are consulted again as previous consultation does not reflect the current residents views.

13) Is the site located so as to encourage health and wellbeing including physical activity, active travel and community interaction and engagement?

Query as to why this has been scored as a positive impact?

14) Given the factors known about the site, could development provide a particular opportunity for planning gain that might not otherwise be achieved? (eg addressing a community need, overcoming settlement infrastructure constraints etc).

The provision of a play area would not be compensation for residential development of this land.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Removal of Candidate Site 1108 (Allocation P06 HA1) as an allocated site from the Local Development Plan on the grounds that the sustainability appraisal is unsound and reconsider including Candidat Site 1118.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P06 HA1 Llyswen

Council Response:

0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Delete Candidate Site 1108 - Land at Llyswen adj B24 HA3 from LDP

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6304.V2** 20/07/2015  Summary: Llyswen - Alternative Site for Housing Allocation (CS 1118)

Source: Email Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.29

New Site

Map: P6: Boughrood and Llyswen - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: As stated within the LDP @ 34.3. brownfield sites should be re-used for developed in order to protect the precious greenfield land and assist the remediation of contaminated land. Therefore candidate site 1,118, the village farm should be reinstated a preferential site for development. The site has previously had planning permission and was included in the UDP so it is possible to mitigate the flood risk issues.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Include Candidate Site 1118 as a Housing Allocation rather than Candidat site 1108 (P06 HA1) for Llyswen

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 1118 - Land adj B24 HA2 , Llyswen

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6306 Williams, Mr Darren**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6306.V1 17/07/2015  Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.50

Site: 1108/5795/P06 HA1 Land at Llyswen adj B24 HA3

Delete Site

Map: P6: Boughrood and Llyswen - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: [This Representation critiques the site assessment undertaken using the integrated Options Appraisal toolkit and each point has been given a separate number]

Objection to deposit LDP – Settlement Allocation Llyswen & Boughrood - Site Reference PO6 HA1 (1108)

We strongly object to the inclusion of PO6 HA1 being included in the Powys Local Development Plan 2011-2026. We have used your Options Appraisal Tool to outline potential issues with the proposed site linked to the key areas of concern with additional issues listed separately:

Key Questions & Issues

1) Is the site located so as to encourage health and wellbeing including physical activity, active travel and community interaction and engagement

We do not feel that the site is well located to meet this criteria. The pavement between this site and the main village of Llyswen which gives access to the amenities (Shop/Hall and School) is narrow and not appropriate for walking, especially with children. The road between the proposed site is very busy due to it being a trunk road and is not appropriate to cycle on, therefore the site does not lend itself for walking or cycling to enhance physical activity.

There is a public footpath that currently runs through the proposed plot of land, if this is removed or changed it will have a negative impact on the health and well being of people who enjoy physical activity such as walking as they will not have ease of access to the local green spaces. This would be contrary to one of Powys County Councils' objectives as outlined in their 'One Powys Plan'.

2) Are the development proposals likely to be compatible with the established neighbouring land uses?

The neighbouring land use is predominately Agriculture. The inclusion of a significant number of additional houses in the plot adjacent to us will increase noise pollution and significantly alter the appearance of the village from its historical shape. The proposed extension of the existing estate will also be unsightly as the view from the Radnorshire side of the valley will be significantly different due to the addition of houses higher up the valley side and this would not be in common with neighbouring villages.

3) Do the proposals provide employment opportunities and/or the potential for upskilling the local workforce?

No. The site is restricted to housing with no business use and there are very few job opportunities in the neighbouring vicinity.

4) Given the factors known about the site, could development provide a particular opportunity for planning gain that might not otherwise be achieved (addressing community need, overcoming settlement infrastructure constraints)?

There are far greater needs of Llyswen as a community including wider and safer pavements into the village and parking facilities for those properties to have to park on the main A470.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6306.V1 17/07/2015  Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email

Type: Objection

Mode Written

Status Maintained

There is no community need for the further addition of such a large development of land, adding a play area does not assist this as there are already play facilities at the local primary school.

The local primary school is already at full capacity and with the possible closure of the local high school, without local availability of school places people would have to travel further, creating more traffic on an already busy road.

5) Given the factors known about the site, is it considered probable that the land will be released for developing during 2011-2026?

Our understanding from the Public meeting in Llandrindod was that the purpose of the submission of plots for inclusion in the LDP was for planning / development purposes. Previous plots within the village of Llyswen on the opposite side of the road have been within the LDP for 15+ years and have had planning on them and yet never developed, including a potential brown field site, of lower house farm. Surely these previous plots should be developed first with a smaller number of in fill houses in keeping with the nature of the village structure and the local plan in relation to small villages, rather than further adding large sites un-necessarily to the village.

6) Is the site's development likely to encourage the community to get together and increase social interaction? Could the development proposals boost demand for local services and help to sustain or increase them?

The addition of more properties within a close knit village like Llyswen will not make any difference to the social interaction of the community. In creating an additional estate on the edge of the village rather than in filling plots within the village there is the potential for less social interaction, especially, if as on the current Llys Meillion estate the majority of houses are rented properties which results in people stopping in the village for shorter periods of time and therefore not being able to fully engage with the community, as the children are less likely to go to the local school.

7) Will development of this site offer particular scope to build a more sustainable community?

Please explain why you have marked this positive. A large development like this in Llyswen will not provide a more sustainable community as per previous point, if houses are rented the members of the community are more likely to change on a regular basis and therefore there is less of a sustainable community.

8) Does the candidate site development proposal have the support of the Town & Community Council?

One of our neighbours has spoken with the Chair of Llyswen and Bronllys Community Council and their support is not given and they back the views of the residents 100%.

It has already been stated quite clearly that Bronllys is a key settlement area, so as Llyswen is part of Bronllys' catchment area it would make more sense to develop Bronllys especially as due to the recent bypass of Bronllys, access to the main trunk roads is easier and sites can be developed in a safer and more traffic friendly way.

9) Is the development likely to impact positively on culture, local distinctiveness and sense of place, including the protection of archaeological and built heritage assets?

There will not be a positive impact, the recent build of Llys Meillion estate has resulted in a significant impact on infrastructure of the village with a massive impact on the Heritage nature of the Middle Wye Valley Historic Landscape and to add such a further large development to this end of the village will have yet a further detrimental impact. Llys Meillion and the proposed plot are within the setting of two listed buildings and as such we feel by including the proposed plot this would go against the Register of landscapes of Historic Interest in Wales.

There is a public footpath that currently runs through the proposed plot of land and this would need to be taken into consideration in order to keep access to the local green spaces.



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6306.V1		17/07/2015	<input type="checkbox"/>			Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP
Source: Email			Type: Objection		Mode	Written
					Status	Maintained

10) Will the development proposals provide employment facilities, support the need of businesses to expand, re-locate, diversify?

The development of this land would potentially be for housing alone and not for businesses, the few existing businesses in the village would not benefit from expanding to the proposed plot.

11) Will the development proposals contribute to providing a mix of uses in the settlement?

As per above point, the proposal for this plot, if it should it be successful, is for housing. Therefore there will not be a mix of uses within this proposed plot.

12) Do the development proposals supporting housing provision including affordable homes?

When the housing estate Llys Meillion was granted planning permission, it was on the condition that affordable housing was to be built. The affordable homes that were built are still owned by the developer and rented out. There is no need to develop further affordable homes, if the original affordable homes on the Llys Meillion site were put up for sale.

13) Is the site well served by existing services (including access, water, drainage, energy supply)?

It is already known that the sewerage within the village is not fit for purpose so by adding further houses will only increase the problems.

During the time we have lived on the Llys Meillion estate, it seems to suffer with a substantial number of power cuts, if the number of properties utilising the supply was increased there would be more pressure on the power supply and this could lead to even more frequent power cuts.

There is a brook that runs down the one side of the proposed development site that floods during the winter months and causes flooding within the proposed site. During heavy periods of rain the field becomes waterlogged and a stream of water runs down it, if more hard landscaping is added, this would increase the likelihood of flooding and further exacerbate the known issues of this water flooding the drains and on to the main A470 through Llyswen.

Previously during a period of rain, the excess of water resulted in our garage and neighbouring properties' gardens being flooded.

14) Can the development proposals be sympathetically incorporated into the landscape and local environment without harm to the character and appearance of the area? (particularly when considering a site for development on green field land and/or at the edge of a settlement where development will extend into the open countryside).

The proposed site is on the edge of the village and is visible for miles around, it would significantly alter the appearance of the village from its historical shape. The proposed extension of the existing estate will also be unsightly as the view from the Radnorshire side of the valley will be significantly different due to the addition of houses higher up the valley side and this would not be in common with neighbouring villages.

15) Can the site be safely accessed and can the highway network serving the site adequately accommodate the associated traffic implications?

Access to Llys Meillion estate is on a dangerous piece of road. Visibility towards Buith Wells does not meet planning standards mentioned in your document and visibility is affected by cars parking on the road outside properties opposite the petrol station, this results in cars having to give way to let on-coming traffic through which causes a significant risk to pedestrians as some cars pass each other by driving onto the petrol station forecourt, which is also the pedestrian footpath.

The road into Llyswen from Bronllys is a straight piece of road which some drivers do not abide by the speed limits. Complaints have been made to local AM's and to the Minister of Transport about the speeds within the village.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6306.V1		17/07/2015	<input type="checkbox"/>			Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP
Source: Email			Type: Objection		Mode	Written
					Status	Maintained

16) Does the location of the site encourage a shift to using more sustainable forms of travel (e.g. is it central and accessible to local services and/or public transport network without physical barriers to safe access on foot or cycle)?

Due to the location of the village in relation to employment opportunities there is very limited scope for people to walk or cycle to work, residents would need to have their own mode of transport, from personal experience even short journeys on public transport can take a considerable length of time. Additionally, there are very poor pavements within the village and no cycle paths.

17) Are the development proposals likely to regenerate the area? (e.g. bringing disused land/buildings back into positive re-use, meeting an identified community need, increase footfall and/or creating new jobs)?

No, as the proposed site is a Greenfield site.

18) Is the site previously developed land

No

19) Will development of this site avoid the loss of the Best and Most Versatile agricultural land?

The proposed site is used as agricultural land to graze livestock and is the home of many species of wildlife.

20) Can the site be developed without compromising the safeguarding of important mineral resources?

In order to develop the proposed site a significant amount of soil would need to be extracted, therefore the safeguarding of minerals would not be achieved.

21) Is the site free from flood risk or has it been proven that any flood risk can be acceptably managed?

As previously detailed above, the area covered by the proposed site floods regularly. During heavy periods of rain, the field becomes waterlogged and a stream of water runs down it, if more hard landscaping is added, this would increase the likelihood of flooding and further exacerbate the known issues of water flooding the drains and on to the main A470 through Llyswen. Previously during a period of rain, the excess of water resulted in our garage and neighbouring properties' gardens being flooded.

22) Is the site free from the risk of contaminated land or is it likely that any known contamination can be acceptably managed?

The LNG Pipeline runs in close proximity to the proposed site and as such it is within a sensitive and potentially dangerous area and therefore the proposed plot should not be included for development.

23) Will the development proposals contribute positively to sustainable waste management in the county and the move to a low waste Powys?

As you have already confirmed in the LDP, there are known sewerage problems in Llyswen and work will need to be undertaken to address the Waste Management issues as the drains on the main A470 trunk road have blocked and over-flowed on numerous occasions.

24) Is the site free from environmental constraints/sensitivity such as the inclusion of, or proximity to, fragile habitats and species and protected landscapes (s)?

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6306.V1 17/07/2015  Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email

Type: Objection

Mode Written

Status Maintained

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The results of the Ecology Survey should be released before any final decision is made.

The proposed site runs between two listed buildings and any development and disruption to this land could have an impact on their infrastructure.

Various wildlife including bats, badgers, newts, sparrow, swallows, red kites, doves and foxes live within the proposed plot and neighbouring brooks and development of this site would cause significant harm.

25) Are there particular opportunities for biodiversity or ecological gain on this site?

The development of this site would cause the following risks:

A detrimental impact on species including bats, badgers, newts, sparrow, swallows, doves, red kites and foxes and their habitats in relation to disturbance and fragmentation. Noise and light generated during construction processes may not directly harm individual animals but it could affect feeding and breeding behaviours which could have negative impacts on long term population levels.

In order to develop this proposed site thousands of tonnes of soil would need to be excavated which could damage the local soil eco-system and impact on the drainage of surrounding areas.

Additional Issues and Key Points

26) • As quoted in the Welsh Government Ministerial letter 2011 – The population and household projections indicate a downward trend in population growth for Powys, therefore it would seem more appropriate for development sites to be restricted to key settlement areas, or existing Brownfield sites in larger towns and villages.

27) • In the LDP Llyswen & Boughrood are incorrectly counted as one village, they are two very separate villages and have two completely separate Community Councils. This issue needs to be addressed within the LDP as it would result in Llyswen being classified as a small village which is not suitable for large housing development sites.

28) • The existing infrastructure of Llyswen cannot support any large scale additional development, there are already plots within the village which were included in the previous LDP which to date have not been developed on. We feel that these sites or infill individual houses should be developed before any further sites are included or alternatively other sites in the local area, including a current site for sale in Talgarth.

29) • The village as it currently stands poses several risks; the speed of traffic through the village is unsafe, current pavements are not fit for purpose, residential parking on the main A470 causes high risk areas within the village. The local primary school is already at full capacity and the local High School under threat of closure, so where would children attend school if a substantial number of additional people came to the village.

30) • The site is unsuitable, due to the amount of excavation and soil removal that would be required in order to develop the site, which could directly impact on the stability of the highway above the site.

We strongly object to this proposal and ask that you seriously consider removing the site completely from the LDP or choose an alternative site more appropriately situated, or one that already has planning on it.

Council Response:

0

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Question: 3d. (ii) Desired changes to Document

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6306.V1** 17/07/2015  Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email

Type: Objection

Mode Written

Status Maintained

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Representation Texts: Delete Housing Allocation Site PO6 HA1 from LDP

Council Response:

0

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**Question: 3e. (ii. Allocation No:**

Representation Texts: Delete Allocation PO6 HA1 from Llyswen

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6319 Aurona Barker and Sam Lloyd,**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6319.V1//H1 20/07/2015  Summary: Llyswen P06 HA1 - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Map Document 2015, p.50

Delete Site

Policy: H1

Map: P6: Boughrood and Llyswen - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question**Representation Texts***Question: 3d. (i)****Representation Details**

Representation Texts: Objection to deposit LDP – Settlement Allocation Llyswen &amp; Boughrood – site Reference PO6 1HA (1108)

We wish to strongly object the proposal of site PO6 HA1 being included in the Powys Local Development Plan 2011-2026. Below are our concerns with the proposals:

1) The proposed site behind the houses of Llys Meillion has the tendency to become very wet and part of the field is known to be already in the flood zone. It is well known that 2 years ago, we had some severe weather and there was too much water for brook behind Llys Meillion to cope. This resulted in the excess water heading down into the grounds of Llys Meillion and through garages and gardens causing a substantial amount of damage. Our fear is that, if there is more tarmac and concrete in the proposed site for roads and footings, this will stop the water soaking away naturally and create further problems.

2) Llyswen has recently been having trouble with the local sewage works. Flooding of the road from Llys Meillion estate up towards the roundabout heading for Talgarth has happened on numerous occasions. More Houses in this area would put an even greater strain on the already overcrowded sewage system.

3) Llyswen is a small rural community in its own right and having further large scale development on the edge of the village will have significantly change the character and appearance of the village.

4) The junction for Llys Meillion is on very dangerous piece of road. Your visibility down towards The Griffin Inn from the junction is always hindered by cars parking outside their properties. In addition to this some local residents from the village park their cars on the entrance of Llys Meillion as there is a lack of adequate parking within the village.

5) The local garage is a very busy little petrol station, I can count numerous occasions when walking I have had to dodge an oncoming vehicle that has driven onto the pavement by the garage to avoid an accident themselves. With more people within this area of Llyswen, it will be only a matter of time before an accident happens here.

6) It is my understanding that there are already areas within Llyswen that have been within the LDP for 15 Years+ with the planning permission and have never been developed. We wish to question the idea of adding green field land to the LDP, when the areas that are already in the LDP have not been developed.

7) Not all the houses are currently lived in at Llys Meillion. The estate has been built for some 5 years now and I believe most of the houses that have finally been sold. A lot of the houses that have been sold are currently rented out to tenants. Our understanding was that Llys Meillion was built to bring affordable housing to the local community, but this is clearly not the case. What is there to stop this happening with the new proposed development?

It is our opinion that there are already enough houses in this part of Llyswen, especially with the houses that have already been built and are yet to be sold. It is our feeling that if there were to be more development within the Llyswen area, there would be more suitable sites nearer the school and village hall which is not in a flood zone – Ref candidate site 684. This site is on straight, wide piece of road with wider pavements which would result in a safer entrance than the one that leads to Llys Meillion.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6319.V1//H1** 20/07/2015  Summary: Llyswen P06 HA1 - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email Type: Objection Mode Written Status Maintained

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 We, therefore, strongly object to this proposal

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Delete Housing Allocation Site P06 HA1 from LDP

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: Delete Allocation P06 HA1 from Llyswen

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6319.V2//H1** 20/07/2015  Summary: Boughrood and Llyswen - Alternative Site for Housing Allocation (CS 684)

Source: Email Type: Objection Mode Written Status Maintained

Document: Draft Deposit Map Document 2015, p.50

New Site

Policy: H1 Map: P6: Boughrood and Llyswen - 2015 Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

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**Question: 3d. (i) Representation Details**

Representation Texts: Propose Candidate Site 684 for development within the Llyswen area as the site is nearer the school and village hall and which is not in a flood zone.

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 684 - Land to West of Griffin Inn, Llyswen

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6320 Maddock, James & Catherine**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6320.V1//H1 20/07/2015  Summary: P06 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.50

Site: 1108/5795/P06 HA1 Land at Llyswen adj B24 HA3

Delete Site

Policy: H1

Map: P6: Boughrood and Llyswen - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts***Question: 3d. (i) Representation Details**Representation Texts: Candidate Site 1108  
Land at Llyswen adj B24 HA3

We wish to object to the proposed changes to the Powys Local Development Plan, specifically with reference to the land referred to in Allocation No. P06 HA1 and the building of more houses adjoining the Llys Meillion estate of 35 houses for the following reasons:

- 1) Waste Water Treatment is a matter of concern in that we understand that the existing plant had already been overloaded by the addition of the Llys Meillion estate so the addition of further 25 to 29 houses would make the situation far worse in the future.
- 2) Rain water run-off which, originates from the run off from Brechfa pool and hillside down to the field would be worsened with the replacing of land capable of absorbing most of the rain water, the excess being taken care of by the stream running along the boundary with the existing properties from the spring, near the stile by the A470 road, this already causes excess waterlogging in the ground between the stream and the houses at the Llys Meillion estate and the gardens which are at a much lower level. The addition of the further housing roof areas, roads, footpaths, patios and drives would not absorb rain water, this would run off, some of which would put further strain on the stream possibly exacerbating the situation to the North of the stream.
- 3) There is a Public Right of Way running through the proposed site which is regularly used by ramblers and locals.
- 4) The main road running from Builth through to Talgarth and onto Abergavenny also to Glasbury, Hay-on Wye, Hereford and Leominster which, although has a B classification, is a very busy road at most times of the day with heavy lorries, farm vehicles, holiday makers, caravans, cars and cyclists. The situation is made much worse by the shows held at Builth such as the Royal Welsh so much so that temporary traffic lights are used at the Griffin Inn junction. Pedestrians are limited to a very narrow footpath from Llys Meillion to the Griffin Inn and have to pass a very busy garage. The path is so narrow for a small stretch making it dangerous with some of the larger vehicles using the already narrow road, forcing the pedestrians to take evasive action. The situation is made more serious with the cars parked, roadside, opposite the garage and the delivery vehicles and cars entering the garage forecourt, vehicles often waiting on the footpath beside the cars at the pumps. At the junction of Llys Meillion there is a nursing home, visitors to this and the holiday lets nearby tend to use the lower part of Llys Meillion for parking, we have also seen articulated vehicles using this part of the road to park for long periods. Opposite the junction is a very busy farm yard which supplies vehicles, equipment and trailers to other farms in the area. The entrance to Llys Meillion is therefore very busy. There appears to be persistent speeding of traffic along the stretch of road between the nursing home and the 30mph sign some 300m away both in and out of the village.
- 5) The placing of housing at the Llys Meillion end of the village makes it more dangerous for children and parents going to the school at the opposite end of the village, any further increase in housing here would therefore make the situation worse since this housing will be used by families not adults alone. It is also more often the case these days that each household will have at least 2 vehicles thereby increasing the traffic at the Llys Meillion junction.
- 6) We are given to understand that there is already land with planning consent on the opposite side of the main B road which we believe has been so for many years now and that it is still a current status permission. Why, therefore is this not being utilized without stealing a greenfield site with no planning permission.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6320.V1//H1** 20/07/2015  Summary: P06 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email Type: Objection Mode Written Status Maintained

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7) The gas pipeline still holds a major concern to us here should there be any major problems occurring with the line. There is still the outstanding issues with the LNG pipeline 250m buffer zone, which is a protected area  
The existing development at Llys Meillion has impacted on the Heritage nature of the Middle Wye Valley Historic Landscape (Area 36) with further development there will be additional detrimental impact, particularly as there are two listed building within the setting.

8) The bird life in the area, which is still recovering from the last development, will also suffer again with loss of feeding ground and general habitat for the insect life on which they feed. The House Martins use the mud created around the spring at the Southern corner near the stile for nest build as well as the field for feeding; should this be taken away from them the existing nesting site will possibly be lost due to the distance the birds would have to travel for nesting materials alone.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Delete Housing Allocation P06 HA1 from LDP

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: Delete Allocation P06 HA1 from Llyswen

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6347 Phillips, Mr & Mrs B**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6347.V1 17/07/2015  Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.50

Site: 1108/5795/P06 HA1 Land at Llyswen adj B24 HA3

Delete Site

Map: P6: Boughrood and Llyswen - 2015 P6

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Objection to deposit LDP – Settlement Allocation Llyswen & Boughrood - Site Reference PO6 HA1 (1108)

We strongly object to the inclusion of PO6 HA1 being included in the Powys Local Development Plan 2011-2026 for the following reasons:

- 1) Welsh Government in 2011 advised that there was a downward trend in population and growth in Powys, so why so much development in the village of Llyswen. Five years ago there was development of approximately 35 properties right next to the proposed site whereby the last property has just recently been sold.
- 2) The amenities in the village are not fit for purpose and the village itself in its current state cannot sustain a further large development as proposed in this LDP.
- 3) The main A470 runs through the village and traffic through the village does not abide by the speed limits. There is a huge risk some several hundred yards from Llys Meillion whereby residents have to park their vehicles on the main trunk road opposite the petrol station. This causes many problems with oncoming traffic from both directions and on a number of occasions there has been the need for traffic that has not given way to drive into the forecourt of the petrol station to avoid a collision. This is a hazardous risk in itself, should there be a collision the explosion would wipe out most of the village.  
  
The throughput of the traffic is further increased periodically throughout the year with the Royal Welsh Show, Hay Festival, Brecon Jazz and this further increases the traffic jam situation on the main trunk road. By adding an additional access and the potential of 60 + cars to be coming out an access on this road would be unsustainable.  
  
Visibility towards the Petrol station is not within limits and is blocked by parked cars on the trunk road. There are at least 8-10 existing accesses in close proximity of each other on this busy piece of trunk road by adding to this you are increasing the risk of a fatality.
- 4) The pavements in the surrounding area are not fit for purpose and there are no footpaths or cycle paths.
- 5) The proposed plot floods, even though you state you have moved the boundary of the proposed site to exclude the flooding area as a resident of the village for 35 years I can confirm that the proposed site floods significantly in the winter months and the adjacent brook is an additional problem. Water runs of the adjacent hill down into the field at two points and during the winter this overflows.
- 6) There are already plots that have been approved many years ago in the LDP which have existing planning and are yet to be developed, it is our understanding that the Council monitor the sites included in LDP's and sure should question why plots are then not developed? Why have such sites not been asked to develop and therefore then there is not the need to include this site for development.
- 7) The proposed site sits on the edge of the village on a flat piece of ground and can be seen from many miles around, to develop this site and add 30+ properties would not fit in with the surrounding landscape and would be unsightly to those entering the village.
- 8) There is a public footpath that enters the top end of the proposed site and runs through the field, have various associations been consulted on this?

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6347.V1** 17/07/2015  Summary: PO6 HA1 Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email

Type: Objection

Mode Written

Status Maintained

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9) The Pipeline runs through the adjacent field where the proposed site is situated and we feel that it is dangerous and hazardous to develop this field and is a sensitive area.

10) We strongly feel that by development this site we feel that important species, other landscape features of major importance of wildlife and key habitats of wildlife would:

- suffer direct impact resulting in the reduction or complete loss of: habitat present, the abundance, distribution and/or diversity of species present;
- suffer an indirect impact from nearby development through increased ecological disturbance and stress, thereby reducing the site's capacity to support the wildlife present;
- suffer a reduction in ecological quality so that the site is no longer able to support the migration, dispersal or genetic exchange of wild species.
- be further fragmented from other similar features by development that causes a 'barrier' effect in the landscape between fragments.

11) The current sewerage system cannot sustain any further development and you have already recognised this in your LDP whereby work to the Waste Management System would be required.

12) There are no job opportunities within the Village of Llyswen and very few in the neighbouring towns. The large organisations have a low turnover of staff and therefore not the opportunity for new comers to enter into employment easily, therefore travelling long distances would be a given.

13) The primary school is a full capacity and the local high schools and colleges are going through a re-organisation and some shutting therefore where would new children coming to the area go?

14) Discussions have taken place previously whereby our Community Council backs the residents in not wanting the development to take place.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Delete Housing Allocation Site PO6 HA1 from LDP

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: Delete Allocation PO6 HA1 from Llyswen

Council Response:

0

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## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

### 6348 Dwr Cymru Welsh Water

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

6348.V54 17/07/2015  Summary: Boughrood and Llyswen P06 HC1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.29

Site: 1277//P06 HC1 The Depot Boughrood

Map: P6: Boughrood and Llyswen - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: •We are aware that this site has planning permission and we do not wish to comment further.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P06 HC1

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

6348.V55 17/07/2015  Summary: Boughrood and Llyswen P06 HC2

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.29

Site: 1278//P06 HC2 Beeches Park , Boughrood

Map: P6: Boughrood and Llyswen - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: •We are aware that this site has planning permission and we do not wish to comment further.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P06 HC2

Council Response: 0



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6348.V57</b>		17/07/2015	<input type="checkbox"/>			Summary: Boughrood and Llyswen P06 HA2
Source: Email			Type: Comment		Mode	Written
				Status		Maintained

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*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts:      •A water supply can be provided to serve this site.  
                                          •Our local sewerage network can accommodate foul flows from the proposed development.  
                                          •Llyswen Village Wastewater Treatment Works (WwTW) can accommodate the foul flows from this proposed development site.

Council Response: 0

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**Question: 3e. (ii)      Allocation No:**

Representation Texts:      P06 HA2

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6351 Moore, Maria**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6351.V1** 20/07/2015  Summary: P06 HA1- Llyswen - Objection to Housing Allocation Site and Deletion of Site from LDP

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.29

Site: 1108/5795/P06 HA1 Land at Llyswen adj B24 HA3

Delete Site

Map: P6: Boughrood and Llyswen - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The section of land P06 HA1 proposed for development in the ref point 35.25 mentioned above poses a flood risk for the current residents of Llys Meillion. This section should be deleted from the plan.

The site contains a stream which is adjacent to the current Llys Meillion development, the proposal is to develop the site above the stream (i.e. higher ground) this will result in excess water draining into the stream which could result in flooding of the existing site. There is nothing within the plans that demonstrate that flood defences would be put in place to prevent flooding.

The Llys Meillion development has been built with disability in mind, as a result the houses have no flood barriers, i.e. there are no door steps, the main entrance is flush to the pavement, if the stream floods then this will result in the houses adjacent to the stream flooding.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The section of land P06 HA1 should removed from the plan

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P06 HA1

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.26 Bronllys**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V8** 09/07/2015  Summary: Bronllys - supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments

Source: Website registration      Type: Support      Mode: Written      Status: Maintained

Document: Draft Deposit Map Document 2015, p.30

Map: P7: Bronllys - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HA1, HA2, HC1 & HC2.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5794 Griffiths, I & K**

*Agent:* **A. B. Planning**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5794.V1** 20/07/2015  Summary: Bronllys - Alternative Site (CS 1106)

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.30

New Site

Map: P7: Bronllys - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: A separate objection is made by AB Planning in relation to Policy H1 regarding the need for additional housing land to be provided within the Plan Period, which provides the strategic policy context for this site specific objection.

The settlement of Bronllys comprises a sustainable settlement with significant service provision including housing, retail, education and multiple additional essential services available within the immediate settlement and community. The settlement includes multiple employment facilities including restaurants and 2 leisure parks and a fuel station. The community also incorporates a Primary school and leisure facilities including a swimming pool. As such the designation of the settlement is appropriate in the Deposit Plan and allows for higher proportions of housing delivery, reinforced by its location along the primary Growth Corridor as also recognised within the Wales Spatial Plan.

The proposed Site Alternative is located within walking distance of all primary services within Bronllys and more importantly within walking distance of the wider facilities and services located within Talgarth. Talgarth is only 'separated' from Bronllys by a stream and the two settlements in effect operate in unison, as in the case of Llyswen and Boughrood.

As a result of the above context the Site Alternative presented here are within walking distance of a significant retail centre, a further school, large medical centre, livestock market, rugby and sports club, 3 industrial estates and additional employment facilities. There are multiple restaurant, pubs and accommodation. Talgarth includes the facility of a Town hall that also accommodates services such as a mobile cinema.

The proposed Site Alternative presented herein is well related to the following:

- Adjoins existing housing allocations within the Deposit Plan and the existing school and would be attached to areas 1 and 2 of the previously presented Candidate Site process (now included in the Deposit Plan) and P07 HA2
- Adjoins a key public transport network with immediate links to Hay On Wye and Brecon, While being within walking distance of the centre of Talgarth
- Accessed off the primary road network by a recently implemented roundabout system.

As a result of the above and the location of the Site Alternative being serviced by infrastructure already implemented as part of the recent improvement to the trunk road network that passes the site, its development would ensure the further sustainable and efficient utilisation of these resources. A failure to make provision for residential development, as proposed, in such locations, would be contrary to the Identified LDP Strategy and the Wales Spatial Plan.

The proposed Site Alternative will have limited additional impacts upon landscape beyond that already accommodated by the inclusion of the allocation of HA1 and the proposed site area as now promoted, that would be adjusted to accommodate the SAM designation along the boundary to the western boundary adjoining the CP School, is as previously assessed and considered as acceptable as part of the LPA's Local Development Plan Candidate Site process.

Having regard to the LPA's failure to provide sufficient housing allocations and thereby satisfactorily address the policy context set out within Policy P07 HA1, the Site Alternative



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5794.V1** 20/07/2015  Summary: Bronllys - Alternative Site (CS 1106)

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

presented here will allow the current housing short-fall to be addressed, thereby providing a mechanism without which the Plan would be considered 'Unsound'. As set out elsewhere in this submission the following tests of Soundness will be met by the inclusion of the Site Alternative presented here:

- C2
- C3
- CE1
- CE2

The allocation of the proposed Site Alternative will ensure that residential occupiers of the proposed dwellings can access all necessary key facilities and services without use of the private motor car. Additionally, the proposed employment provision will be located off a highway network and access that ensures safe and efficient movement.

The spatial arrangements achievable within the resultant amended allocation of the current P07 HA1, will ensure that the amenity of the respective elements of the proposed and existing housing and adjoining land uses, can be delivered to a high standard and achieve a good high quality development.

The spatial arrangement of the proposed site allocation will ensure the implementation of good landscape practice, including landscaped buffer to the boundary with the CP school and the SAM.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: It is proposed that two additional parcels of land (Plan AB BR DOB) located immediately to the west of allocated housing site on Land Adjoining CP School Bronllys (P07 HA1) be included as housing allocations within the Local Development Plan.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: Land adjoining P07 HA1

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Land Adjoining Bronllys Primary School (Land to West of P07 HA1). CS1106

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In relation to the proposed housing allocations in order to further expand and respond to any queries raised, as necessary, during the Examination Hearings.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6266 Alan Southerby Planning**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6266.V1 14/07/2015  Summary: Bronllys - Alternative Site (CS 857)

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.30

New Site

Map: P7: Bronllys - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Background

Essentially, this representation is a repeat of that made in September 2014 (RN2261) and should be read in conjunction with those now made in respect of candidate sites 854 and 1222.

At the candidate site stage, two sites were put forward for consideration by my clients (854 and 1222). The third site was put forward by another party (857). The situation now is that my clients have acquired the ownership of site 857 and all three sites are in the same ownership and control. The representation is made on this basis and explains the positive contribution that the site can make, alone and in combination, to maximise opportunity for synergies and other benefits.

Tests of Soundness

In terms of the tests of soundness referred to above at 3a, it is considered that the following tests have not been met, for the reasons set out below.

Coherence and Effectiveness - CE1

The deposit draft LDP also states that Local Growth Zones (LGZs) are being taken forward as an alternative model to Enterprise Zones, to help encourage and support jobs and growth within the county. One such LGZ being established is Brecon / Bronllys / Talgarth. The strategy in relation to housing numbers does not appear to take account of the additional pressure likely to come from such a LGZ designation and on this basis, housing numbers in Bronllys should be increased to reflect the enhanced role and status of the town in attracting jobs and growth. The LGZ approach places both an emphasis and expectation on Bronllys as a hub for additional (and disproportionately higher) growth. Within this context, the positive contribution of the site should be reconsidered.

This would ensure that the test (the plan sets out a coherent strategy from which its policies and allocations logically flow) is met.

Cohesiveness and Effectiveness - CE2

It is evident that the potential for the site to deliver benefits, alone and in combination, was considered at the candidate site stage and the narrative was positive.

The position now is that a change in ownership and control has meant that sites 857 and 1222 should be regarded as one, with a significantly enhanced prospect of delivering a mix of housing and community benefits. On this basis, it is considered that the contribution of the site should be re-assessed as credible alternative.

From the results of the candidate site assessment, it is clear that the site did not fail on matters of principle. Rather, the site was regarded as not being needed. Consequently,

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**6266.V1** 14/07/2015  Summary: Bronllys - Alternative Site (CS 857)

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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there do not appear to be any fundamental objections to its inclusion in the LDP, particularly if there is a need to find more land for housing as a result of the LGZ designation and given the changing circumstances as regards land ownership and enhanced deliverability.

In detailed terms, site 857 is considered to offer the potential opportunity for development of part of the site as a car park for the memorial hall / pub / village (in line with the existing UDP allocation) together with the remaining part of the site being made available as allotments within easy walking distance of residents, creating a compelling case for a development that would integrate well with the village.

In addition, site 857 was in separate ownership to site 1222. However, both sites are now in the same ownership and control and this presents an enhanced argument for their contribution to be assessed again and as a single entity given that they are contiguous. In fact, many of the comments of stakeholders make reference to the inter-relationship between the sites although there was no clarity or certainty about this at that stage.

It is considered, therefore, that there are no overriding objections to the future development of the site and, in addition, there would be positive aspects to development, particularly when considered in conjunction and combination with site 1222.

In conclusion on this aspect and looking back at this particular test of soundness, it is considered that the test (the strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and / or are founded on a robust and credible evidence base) has yet been fully and sufficiently met. The scenario presents a persuasive argument for inclusion of the site in the LDP, particularly given that the synergies could not previously be considered with any degree of certainty whereas now, then can.

#### Cohesiveness and Effectiveness - CE4

It is acknowledged that there is a degree of flexibility within the overall housing requirement. However, it is considered that the margins concerned and the ability to deal with changing circumstances in the future needs to be enhanced should, for example, housing sites not come forward as anticipated or if there is a need to find more land for housing, in suitable locations.

The plan explains the overall housing requirement during the plan period (2011 to 2026) and that a degree of flexibility has been built into the requirement, which has resulted in the provision of 6071 dwellings in the LDP as an overall housing figure.

As part of the Councils assessment of this site, the narrative suggests it is not needed. However, it is considered that the overall level of flexibility or over-provision has potentially been underestimated. Market forces and other influencing factors require more flexibility to ensure future demand is met. The change in circumstances brought about by the single ownership of the site together with sites 854 and 1222 means that there is increased opportunity to use the land as allocations more flexibly. This could also enable development to be phased over the three sites, which would help ensure the required amount of land being released for housing over the plan period and assimilation into the village.

In addition, the main strategy of the LDP in relation to housing growth is based on a settlement hierarchy. Bronllys is classed as a "large village, which is second in the hierarchy, reflecting its sustainable contribution. The plan states that large villages will accommodate new housing in proportion to their size and facilities and according to their capacity to accommodate growth due to environmental and infrastructure capacity constraints. No fundamental or overriding concerns have been raised in respect of the environmental and sustainable impact of the site.

In addition, due to the change in circumstances of land ownership and control, the site can also reasonably be considered as a single entity together with site 1222 rather than being fragmented, which would increase flexibility and economies of scale in terms of community benefit and enable the plan to deal with changing circumstances and ensure that future housing demand is met.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6266.V1</b>		14/07/2015	<input type="checkbox"/>			Summary: Bronllys - Alternative Site (CS 857)

Source: Website registration	Type: Objection	Mode: Written	Status: Maintained
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This would ensure that the test (the plan is reasonably flexible to enable it to deal with changing circumstances) is met.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: On the basis that the site offers the opportunity for development that would bring social, environmental and economic benefits, with realistic prospects for delivery (with suitable highway access and being well related to both existing and planned developments nearby) and within the context set by the designation of Bronllys as part of a wider LGZ, its inclusion as an allocation within the development boundary on the following basis would be justified and fully deserving of further consideration by the planning authority / LDP inspector:

The western part of site 857 should be a mixed use allocation for a village carpark / community use (allotments).

The eastern part of site 857 should be a housing allocation, to be incorporated with site 1222, in order to maximise synergies for the purposes of providing affordable housing, open space and any other reasonable and appropriate on-site essential community facilities.

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Land rear of Memorial Hall, Bronllys, 857

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I would like to be able to speak with the Inspector to deal with any points of clarification.

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6266.V2</b>		14/07/2015	<input type="checkbox"/>			Summary: Bronllys - Alternative Site (CS 1222)

Source: Website registration	Type: Objection	Mode: Written	Status: Maintained
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Document: Draft Deposit Map Document 2015, p.30

New Site

Map: P7: Bronllys - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6266.V2		14/07/2015	<input type="checkbox"/>			Summary: Bronllys - Alternative Site (CS 1222)

Source: Website registration      Type: Objection      Mode: Written      Status: Maintained

*Question*      *Representation Texts*  
**Question: 3d. (i) Representation Details**

Representation Texts: Background

Essentially, this representation is a repeat of that made in September 2014 (RN2261) and should be read in conjunction with those now made in respect of candidate sites 854 and 857.

At the candidate site stage, two sites were put forward for consideration by my clients (854 and 1222). The third site was put forward by another party (857). The situation now is that my clients have acquired the ownership of site 857 and all three sites are in the same ownership and control. The representation is made on this basis and explains the positive contribution that the site can make, alone and in combination, to maximise opportunity for synergies and other benefits.

Tests of Soundness

In terms of the tests of soundness referred to above at 3a, it is considered that the following tests have not been met, for the reasons set out below.

Coherence and Effectiveness - CE1

The deposit draft LDP also states that Local Growth Zones (LGZs) are being taken forward as an alternative model to Enterprise Zones, to help encourage and support jobs and growth within the county. One such LGZ being established is Brecon / Bronllys / Talgarth. The strategy in relation to housing numbers does not appear to take account of the additional pressure likely to come from such a LGZ designation and on this basis, housing numbers in Bronllys should be increased to reflect the enhanced role and status of the town in attracting jobs and growth. The LGZ approach places both an emphasis and expectation on Bronllys as a hub for additional (and disproportionately higher) growth. Within this context, the positive contribution of the site should be reconsidered.

This would ensure that the test (the plan sets out a coherent strategy from which its policies and allocations logically flow) is met.

Cohesiveness and Effectiveness - CE2

It is evident that the potential for the site to deliver benefits, alone and in combination, was considered at the candidate site stage and the narrative was positive.

The position now is that a change in ownership and control has meant that sites 857 and 1222 should be regarded as one, with a significantly enhanced prospect of delivering a mix of housing and community benefits. On this basis, it is considered that the contribution of the site should be re-assessed as credible alternative.

From the results of the candidate site assessment, it is clear that the site did not fail on matters of principle. Rather, the site was regarded as not being needed. Consequently, there do not appear to be any fundamental objections to its inclusion in the LDP, particularly if there is a need to find more land for housing as a result of the LGZ designation and given the changing circumstances as regards land ownership and enhanced deliverability.

In detailed terms, it is considered that the land is well screened from and by the new bypass, which itself also creates a defensible edge to the village in this location to the extent that any development is likely to be seen as being well integrated with the village in the same way that proposed site PO7 HA1 is.

by: Representation No

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Rep'n/Para/Policy	AccessNo	DateLodgd	Late?	Status	Modified	Summary	
6266.V2		14/07/2015	<input type="checkbox"/>			Summary: Bronllys - Alternative Site (CS 1222)	
Source:	Website registration	Type:	Objection	Mode:	Written	Status:	Maintained

In addition, site 1222 was in separate ownership to site 857. However, both sites are now in the same ownership and control and this presents an enhanced argument for their contribution to be assessed again and as a single entity given that they are contiguous. In fact, many of the comments of stakeholders make reference to the inter-relationship between the sites although there was no clarity or certainty about this at that stage.

It is considered, therefore, that there are no overriding objections to the future development of the site and, in addition, there would be positive aspects to development, particularly when considered in conjunction and combination with site 857.

In conclusion on this aspect and looking back at this particular test of soundness, it is considered that the test (the strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and / or are founded on a robust and credible evidence base) has yet been fully and sufficiently met. The scenario presents a persuasive argument for inclusion of the site in the LDP, particularly given that the synergies could not previously be considered with any degree of certainty whereas now, then can.

Cohesiveness and Effectiveness - CE4

It is acknowledged that there is a degree of flexibility within the overall housing requirement. However, it is considered that the margins concerned and the ability to deal with changing circumstances in the future needs to be enhanced should, for example, housing sites not come forward as anticipated or if there is a need to find more land for housing, in suitable locations.

The plan explains the overall housing requirement during the plan period (2011 to 2026) and that a degree of flexibility has been built into the requirement, which has resulted in the provision of 6071 dwellings in the LDP as an overall housing figure.

As part of the Councils assessment of this site, the narrative suggests it is not needed. However, it is considered that the overall level of flexibility over-provision has potentially been underestimated. Market forces and other influencing factors require more flexibility to ensure future demand is met. The change in circumstances brought about by the single ownership of the site together with sites 854 and 857 means that there is increased opportunity to use the land as allocations more flexibly. This could also enable development to be phased over the three sites, which would help ensure the required amount of land being released for housing over the plan period and assimilation into the village.

In addition, the main strategy of the LDP in relation to housing growth is based on a settlement hierarchy. Bronllys is classed as a large village, which is second in the hierarchy, reflecting its sustainable contribution. The plan states that large villages will accommodate new housing in proportion to their size and facilities and according to their capacity to accommodate growth due to environmental and infrastructure capacity constraints. No fundamental or overriding concerns have been raised in respect of the environmental and sustainable impact of the site.

In addition, due to the change in circumstances of land ownership, the site can also reasonably be considered as a single entity together with site 857 rather than being fragmented and potentially isolated, which would increase flexibility and economies of scale in terms of community benefit to enable the plan to deal with changing circumstances and to ensure future housing demand is met.

This would ensure that the test (the plan is reasonably flexible to enable it to deal with changing circumstances) is met.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6266.V2** 14/07/2015  Summary: Bronllys - Alternative Site (CS 1222)

Source: Website registration Type: Objection Mode Written Status Maintained

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Representation Texts: On the basis that the site offers the opportunity for development that would bring social, environmental and economic benefits, with realistic prospects for delivery (with suitable highway access and forming a logical rounding off of the settlement in this location, well related to both existing and planned developments nearby) and within the context set by the designation of Bronllys as part of a wider LGZ, its inclusion as an allocation within the development boundary on the following basis would be justified and fully deserving of further consideration by the planning authority / LDP inspector:

Site 1222 should be a housing allocation, together with the eastern part of site 857, in order to maximise synergies for the purposes of providing affordable housing, open space and any other on-site and essential community facilities.

Council Response: 0

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**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: Land opposite Bronllys Court, 1222

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I would like to be able to speak with the Inspector to deal with any points of clarification.

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6266.V3** 14/07/2015  Summary: Bronllys - Alternative Site (CS 854)

Source: Website registration Type: Objection Mode Written Status Maintained

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Document: Draft Deposit Map Document 2015, p.30

New Site

Map: P7: Bronllys - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Background

Essentially, this representation is a repeat of that made in September 2014 (RN2261) and should be read in conjunction with those now made in respect of candidate sites 857 and 1222.

At the candidate site stage, two sites were put forward for consideration by my clients (854 and 1222). The third site was put forward by another party (857). The situation now is

by: Representation No

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Rep'n/Para/Policy	AccessNo	DateLodgd	Late?	Status	Modified	Summary
6266.V3		14/07/2015	<input type="checkbox"/>			Summary: Bronllys - Alternative Site (CS 854)
Source: Website registration		Type: Objection		Mode: Written		Status: Maintained

that my clients have acquired the ownership of site 857 and all three sites are in the same ownership and control. The representation is made on this basis and explains the positive contribution that each site can make, alone and in combination, to maximise opportunity for synergies and other benefits.

#### Tests of Soundness

In terms of the tests of soundness referred to above at 3a, it is considered that the following tests have not been met, for the reasons set out below.

#### Coherence and Effectiveness - CE1

The deposit draft LDP also states that Local Growth Zones (LGZs) are being taken forward as an alternative model to Enterprise Zones, to help encourage and support jobs and growth within the county. One such LGZ being established is Brecon / Bronllys / Talgarth. The strategy in relation to housing numbers does not appear to take account of the additional pressure likely to come from such a LGZ designation and on this basis, housing numbers in Bronllys should be increased to reflect the enhanced role and status of the town in attracting jobs and growth. The LGZ approach places both an emphasis and expectation on Bronllys as a hub for additional (and disproportionately higher) growth. Within this context, the positive contribution of the site should be reconsidered.

This would ensure that the test (the plan sets out a coherent strategy from which its policies and allocations logically flow) is met.

#### Cohesiveness and Effectiveness - CE2

It is evident that the potential for the site to deliver benefits, alone and in combination, was considered at the candidate site stage and the narrative was positive.

From the results of the candidate site assessment, it is clear that the site did not fail on matters of principle. Rather, the site was regarded as not being needed. Consequently, there do not appear to be any fundamental objections to its inclusion in the LDP, particularly if there is a need to find more land for housing as a result of the LGZ designation and given the changing circumstances as regards land ownership and enhanced deliverability.

In detailed terms, it is considered that the development of site commitment PO7 HC1 would have the effect of creating an artificial and arbitrary division on the ground with no real defensible edge to development along this part of the northern edge of the village. The development of proposed site 854 would remove the visual ambiguity that would otherwise result and provide an opportunity for a meaningful and enhanced landscaped edge to the village. It is considered that any negative impacts associated with the development of this site would, therefore, be far outweighed by the positive landscaped integration that would result. On this basis, it is considered that there are no overriding objections to the future development of the site, particularly in terms of visual impact.

In conclusion on this aspect and looking back at this particular test of soundness, it is considered that the test (the strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and / or are founded on a robust and credible evidence base) has yet been fully and sufficiently met. The scenario presents a persuasive argument for inclusion of the site in the LDP.

#### Cohesiveness and Effectiveness - CE4

It is acknowledged that there is a degree of flexibility within the overall housing requirement. However, it is considered that the margins concerned and the ability to deal with changing circumstances in the future needs to be enhanced should, for example, housing sites not come forward as anticipated or if there is a need to find more land for housing, in suitable locations.



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6266.V3** 14/07/2015  Summary: Bronllys - Alternative Site (CS 854)

Source: Website registration Type: Objection Mode Written Status Maintained

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The plan explains the overall housing requirement during the plan period (2011 to 2026) and that a degree of flexibility has been built into the requirement, which has resulted in the provision of 6071 dwellings in the LDP as an overall housing figure.

As part of the Councils assessment of this site, the narrative suggests that it is not needed. However, it is considered that the overall level of flexibility or over-provision has potentially been underestimated. Market forces and other influencing factors require more flexibility to ensure future demand is met. The change in circumstances brought about by the single ownership and control of the site together with sites 857 and 1222 means that there is increased opportunity to use the land as allocations more flexibly. This could also enable development to be phased over the three sites, which would help ensure the required amount of land being released for housing over the plan period and assimilation into the village.

In addition, the main strategy of the LDP in relation to housing growth is based on a settlement hierarchy. Bronllys is classed as a large village, which is second in the hierarchy, reflecting its sustainable contribution. The plan states that large villages will accommodate new housing in proportion to their size and facilities and according to their capacity to accommodate growth due to environmental and infrastructure capacity constraints. No fundamental or overriding concerns have been raised in respect of the environmental and sustainable impact of the site.

This would ensure that the test (the plan is reasonably flexible to enable it to deal with changing circumstances) is met.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: On the basis that the site offers the opportunity for development that would bring social, environmental and economic benefits, with realistic prospects for delivery (with suitable highway access and forming a logical rounding off of the settlement in this location, well related to both existing and planned developments nearby) and within the context set by the designation of Bronllys as part of a wider LGZ, its inclusion as an allocation within the development boundary on the following basis would be justified and fully deserving of further consideration by the planning authority / LDP inspector:

Site 854 should be a housing allocation, to incorporate a landscaped northern defensible boundary to the village within the site.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts:

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Land adjacent Bronllys Court, 854

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6266.V3** 14/07/2015  Summary: Bronllys - Alternative Site (CS 854)

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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Representation Texts: I would like to be available to speak with the Inspector to deal with any points of clarification.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V58** 17/07/2015  Summary: Bronllys P07 HC1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.30 Site: 1279//P07 HC1 Land adjacent to Bronllys Court  
Map: P7: Bronllys - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: •We are aware that this site has planning permission and we do not wish to comment further.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P07 HC1

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V59** 17/07/2015  Summary: Bronllys P07 HC2

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.30 Site: 1280//P07 HC2 Land to rear of Greenfields Bronllys  
Map: P7: Bronllys - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: •We are aware that this site has planning permission and we do not wish to comment further.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P07 HC2

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*  
**6348.V59** 17/07/2015  Summary: Bronllys P07 HC2

Source: Email Type: Comment Mode Written Status Maintained

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*  
**6348.V60** 17/07/2015  Summary: Bronllys P07 HA1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.30 Site: 1106/5794/P07 HA1 Land adj Bronllys CP School, Neuadd Terrace

Map: P7: Bronllys - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

- Representation Texts:
- A water supply can be provided to serve this site.
  - Our local sewerage network can accommodate foul flows from the proposed development.
  - Talgarth Wastewater Treatment Works (WwTW) can accommodate the foul flows from this proposed development site.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P07 HA1

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*  
**6348.V61** 17/07/2015  Summary: Bronllys P07 HA2

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.30 Site: 814/2264/P07 HA2 Land at bronllys to the west of hen Ysgubor

Map: P7: Bronllys - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6348.V61</b>		17/07/2015	<input type="checkbox"/>			Summary: Bronllys P07 HA2

Source: Email	Type: Comment	Mode: Written	Status: Maintained
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*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts:      •A water supply can be provided to serve this site.  
                                          •Our local sewerage network can accommodate foul flows from the proposed development.  
                                          •Talgarth Wastewater Treatment Works (WwTW) can accommodate the foul flows from this proposed development site.

Council Response: 0

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**Question: 3e. (ii)      Allocation No:**

Representation Texts:      P07 HA2

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.27 Builth Wells****1457 Evans, Mr Gerald***Agent:* **Hughes Architects Ltd***Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary***1457.V1** 20/07/2015  Summary: Builth Wells - Allocate Candidate Site 1148 for Housing

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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Additional material submitted

Document:Draft Deposit Map Document 2015, p.31

New Site

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts: For the last five years we have been working with Rural Housing Enablers and Registered Social Landlords (RSLs) in the Builth Wells area identifying sites suitable for housing. We have also represented many site owners in the Builth area in relation to the previous consultations for the Powys County Council Unitary Development Plan (PCC UDP 2010). As a practice we have also made our representations via the Powys County Council Strategic Housing Partnership as well as the Joint Housing Land Availability Study (JHLAS).

We have monitored the delivery of housing across the county of Powys over the last 15 years. In doing so we have consistently challenged the Local Planning Authority (LPA) to allocate tracts of land which are realistically deliverable for housing within the relevant plan periods. We are the largest indigenous architectural practice in the county that has delivered mass housing as well as one off houses within Powys so are very well placed to make comments about deliverable land parcels within the county.

We act on behalf of the land owner for land parcel CSR 1148 as outlined in the PCC LDP Candidate Site Register November 2011. We take this opportunity to outline the veracity of the case for inclusion of this and in the context of the likelihood of other parcels of land in Builth Wells being delivered over the plan period.

We are consistent in our challenge to the LPA in relation to the truly deliverable areas of land in Builth Wells. We remind the LPA of our resistance to the inclusion of land parcels B5 HA7 and 85 HA5 in the Initial Deposit Stage 2014 and at the Public Inquiry of the PCC UDP 2010. We were proven right in our challenge as these land parcels were never developed over the plan period of the PCC UDP ending later this year. We are therefore surprised that these land allocations have again come forward within the Deposit Draft of the PCC LDP 2015 as 'white land, seemingly with the support of the LPA.

These sites have not been promoted by the land owner and despite our various invitations to him to come forward to develop these sites for housing with our RSL and private sector housing partners in the past 5 years there has been no communication on his part whatsoever. This is why we cannot see any point in including these parcels of land which he clearly has no intention of releasing for housing in the future.

In researching viable land opportunities for our RSL partners we went back to the Brecknockshire Local Plan of 1997. We were not entirely surprised therefore to find the land parcels referred to above were also included in this historical plan. The main driver behind Local Development Plans is the promotion of parcels of land for the delivery of housing within sustainable settlements is truly deliverable. For example we refer you to site LDP P08 HA2 depicted on the Brecknockshire Local Plan 1997 which has been included within the present draft of the LDP and has also appeared within the PCC UDP 2010. This is one of many sites in Builth that are not developed even though they have been in various Development Plans for some 20 years now.

In addition the southern part of B5 HA5 from PCC UDP 2010 is marked on the Brecknockshire Local Plan 1997 was also included within the development boundary of the settlement. Indeed it has come forward again within the LDP. The point remains the same that despite historical land allocations these sites have not been delivered over a period of in excess of 20 years.

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

1457.V1 20/07/2015  Summary: Builth Wells - Allocate Candidate Site 1148 for Housing

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

This is why we fail to see how their promotion within the PCC LDP 2015 is viable or realistic in terms of housing delivery for the county and more importantly for Builth Wells. The LPA needs no reminding that the allocation of such land parcels will mean that its delivery of housing according to its projections will be doomed to failure from the start. Indeed we made this point at a recent Agent's Forum in which we challenged the LPA to consider its delivery mechanism for 613 houses over the plan period given that it has consistently failed to do so since 1996. Through the inclusion of land which has a clear prospect of development only then will the LDP be sound. Without this the Development Plan for Powys will fail.

In terms of housing numbers we note that Builth Wells was considered an appropriate settlement for the delivery of 203 dwellings over the plan period of the UDP 2001- 2016. This target was never achieved even at a time of considerable house building in the town of the early to mid 2000s.

It is therefore surprising that there is now only 131 houses allocated within the LDP plan period to 2026. Where have the projected households from the UDP that wanted to live in Builth Wells gone to? We believe the main reason for the lack of delivery of housing over the UDP plan period for Builth Wells was that the majority of land allocations could not have been delivered without major infrastructure improvements, such as the installation of a major roundabout in the case of PCC UDP B5 HA7. In simple terms the sites could not be delivered because, even at the height of the housing boom, its delivery was economically unfeasible. The point being therefore why are these sites still being included for development when one could argue the economic environment for doing so in the future is never going to resemble that of the early to mid 2000s?

We challenged the housing numbers for Builth Wells going forward as part of our contribution to the Strategic Housing Partnership and at JHLAS where we have consistently made the point that the Local Authority is reliant on outdated and misrepresented data. The assessment of housing need has not been undertaken on a sufficiently micro level in order to fully investigate the precise need in most settlements in Powys. As an illustration of this, Llandrindod Wells has been allocated 398 dwellings over the plan period and while it is acknowledged that Builth Wells is slightly smaller than Llandrindod, the aspirations for the former settlement are very much greater than the latter settlement.

With all of the above in mind we see the inclusion of land reference PCC LDP CSR 1148 as not only meeting the identifiable needs for housing in Builth Wells as presented but also as a realistically deliverable site for housing in the town given the fact alternative sites in the town have for some 20 years never been built out.

We have previously investigated the opportunity for bringing forward this site by virtue of a separate planning application. Indeed the main issue to the site coming forward has been in relation to highways and access. With this in mind we enclose a copy of our communications with PCC Highways Department and its response. As you will see from the enclosed a viable access can be afforded into the application site PCC LDP CSR 1148. The site itself is a logical extension to the settlement of Builth Wells.

While the site was designated Red' at CSR stage this seemed to conflict with the written preamble to the site analysis which read:

"Site is largely detached from the settlement despite adjoining the development boundary to the south and existing built form (Hill View) housing estate which itself only appears connected to the settlement via a narrow footpath and vehicular highway. The site has highway frontage and could provide the pedestrian connections required. Given the site is quite a distance from the settlement services and facilities, there may be a need/desire here for cycleways enabling easier and quicker movements. There are other more connected, closer and sustainable sites available for selection in Builth and this site could represent a 'fallback site given how few constraints to development it appears to have. The site is surrounded by TPOs which may represent a slight issue in terms of access although considered that a solution can be found in addition, discussion with Dwr Cymru is necessary in order to gauge the location of a water main which traverses the site. It may be a serious consideration in terms of viability of the site as to whether an easement or pipe diversion creates the best outcome in terms of enabling development at the site, assuming the site is appropriate and acceptable."

The point we wish to make here is that while there are more apparently connected, closer and sustainable sites' in 2 dimension black and white terms these sites have been included in various development plans for 2 generations now and show no signs of development. Therefore the time now is for change and the LPA should concede that there is little viable delivery sites of much needed housing along Brecon Road in Builth Wells.

So to conclude, and to accord with Planning Policy Wales (PPW) Guidance in relation to the provision of realistically deliverable and we state the following:

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**1457.V1** 20/07/2015  Summary: Builth Wells - Allocate Candidate Site 1148 for Housing

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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The Revised Deposit Draft LDP includes parcels of land within Builth which are not deliverable. This is evidenced by the fact that these parcels of land have been included for some time within development plans. While these parcels of land are now being designated as 'white land' it is obvious they are being relied upon to form part of the buffer number of houses coming forward during the plan period if designated sites are not built out. This provides a distorted view of the housing and allocation for Builth Wells over the plan period. There is no clear evidence base for the inclusion of some of these parcels of land as to why they have been promoted despite comments to the contrary by some of the authors of the LDP. We therefore have challenged, and will continue to challenge, the inclusion of these parcels of land for their inclusion for quite arbitrary reasons.

The final issue that we raise is in terms of the data upon which the LPA has based its judgement. There is a clash between two fundamental documents upon which the Local Authority has based its numbers. These are the LHMA 2015 which states that Builth Wells and Llanwrtyd Wells have an affordable housing target of 20 dwellings per year. However according to the Powys County Council LDP and CIL Assessment of 2014 only 204 dwellings have been allowed for in total for Builth Wells and Liandrindod Wells. 20% of these shall be affordable which shall equate to approximately 40 dwellings in total. With this in mind we continue to have no confidence in the data upon which the Local Authority has based its projections as it is fundamentally incorrect.

With all of the above in mind we are of the opinion that the sites that have been both zoned for housing within the PCC LDP 2015 as well as the white sites be reconsidered in the light of this statement. The site for which we are currently responsible for representation is truly deliverable over the plan period and it has been suggested by the LPA in previous stages of the LDP that it is entirely viable. We make the point that there are no planning or other technical hurdles that need to be overcome in the delivery of this land for housing. The land parcel reference PCC LDP CSR 1148 provides for a logical extension to the settlement boundary of Builth and allows for more comprehensive development of land to come forward within the plan period. Therefore we formally request that CSR 1148 be included as a parcel of land suitable for the delivery of housing over the plan period for this settlement of Builth Wells.

**ADDITIONAL EVIDENCE SUBMITTED:**

- 1) Location Plan Showing Proposed Site Boundary

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The next stage of the Local Development Plan needs to be changed to accommodate land parcel PCC LDP CSR 1148 as per the initial deposit draft and attached drawing. This is a parcel of land that is truly deliverable over the plan period for housing. In addition land that has no prospect of being delivered over the plan period should not be included within said plan such as PCC UDP HA5 and HA7 which is now shown as white land in the Revised Deposit Draft. The inclusion of these parcels of land has not been promoted by neither the land owner nor any other body. The inclusion of this land distorts the opportunity of the settlement of Builth Wells to deliver housing up until 2026. Therefore we ask for these parcels of land to be removed.

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 1148 - Land adjoining Hill View Estate, Brecon Road, Builth Wells.

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1457.V1** 20/07/2015  Summary: Builth Wells - Allocate Candidate Site 1148 for Housing

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I wish to speak at the public examination so that a detailed case can be provided to the Inspector and so that the reasoning of the officers can be fully examined.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1552 Douglas Hughes Architects Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

1552.V1 20/07/2015  Summary: Builth Wells - Supporting Allocation P08 HA3

Source: Email Type: Support Mode Written Status Maintained

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Additional material submitted

Document:Draft Deposit Map Document 2015, p.31

Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Rd.,Builth

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: For the last five years we have been working with Rural Housing Enablers and Registered Social Landlords (RSLs) in the Builth Wells area identifying sites suitable for housing. We have also represented many site owners in the Builth area in relation to the previous consultations for the Powys County Council Unitary Development Plan (PCC UDP 2010). As a practice we have also made our representations via the Powys County Council Strategic Housing Partnership as well as the Joint Housing Land Availability Study (JHLAS).

We have monitored the delivery of housing across the county of Powys over the last 15 years in doing so we have consistently challenged the Local Planning Authority (LPA) to allocate tracts of land which are realistically deliverable for housing within the relevant plan periods. We are the largest indigenous architectural practice in the county that has delivered mass housing as well as one off houses within Powys so are very well placed to make comments about deliverable land parcels within the county.

We forward on this representation for land parcel P08 HA3 as outlined in the PCC LDP Deposit Draft 2015. We take this opportunity to outline the veracity of the case for inclusion of this land, and an extension to this land to include all of the site PCC LDP CSR 579, in the context of the likelihood of other parcels of land in Builth Wells not being delivered over the plan period.

[See accompanying information]

With all of the above in mind we are of the opinion that the sites that have been both zoned for housing within the PCC LDP 2015 as well as the white sites' be reconsidered in the light of this statement. The site that we are promoting for including within the LDP is truly deliverable over the plan period and it has been recognised by the LPA in previous stages of the LDP that the whole of site 579 is entirely viable.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA3

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

1552.V2 20/07/2015  Summary: Builth Wells - Objecting to Candidate Site 579 not being Allocated.

Source: Email

Type: Objection

Mode Written

Status Maintained

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Additional material submitted

Document:Draft Deposit Map Document 2015, p.31

Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Rd.,Builth

New Site

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: For the last five years we have been working with Rural Housing Enablers and Registered Social Landlords (RSLs) in the Builth Wells area identifying sites suitable for housing. We have also represented many site owners in the Builth area in relation to the previous consultations for the Powys County Council Unitary Development Plan (PCC UDP 2010). As a practice we have also made our representations via the Powys County Council Strategic Housing Partnership as well as the Joint Housing Land Availability Study (JHLAS).

We have monitored the delivery of housing across the county of Powys over the last 15 years in doing so we have consistently challenged the Local Planning Authority (LPA) to allocate tracts of land which are realistically deliverable for housing within the relevant plan periods, We are the largest indigenous architectural practice in the county that has delivered mass housing as well as one off houses within Powys so are very well placed to make comments about deliverable land parcels within the county.

We forward on this representation for land parcel P08 HA3 as outlined in the PCC LDP Deposit Draft 2015. We take this opportunity to outline the veracity of the case for inclusion of this land, and an extension to this land to include all of the site PCC LDP CSR 579, in the context of the likelihood of other parcels of land in Builth Wells not being delivered over the plan period.

[...]

With all of the above in mind we see the inclusion of the single enclosure immediately adjoining South East of P08 HA3 (PCC LDP 2015 reference) as not only meeting the identifiable needs for housing in Builth Wells as presented but also as a realistically deliverable site for housing in the town given the fact alternative sites in the town have for some 20 years never been built out. (D&E)

We have previously investigated the opportunity for bringing forward this site by virtue of a separate planning application and discussed access with PCC Highways. With this in mind we enclose a copy of our communications with PCC Highways Department and their response (GH). As you will see from the enclosed a viable access can be afforded into the application site PCC LDP P08 HA3, The site itself is a logical extension to the settlement of Builth Wells the whole site (PCC LDP CSR 579) has been given a green score by Powys County Council in its PCC LDP Consultation Draft as outlined below. Indeed the site has been supported all the way along and now just recently by Builth Wells Town Council. We enclose a copy of its letter of support with this representation (J)

[.....]

With all of the above in mind we are of the opinion that the sites that have been both zoned for housing within the PCC LDP 2015 as well as the white sites' be reconsidered in the light of this statement. The site that we are promoting for including within the LDP is truly deliverable over the plan period and it has been recognised by the LPA in previous stages of the LDP that the whole of site 579 is entirely viable.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1552.V2** 20/07/2015  Summary: Builth Wells - Objecting to Candidate Site 579 not being Allocated.

Source: Email Type: Objection Mode Written Status Maintained

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We make the point that there are no planning or other technical hurdles that need to be overcome in the delivery of this land for housing.

The extension of this land parcel provides for a logical extension to the settlement boundary of Builth and allows for more comprehensive development of land to come forward within the plan period. Therefore we formally request that the second part of land parcel P08 HA3 (CSR 579) (PCC LDP Initial Deposit Draft) be reinstated as a parcel of land suitable for the delivery of housing over the plan period for this settlement of Builth Wells.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The next stage of the Local Development Plan needs to be changed to accommodate the extension to land parcel P08 HA3 as per the Initial Deposit Draft. All of the site was scored green at candidate site stage and has no obstacles to development. This is a parcel of land that is truly deliverable over the plan period for housing. In addition, land that has no prospect of being delivered over the plan period should not be included within said plan such as the white land defined in the PCC LOP 2015 but best described as PCC UDP HA5 and HA7. The inclusion of these parcels of land has not been promoted by neither the land owner nor any other body. The inclusion of this land distorts the opportunity of the settlement of Builth Wells to deliver housing up until 2026. Therefore we ask for these parcels of land to be removed.

Also, land that is not deliverable and has been in the PCC 1997 and 2010 plans should be omitted such as P08 HA2.

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Representation seeks to have the whole of Candidate Site 579 Allocated.

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I wish to speak at the public examination as I am of the opinion that the deliverability of sites included in the LDP at this stage has not been tested sufficiently. It shall also allow all interested parties to debate the plan of Builth Wells in terms of residential land opportunities for the benefit of the town.

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1552.V3** 20/07/2015  Summary: Builth Wells - Presence of 'white land' in Builth

Source: Email Type: Objection Mode Written Status Maintained

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Additional material submitted

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

1552.V3 20/07/2015  Summary: Builth Wells - Presence of 'white land' in Builth

Source: Email

Type: Objection

Mode Written

Status Maintained

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Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

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Question

Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: For the last five years we have been working with Rural Housing Enablers and Registered Social Landlords (RSLs) in the Builth Wells area identifying sites suitable for housing. We have also represented many site owners in the Builth area in relation to the previous consultations for the Powys County Council Unitary Development Plan (PCC UDP 2010). As a practice we have also made our representations via the Powys County Council Strategic Housing Partnership as well as the Joint Housing Land Availability Study (JHLAS).

We have monitored the delivery of housing across the county of Powys over the last 15 years in doing so we have consistently challenged the Local Planning Authority (LPA) to allocate tracts of land which are realistically deliverable for housing within the relevant plan periods, We are the largest indigenous architectural practice in the county that has delivered mass housing as well as one off houses within Powys so are very well placed to make comments about deliverable land parcels within the county.

[.....]

We are consistent in our challenge to the LPA in relation to the truly deliverable areas of land in Builth Wells. We remind the LPA of our resistance to the inclusion of land parcels B5 HA7 and B5 HA5 in the Initial Deposit Stage PCC LDP and at the Public Inquiry of the PCC UDP 2010. We were proven right in our challenge as these land parcels were never developed over the plan period of the PCC UDP ending later this year. We are therefore surprised that these land allocations have again come forward as 'white land' within the Revised Deposit Draft of the PCC LDP 2015, seemingly with the support of the LPA.

These sites have not been promoted by the land owner and despite our various invitations to come forward to develop these sites for housing with our RSL and private sector housing partners in the past 5 years there has been no communication on his part whatsoever. This is why we cannot see any point in including these parcels of 'white land' which he clearly has no intention of releasing for housing in the future.

In researching viable land opportunities for our RSL partners we went back to the Brecknockshire Local Plan of 1997. We were riot entirely surprised therefore to find the land parcels referred to above were also included in this historical plan. The main driver behind Local Development Plans is the promotion of parcels of land for the delivery of housing within sustainable settlements is truly deliverable. For example we refer you to site PCC LDP P08 HA2 depicted on the Brecknockshire Local Plan 1997 which has been included within the present draft of the LDP (referenced A overleaf) and has also appeared within the PCC UDP 2010. This is one of many sites in Builth that are not developed even though they have been in various Development Plans for some 20 years now.

In addition B5 HA5 from PCC UDP 2010 is marked on the Brecknockshire Local Plan 1997 (reference B & C overleaf) was also included within the development boundary of the settlement Indeed it has come forward again within the LDP. The point remains the same that despite historical land allocations these sites have not been delivered over a period of in excess of 20 years.

This is why we fail to see how their promotion within the PCC LDP 2015 is viable or realistic in terms of housing delivery for the county and more importantly for Builth Wells. The LPA needs no reminding that the allocation of such land parcels will mean that its delivery of housing according to its projections will be doomed to failure from the start. Indeed we made this point at a recent Agent's Forum in which we challenged the LPA to consider its delivery mechanism for 613 houses over the plan period given that it has consistently failed to do so since 1996. Through the inclusion of land which has a clear prospect of development only then will the LDP be sound. Without this the Development Plan for Powys will fail.

The Revised Deposit Draft LDP includes parcels of land within Bulith which are not deliverable. This is evidenced by the fact that these parcels of land have been included for some time within Development Plans. While these parcels of land are now being designated as 'white land' it is obvious they are being relied upon to form part of the buffer

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1552.V3** 20/07/2015  Summary: Builth Wells - Presence of 'white land' in Builth

Source: Email Type: Objection Mode Written Status Maintained

number of houses coming forward during the plan period it designated sites are not built out. This provides a distorted view of the housing land allocation for Builth Wells over the plan period. There is no clear evidence base for the inclusion of some of these parcels of land as to why they have been promoted despite comments to the contrary by some of the authors of the LDP. We therefore have challenged, and will continue to challenge, the inclusion of these parcels of land for their inclusion for quite arbitrary reasons. This is why we believe PCC LDP P08 HA2 (A,C&D) should be omitted as it has not been delivered despite being included in development plans for 20 years.

[.....]

With all of the above in mind we are of the opinion that the sites that have been both zoned for housing within the PCC LDP 2015 as well as the white sites' be reconsidered in the light of this statement. The site that we are promoting for including within the LDP is truly deliverable over the plan period and it has been recognised by the LPA in previous stages of the LDP that the whole of site 579 is entirely viable.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The next stage of the Local Development Plan needs to be changed to accommodate the extension to land parcel P08 HA3 as per the Initial Deposit Draft All of the site was scored green at candidate site stage and has not obstacles to development. This is a parcel of land that is truly deliverable over the plan period for housing In addition land that has no prospect of being delivered over the plan period should not be included within said plan such as the white land defined in the PCC LDP 2015 but best described as PCC UDP HA5 and HA7. The inclusion of these parcels of land has not been promoted by neither the land owner nor any other body. The inclusion of this land distorts the opportunity of the settlement of Builth Wells to deliver housing up until 2026. Therefore we ask for these parcels of 'and to be removed.

Also land that is not deliverable and has been in the PCC 1997 and 2010 plans should be omitted such as P08 HA2.

Council Response:

0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I wish to speak at the public examination as I am of the opinion that the deliverability of sites included in the LDP at this stage has not been tested sufficiently. It shall also allow all interested parties to debate the plan of Builth Wells in terms of residential land opportunities for the benefit of the town.

Council Response:

0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1552.V4** 20/07/2015  Summary: Builth Wells - Objection to Allocated Site P08 HA2

Source: Email Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.31

Site: 200/5400/P08 HA2 Land west of Primary school, Builth Wells Delete Site

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

1552.V4 20/07/2015  Summary: Builth Wells - Objection to Allocated Site P08 HA2

Source: Email

Type: Objection

Mode Written

Status Maintained

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Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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Question

Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: For the last five years we have been working with Rural Housing Enablers and Registered Social Landlords (RSLs) in the Builth Wells area identifying sites suitable for housing. We have also represented many site owners in the Builth area in relation to the previous consultations for the Powys County Council Unitary Development Plan (PCC UDP 2010). As a practice we have also made our representations via the Powys County Council Strategic Housing Partnership as well as the Joint Housing Land Availability Study (JHLAS).

We have monitored the delivery of housing across the county of Powys over the last 15 years in doing so we have consistently challenged the Local Planning Authority (LPA) to allocate tracts of land which are realistically deliverable for housing within the relevant plan periods, We are the largest indigenous architectural practice in the county that has delivered mass housing as well as one off houses within Powys so are very well placed to make comments about deliverable land parcels within the county.

[...]

In researching viable land opportunities for our RSL partners we went back to the Brecknockshire Local Plan of 1997. We were riot entirely surprised therefore to find the land parcels referred to above were also included in this historical plan. The main driver behind Local Development Plans is the promotion of parcels of land for the delivery of housing within sustainable settlements is truly deliverable. For example we refer you to site PCC LOP P08 HA2 depicted on the Brecknockshire Local Plan 1997 which has been included within the present draft of the LDP (referenced A overleaf) and has also appeared within the PCC UDP 2010. This is one of many sites in Builth that are not developed even though they have been in various Development Plans for some 20 years now.

In addition B5 HA5 from PCC UDP 2010 is marked on the Brecknockshire Local Plan 1997 (reference B & C overleaf) was also included within the development boundary of the settlement Indeed it has come forward again within the LDP. The point remains the same that despite historical land allocations these sites have not been delivered over a period of in excess of 20 years.

This is why we fail to see how their promotion within the PCC LDP 2015 is viable or realistic in terms of housing delivery for the county and more importantly for Builth Wells. The LPA needs no reminding that the allocation of such land parcels will mean that its delivery of housing according to its projections will be doomed to failure from the start. Indeed we made this point at a recent Agent's Forum in which we challenged the LPA to consider its delivery mechanism for 613 houses over the plan period given that it has consistently failed to do so since 1996. Through the inclusion of land which has a clear prospect of development only then will the LDP be sound. Without this the Development Plan for Powys will fail.

[...]

The Revised Deposit Draft LDP includes parcels of land within Bulith which are not deliverable. This is evidenced by the fact that these parcels of land have been included for some time within Development Plans. While these parcels of land are now being designated as white land' it is obvious they are being relied upon to form part of the buffer number of houses coming forward during the plan period it designated sites are not built out. This provides a distorted view of the housing land allocation for Bulith Wells over the plan period. There is no clear evidence base for the inclusion of some of these parcels of land as to why they have been promoted despite comments to the contrary by some of the authors of the LDP. We therefore have challenged, and will continue to challenge, the inclusion of these parcels of land for their inclusion for quite arbitrary reasons. This is why we believe PCC LDP P08 HA2 (A,C&D) should be omitted as it has not been delivered despite being included in development plans for 20 years.

[...]

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1552.V4** 20/07/2015  Summary: Builth Wells - Objection to Allocated Site P08 HA2

Source: Email Type: Objection Mode Written Status Maintained

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With all of the above in mind we are of the opinion that the sites that have been both zoned for housing within the PCC LDP 2015 as well as the white sites' be reconsidered in the light of this statement. The site that we are promoting for including within the LDP is truly deliverable over the plan period and it has been recognised by the LPA in previous stages of the LDP that the whole of site 579 is entirely viable.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The next stage of the Local Development Plan needs to be changed to accommodate the extension to land parcel P08 HA3 as per the Initial Deposit Draft All of the site was scored green at candidate site stage and has not obstacles to development. This is a parcel of land that is truly deliverable over the plan period for housing In addition land that has no prospect of being delivered over the plan period should not be included within said plan such as the whi(e land defined in the PCC LOP 2015 but best described as PCC UDP HA5 and HA7. The inclusion of these parcels of land has not been promoted by neither the land owner nor any other body. The inclusion of this land distorts the opportunity of the settlement of Builth Wells to deliver housing up until 2026. Therefore we ask for these parcels of 'and to be removed.

Also land that is not deliverable and has been in the PCC 1997 and 2010 plans should be omitted such as P08 HA2.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA2

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I wish to speak at the public examination as I am of the opinion that the deliverability of sites included in the LDP at this stage has not been tested sufficiently. It shall also allow all interested parties to debate the plan of Builth Wells in terms of residential land opportunities for the benefit of the town.

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4154 Webb, Cliff & Rebecca**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

4154.V1 20/07/2015  Summary: Builth Wells - Deletion of Allocation P02 HA2

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31

Site: 200/5400/P08 HA2 Land west of Primary school, Builth Wells Delete Site

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Firstly, I start by briefly summarising the nature of my representation. Secondly, I make the representation in detail, divided into relevant sections (road traffic and safety, health, sustainable travel, climate change, sewage and flooding. At the beginning of each of these sections I list the many other policies/considerations found throughout the body of the LDP draft written statement, which are relevant to that section. Finally, at the end is a numbered list of references, linked to relevant points in my representation.

Representation summary  
 The allocation of P08 HA3 has not been made on a sound basis. Therefore it should be deleted. Due to proximity and identical impacts, this allocation should also be considered in combination with P08 HA2, which should therefore also be deleted. Both P08 HA2 and HA3 should also be considered in combination with P08 HA1, due to identical impacts. These allocations and the inevitable future construction of houses will have a number of negative and unsustainable impacts relating to: road safety; health of residents and road users; sustainable travel, climate change, sewage, water runoff and flooding. This is particularly disappointing consider the statement on page 17 of the LDP draft written statement (@ 34.5) regarding "Our Vision of Powys 2026... which sets out for... Sustainable development...set in a healthy, safe environment."

Increased traffic and road safety  
 Relevant considerations/policies from the LDP draft rwritten statement  
 p15  
 Infrastructure and Resource Considerations  
 36. In spite of rising fuel costs, car ownership is high reflecting the rural and dispersed population of the county and the high costs associated with public transport provision.

Representation text  
 As reported in "The Planner" (15/6/151), the Campaign for Better Transport has highlighted the probability that any new housing development will cause increased traffic congestion. The building of 40 homes at P08 HA3 would, in itself result in an unacceptable increase in volume of traffic, particularly at peak times. Furthermore this impact can not be considered in isolation: the cumulative effect of allocations of P08 HA1, P08 HA2 and P08 HA3, for 113 units will likely generate a much larger volume of traffic, on a minor road, in close proximity to Builth Wells Primary School. Furthermore the cummulative impact of the above 3 allocations, will compound existing traffic problems and will all have an unsustainable impact on health and safety of residents and road users in this area.

Firstly there is insufficient employment within Builth Wells to absorb even a minority of working age adults from the potential extra 113 households. There will be insufficient employment within

Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

4154.V1 20/07/2015  Summary: Builth Wells - Deletion of Allocation P02 HA2

Source: Email

Type: Objection

Mode Written

Status Maintained

walking/cycling distance of the above 3 allocations, necessitating vehicular commuting.

Secondly, current public transport provision will only cater for a small minority of working age adults from the potential 113 households. In particular, the current bus timetable will not accommodate the timely commuting needs of those needing to travel to work in the nearest main employment hubs of Brecon, Llandrindod/Newtown. In households with children, even if one parent of a household were able to catch a sufficiently early bus to commute, the remainder of parents, including all single parents could not drop their children at school and still catch an early enough bus to commute to work. Commuting would therefore generate an additional 113-2162 car movements, at least 4 times daily, equating to an additional 452-864 vehicle movements through the area daily. Even if children living in the 3 proposed allocations are walking or cycling to school, it is highly likely that 1 or both parents will be obliged to exit the area by car to commute to work. If households include 1 or 2 working age adults, their greater flexibility may be able to access public transport for a timely commute. However, it is likely that within 3-5 years the occupancy of 2-bed properties increases from 1-2 to 3-4, as young couples start families. Therefore the above constraint will apply and convert short term public transport use into longer-term car use, generating a further 2-4 vehicle journeys daily. Therefore it is reasonable to assume that this increased level of

traffic due to housing in the above locations will have a negative and unsustainable impact on the safety and health of pedestrians, particularly on children and their parents walking/cycling to Builth Wells Primary School. It will also similarly increase the danger to all pedestrians in the area, including: children walking/cycling to Builth Wells High School, pre-school children and parents walking to their cars to commute to playgroups and thence to work, as well as adults walking to work in Builth.

Increased traffic and sustainable travel options

Relevant considerations/policies from the LDP draft written statement

4.2.41 All proposals that the Council considers would generate significant traffic will require a Transport Assessment and or a Travel Plan. This process seeks to assess the transport implications of new developments, to reduce the reliance on travel by private cars and to promote sustainable modes of transport. The need for and scope for an Assessment or Travel Plan should be agreed with the Council as early as possible in the planning process.

Representation text

Following the above comments, in the Powys Options Appraisal document P08 HA3 579, some comments and assessments are therefore erroneous. In P08 HA3 579, key question access (2) assesses the likelihood of the allocation encouraging a switch to more sustainable travel as "very positive," with the inexplicably cursory comment/recommendation that "Yes – it is in a town". My comments above (together with my reference to The Planner article 1) demonstrate that the allocation and related traffic would act as a deterrent to sustainable forms of travel such as walking/cycling. Moreover, the realities of public transport timetables negate any positive spin that the allocation, being located in a town, automatically encourages more sustainable (public) transport.

Increased traffic and road safety

Relevant considerations/policies from the LDP draft written statement

Policy DM1 - Strategic Planning Matters @ 34.26

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## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

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All proposals for development must not compromise, or unacceptably adversely affect, either on their own or in combination with existing or approved development, the following:

1. ....unacceptable detrimental pressure on existing community facilities, public service provision or infrastructure.

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7. Important material assets and their operation including:

i. Strategic infrastructure including:

a. Transport routes, strategic or town centre car parks and safeguarded corridors.

Policy DM2 – Detailed and Site Specific Planning Matters ® 34.28

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8. Proposals must meet highway access requirements and vehicular parking standards. Proposals must incorporate the access needs of all transport users, especially pedestrians and cyclists and those with disabilities or mobility impairment.

9. Proposals considered to generate significant amounts of travel or traffic will only be considered where they include a satisfactory Transport Assessment and/or a Travel Plan.

4.2.40 Transport. Highway access and parking requirements are important considerations for most developments, especially the implications they have for highway safety, the environment, local communities and the economy.

Representation text

Similarly in P08 HA3 579, there are erroneous comments and conclusions for another key question, access (1), which asks “can the highway network serving the site adequately accommodate the associated traffic implications?” My comments below demonstrate that the highway network is already unsuited to traffic volumes and therefore the allocation and related traffic would exacerbate these problems

It should be noted that all these impacts have also not been properly considered within Powys Options Appraisal P08 HA2 200 as well as P08 HA1 1181. Similarly, assessments and conclusions relating to key questions access (1 and 2) here are similarly erroneous.

The increased volume of traffic will further increase the existing dangers, particularly at specific “pinch point” locations in the vicinity: where roads/paths are narrow, bends reduce visibility of pedestrians and drivers, as well as restricting vehicle manoeuvrability and traffic flows. Such “pinch points” include Irfon Bridge Road (both outside my own house, 12, as well as at the junction with Hospital Road). They also include Hospital Road (both outside the Primary School itself and at the junction with A483/Garth Road, adjacent to the police station/Greyhound pub)

I have previously formally registered such dangers with Powys County Council Highways, the Police and Builth Wells Primary School, when in 2011 a vehicle mounted the pavement (to avoid oncoming traffic) outside my house almost knocking over my daughter. There have been other occasions: I have complained to a local courier company when a van similarly mounted the pavement endangering myself and daughters, enroute for school.

Whilst it would be hoped that all drivers drive safely and with speed limits, in reality this is not always the case, particularly at times of stress when there is pressure to get children to school and get to work on time. Moreover, it is not only the volume of traffic which causes dangers, but the

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nature of the roads and the vehicles: a combination of large school buses/coaches, agricultural traffic and cars do not mix well on the narrow roads at the best of times, let alone in the "rush hour."

Another important "pinch point" is the junction of Hospital Road with A483/Garth Road. The mixture of road layout, poor manoeuvrability of large school coaches and volume of other traffic already causes regular significant congestion at this junction. Traffic wishing to exit Hospital Road, either left or right into Garth Road is unable to do so causing traffic to back up in Hospital Road, sometimes all the way back uphill to the Primary School. This causes dangers to pedestrians at a number of locations. Firstly it complicates the safe operation of the zebra crossing on Garth Road, adjacent to this junction, even though manned by a crossing patrol. Secondly, when this traffic exiting Hospital Road backs up, this congestion along with parked cars narrows the other side/carraigeway of Hospital Road going from the junction, uphill to the primary school. Vehicles moving in this direction are obliged to travel closer to the kerbside increasing the danger to children and parents walking uphill to the primary school. This is particularly pertinent as at this point the roadside footpath on this side is very narrow, further increasing the risk of moving vehicles clipping pedestrians. Thirdly, an alternative is for pedestrians to access the wider pavement/footpath on the other side of Hospital Road but this would require them to cross Hospital Road closer to its junction with Garth Road, in the midst of the traffic congestion/backup, with the concomitant risks involved here. It would also require children and parents to cross back over Hospital Road to access the Primary School, adding another risk to their journey.

Similarly, there is a narrow pavement around the corner at the junction of Irfon Bridge Road with Hospital Road. Vehicles travelling out of Irfon Bridge Road, approaching this junction are often faced with vehicles turning right out of Hospital Road, into Irfon Bridge Road. Often these latter vehicles cut the corner off of the carraigway as they enter Irfon Bridge Road. Larger coaches cannot avoid doing this. This obliges vehicles turning left out of Irfon Bridge Road into Hospital Road to hug the kerb, where the pavement is narrow. An access road to allocation P08 HA3 would need to be located more or less opposite this junction, which would further add to the complexity of driver observations, manoeuvring and increase danger to pedestrians.

Increased traffic and health

Relevant considerations/policies from the LDP draft written statement

4.2.44 Amenity. Development must respect the existence and amenities of neighbouring uses including approved development. These amenities include overlooking, light (natural and manmade), noise (including that which arises from hours of operation), air quality (odour, fumes and dust), and pests (vermin and birds attracted by litter). Key determinants of impact are scale of development, proximity, proposed land use and the massing of buildings on site.

Policy DM2 – Detailed and Site Specific Planning Matters © 34.28

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10. The amenities enjoyed by the occupants or users of nearby or proposed properties shall not be unacceptably affected by levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.

Representation text

by: Representation No

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In addition to negative impacts on road safety, the additional 452-864 vehicle movements through the area daily resulting from allocation P08 HA3 (and nearby allocations P08 HA1 and P08 HA2) will also have a more significant negative impacts on health of residents and road users. Road pollution is more than twice as deadly as traffic accidents, according to a study of UK air quality<sup>4</sup>. Although the popular perception of air pollution involves images of smoke stacks billowing out toxic black fumes into the atmosphere, industry and the power sector turn out to kill fewer than vehicle emissions, the data shows. "Cars and lorries emit right by where people live and work and so have a greater impact,"<sup>4</sup>. There is rightly pressure on the UK to drastically improve air quality, which has recently culminating in the Client Earth and EU prosecutions of UK government for failing to adhere to EU air quality standards set 13 years ago. Huge fines are threatened if air quality is not improved.

As the above mentioned study, as well as the UK government's Committee on the Medical Effects of Air Pollutants, the Environmental Audit Committee, and many others have demonstrated vehicle-related emissions contributes to development and worsening of a range of health problems. These include respiratory diseases such as asthma, chronic obstructive pulmonary disease, respiratory tract infections. There is also evidence of developmental disorders, correlating significantly smaller lungs in children experiencing this kind of poor air quality, as well as links to increased risks of cancer and heart attack. Having a daughter with asthma, I am very aware, on a daily basis of the impact of traffic pollution.

The growth in use of diesel engines in the UK is well documented. In rural areas, such as Powys, diesel vehicles are even more common. This means that harmful emissions, such as nitrous oxides (alone and in conversion into ozone), small particulates, volatile organic compounds are also more common.

Increased traffic and Climate Change

Relevant considerations/policies from the LDP draft written statement

18. The LDP must protect air, water and land resources and quality, prevent pollution and inappropriate development and deal with the consequences of climate change.

Representation text

In addition to the above mentioned emissions being harmful to human health, carbon dioxide emissions are commonly acknowledged as having a significant impact on climate change. An increase in traffic resulting from this allocation will result in a significant additional negative impact on climate change. Without significantly better provision for public transport, the above allocations and their ensuing additional 452-864 vehicle movements mentioned above, would generate at minimum an additional 8,261-15,791 kg CO<sub>2</sub>/pa just within the Builth Wells area.<sup>5</sup> Being a rural county, transport emissions constitute a more significant proportion of total CO<sub>2</sub> emissions than other Welsh regions. There is an urgent need for Powys to reduce CO<sub>2</sub> emissions: between 2005-2010 made the highest increase (21.58%) in CO<sub>2</sub> emissions of all Welsh regions.

On average, for

the same period, across Wales CO<sub>2</sub> emissions decreased by 3.29%.<sup>6</sup>

Sewage and Flooding

Relevant considerations/policies from the LDP draft written statement

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Infrastructure and Resource Considerations

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

4154.V1 20/07/2015  Summary: Builth Wells - Deletion of Allocation P02 HA2

Source: Email

Type: Objection

Mode Written

Status Maintained

41. Utility infrastructure, such as public sewers, sewage treatment works and mains gas supply, are not available or are operating at capacity in some parts of the county which can act as a constraint to development.  
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12. Flood plains and flood protection must not increase flood risk elsewhere,  
Policy DM2 – Detailed and Site Specific Planning Matters @ 34.28  
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6. Satisfactory provision shall be made for land drainage and Sustainable Drainage Schemes (SuDS). In addition to the requirements set out in national guidance, proposals must comply with the following:  
i) The post development runoff volumes and peak flow rates are maintained at either the greenfield rate for greenfield sites  
p38

13. The design, layout size, scale, mass and materials of the development shall complement and where possible enhance the character of the surrounding area and support community safety and crime prevention. Adequate amenity and / or open space shall be provided.  
Representation text  
Firstly, as stated in the LDP written statement (appendix 1, @34.104), "there are isolated incidents of flooding in the public sewerage system that need to be resolved". The same issues apply at P08 HA3 and P08 HA2  
Secondly, it is difficult to see how allocations P08 HA3 and P08 HA2, with the probable 96 houses and associated hard infrastructure on steeply sloping land above floodplains, will not lead to an increase in runoff and increased risk of downstream flooding. These 2 allocations are currently greenfield sites with permanent pasture/natural hedges, one of the most efficient solutions to permit higher rates of interception and infiltration of rainfall and overland flow, permitting groundwater storage and release into watercourses over a longer period. Even the best designed SUDS can not hope to match this.  
References  
1 The Planner, 15/6/15 (<http://www.theplanner.co.uk/news/new-housing-developments-couldincrease-traffic-congestion-warn-campaigners>)  
2 assumptions for these estimates are: a minimum of 113 additional cars based on 1 car per household and; a likely higher limit of 216 based on 30 single car households, 63 2-car households and 20 3-car households.  
3 This is based on one household dropping off collecting children to school, each requiring both and entry and exit movement from the area.  
4 Public Health Impacts of Combustion Emissions in the United Kingdom. S. H. L. Yim and S. R. H. Barrett  
5 Assumptions made in this calculation: from UK government figures, average CO2 emissions per vehicle are 122.3 g/km; 452-864 daily vehicle movements for 213 days per annum over a 0.7km range from the allocation.  
6 Greenhouse emissions in Wales, National Assembly for Wales Research Section, 2012.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
4154.V1		20/07/2015	<input type="checkbox"/>			Summary: Builth Wells - Deletion of Allocation P02 HA2
Source: Email		Type: Objection		Mode	Written	Status Maintained
Council Response:						0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: It would be more sensible to locate more housing allocations closer to good access to major roads which are served as well as Builth by public transport. For example, some large villages (such as Boughrood, Llyswen, Howey) and small villages (Erwood, Cilmerly, Builth Road) all have very close proximity to major trunk roads, most with excellent bus services and some with additional public transport options (Heart of Wales line, which has recently introduced new services specifically to cater for commuting to/from work. These are all as well served by public transport and better served by road access than Builth Wells. Allocations here would avoid the traffic congestion of inaccessible town edge locations like P08 HA03 in Builth Wells.  
Furthermore, increasing the population of such villages to a safe critical mass of customers using local services, will help secure/safeguarding such services as post office, shops, bus stops, etc.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA2

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
4154.V2		20/07/2015	<input type="checkbox"/>			Summary: Builth Wells - Deletion of Allocation P02 HA3
Source: Email		Type: Objection		Mode	Written	Status Maintained
Document: Draft Deposit Map Document 2015, p.31		Site: 579/4849/P08 HA3		Land adj. To Tai Ar Y Bryn, Hospital Rd., Builth		Delete Site
		Map: P8A: Builth Wells - 2015		Issue: 2015: Deposit Draft-11. Allocated Sites		

*Question*                      *Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Firstly, I start by briefly summarising the nature of my representation. Secondly, I make the representation in detail, divided into relevant sections (road traffic and safety, health, sustainable travel, climate change, sewage and flooding. At the beginning of each of these sections I list the many other policies/considerations found throughout the body of the LDP draft written statement,

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4154.V2 20/07/2015  Summary: Builth Wells - Deletion of Allocation P02 HA3

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which are relevant to that section. Finally, at the end is a numbered list of references, linked to relevant points in my representation.

Representation summary

The allocation of P08 HA3 has not been made on a sound basis. Therefore it should be deleted. Due to proximity and identical impacts, this allocation should also be considered in combination with P08 HA2, which should therefore also be deleted. Both P08 HA2 and HA3 should also be considered in combination with P08 HA1, due to identical impacts. These allocations and the inevitable future construction of houses will have a number of negative and unsustainable impacts relating to: road safety; health of residents and road users; sustainable travel, climate change, sewage, water runoff and flooding. This is particularly disappointing consider the statement on page 17 of the LDP draft written statement (@ 34.5) regarding "Our Vision of Powys 2026... which sets out for... Sustainable development...set in a healthy, safe environment."

Increased traffic and road safety

Relevant considerations/policies from the LDP draft written statement  
p15

Infrastructure and Resource Considerations

36. In spite of rising fuel costs, car ownership is high reflecting the rural and dispersed population of the county and the high costs associated with public transport provision.

Representation text

As reported in "The Planner" (15/6/151), the Campaign for Better Transport has highlighted the probability that any new housing development will cause increased traffic congestion.

The building of 40 homes at P08 HA3 would, in itself result in an unacceptable increase in volume of traffic, particularly at peak times. Furthermore this impact can not be considered in isolation: the cumulative effect of allocations of P08 HA1, P08 HA2 and P08 HA3, for 113 units will likely generate a much larger volume of traffic, on a minor road, in close proximity to Builth Wells Primary School. Furthermore the cumulative impact of the above 3 allocations, will compound existing traffic problems and will all have an unsustainable impact on health and safety of residents and road users in this area.

Firstly there is insufficient employment within Builth Wells to absorb even a minority of working age adults from the potential extra 113 households. There will be insufficient employment within walking/cycling distance of the above 3 allocations, necessitating vehicular commuting.

Secondly, current public transport provision will only cater for a small minority of working age adults from the potential 113 households. In particular, the current bus timetable will not accommodate the timely commuting needs of those needing to travel to work in the nearest main employment hubs of Brecon, Llandrindod/Newtown. In households with children, even if one parent of a household were able to catch a sufficiently early bus to commute, the remainder of parents, including all single parents could not drop their children at school and still catch an early enough bus to commute to work. Commuting would therefore generate an additional 113-2162 car movements, at least 4 times daily, equating to an additional 452-864 vehicle movements through the area daily. Even if children living in the 3 proposed allocations are walking or cycling to school, it is highly likely that 1 or both parents will be obliged to exit the area by car to commute to work. If households include 1 or 2 working age adults, their greater flexibility may be enable access to public transport for a timely commute. However, it is likely that within 3-5 years the occupancy of 2-bed



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properties increases from 1-2 to 3-4, as young couples start families. Therefore the above constraint will apply and convert short term public transport use into longer-term car use, generating a further 2-4 vehicle journeys daily. Therefore it is reasonable to assume that this increased level of

traffic due to housing in the above locations will have a negative and unsustainable impact on the safety and health of pedestrians, particularly on children and their parents walking/cycling to Builth Wells Primary School. It will also similarly increase the danger to all pedestrians in the area, including: children walking/cycling to Builth Wells High School, pre-school children and parents walking to their cars to commute to playgroups and thence to work, as well as adults walking to work in Builth.

Increased traffic and sustainable travel options

Relevant considerations/policies from the LDP draft written statement

4.2.41 All proposals that the Council considers would generate significant traffic will require a Transport Assessment and or a Travel Plan. This process seeks to assess the transport implications of new developments, to reduce the reliance on travel by private cars and to promote sustainable modes of transport. The need for and scope for an Assessment or Travel Plan should be agreed with the Council as early as possible in the planning process.

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Following the above comments, in the Powys Options Appraisal document P08 HA3 579, some comments and assessments are therefore erroneous. In P08 HA3 579, key question access (2) assesses the likelihood of the allocation encouraging a switch to more sustainable travel as "very positive," with the inexplicably cursory comment/recommendation that "Yes – it is in a town". My comments above (together with my reference to The Planner article<sup>1</sup>) demonstrate that the allocation and related traffic would act as a deterrent to sustainable forms of travel such as walking/cycling. Moreover, the realities of public transport timetables negate any positive spin that the allocation, being located in a town, automatically encourages more sustainable (public) transport.

Increased traffic and road safety

Relevant considerations/policies from the LDP draft written statement

Policy DM1 - Strategic Planning Matters @ 34.26

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Policy DM2 – Detailed and Site Specific Planning Matters @ 34.28

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Representation text

Similarly in P08 HA3 579, there are erroneous comments and conclusions for another key question, access (1), which asks "can the highway network serving the site adequately accommodate the associated traffic implications?" My comments below demonstrate that the highway network is already unsuited to traffic volumes and therefore the allocation and related traffic would exacerbate these problems  
 It should be noted that all these impacts have also not been properly considered within Powys Options Appraisal P08 HA2 200 as well as P08 HA1 1181. Similarly, assessments and conclusions relating to key questions access (1 and 2) here are similarly erroneous.  
 The increased volume of traffic will further increase the existing dangers, particularly at specific "pinch point" locations in the vicinity: where roads/paths are narrow, bends reduce visibility of pedestrians and drivers, as well as restricting vehicle manoeuvrability and traffic flows. Such "pinch points" include Lrfon Bridge Road (both outside my own house, 12, as well as at the junction with Hospital Road). They also include Hospital Road (both outside the Primary School itself and at the junction with A483/Garth Road, adjacent to the police station/Greyhound pub)  
 I have previously formally registered such dangers with Powys County Council Highways, the Police and Builth Wells Primary School, when in 2011 a vehicle mounted the pavement (to avoid oncoming traffic) outside my house almost knocking over my daughter. There have been other occasions: I have complained to a local courier company when a van similarly mounted the pavement endangering myself and daughters, enroute for school.  
 Whilst it would be hoped that all drivers drive safely and with speed limits, in reality this is not always the case, particularly at times of stress when there is pressure to get children to school and get to work on time. Moreover, it is not only the volume of traffic which causes dangers, but the nature of the roads and the vehicles: a combination of large school buses/coaches, agricultural traffic and cars do not mix well on the narrow roads at the best of times, let alone in the "rush hour."  
 Another important "pinch point" is the junction of Hospital Road with A483/Garth Road. The mixture of road layout, poor manoeuvrability of large school coaches and volume of other traffic already causes regular significant congestion at this junction. Traffic wishing to exit Hospital Road, either left or right into Garth Road is unable to do so causing traffic to back up in Hospital Road, sometimes all the way back uphill to the Primary School. This causes dangers to pedestrians at a number of locations. Firstly it complicates the safe operation of the zebra crossing on Garth Road, adjacent to this junction, even though manned by a crossing patrol. Secondly, when this traffic exiting Hospital Road backs up, this congestion along with parked cars narrows the other side/carraigeway of Hospital Road going from the junction, uphill to the primary school. Vehicles moving in this direction are obliged to travel closer to the kerbside increasing the danger to children

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and parents walking uphill to the primary school. This is particularly pertinent as at this point the roadside footpath on this side is very narrow, further increasing the risk of moving vehicles clipping pedestrians. Thirdly, an alternative is for pedestrians to access the wider pavement/footpath on the other side of Hospital Road but this would require them to cross Hospital Road closer to its junction with Garth Road, in the midst of the traffic congestion/backup, with the concomitant risks involved here. It would also require children and parents to cross back over Hospital Road to access the Primary School, adding another risk to their journey.

Similarly, there is a narrow pavement around the corner at the junction of Irfon Bridge Road with Hospital Road. Vehicles travelling out of Irfon Bridge Road, approaching this junction are often faced with vehicles turning right out of Hospital Road, into Irfon Bridge Road. Often these latter vehicles cut the corner off of the carriageway as they enter Irfon Bridge Road. Larger coaches cannot avoid doing this. This obliges vehicles turning left out of Irfon Bridge Road into Hospital Road to hug the kerb, where the pavement is narrow. An access road to allocation P08 HA3 would need to be located more or less opposite this junction, which would further add to the complexity of driver observations, manoeuvring and increase danger to pedestrians.

Increased traffic and health

Relevant considerations/policies from the LDP draft written statement

4.2.44 Amenity. Development must respect the existence and amenities of neighbouring uses including approved development. These amenities include overlooking, light (natural and manmade), noise (including that which arises from hours of operation), air quality (odour, fumes and dust), and pests (vermin and birds attracted by litter). Key determinants of impact are scale of development, proximity, proposed land use and the massing of buildings on site.

Policy DM2 – Detailed and Site Specific Planning Matters @ 34.28

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10. The amenities enjoyed by the occupants or users of nearby or proposed properties shall not be unacceptably affected by levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.

Representation text

In addition to negative impacts on road safety, the additional 452-864 vehicle movements through the area daily resulting from allocation P08 HA3 (and nearby allocations P08 HA1 and P08 HA2) will also have a more significant negative impacts on health of residents and road users. Road pollution is more than twice as deadly as traffic accidents, according to a study of UK air quality<sup>4</sup>. Although the popular perception of air pollution involves images of smoke stacks billowing out toxic black fumes into the atmosphere, industry and the power sector turn out to kill fewer than vehicle emissions, the data shows. "Cars and lorries emit right by where people live and work and so have a greater impact,"<sup>4</sup>. There is rightly pressure on the UK to drastically improve air quality, which has recently culminating in the Client Earth and EU prosecutions of UK government for failing to adhere to EU air quality standards set 13 years ago. Huge fines are threatened if air quality is not improved.

As the above mentioned study, as well as the UK government's Committee on the Medical Effects of Air Pollutants, the Environmental Audit Committee, and many others have demonstrated

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

4154.V2 20/07/2015  Summary: Builth Wells - Deletion of Allocation P02 HA3

Source: Email

Type: Objection

Mode Written

Status Maintained

vehicle-related emissions contributes to development and worsening of a range of health problems. These include respiratory diseases such as asthma, chronic obstructive pulmonary disease, respiratory tract infections. There is also evidence of developmental disorders, correlating significantly smaller lungs in children experiencing this kind of poor air quality, as well as links to increased risks of cancer and heart attack. Having a daughter with asthma, I am very aware, on a daily basis of the impact of traffic pollution.

The growth in use of diesel engines in the UK is well documented. In rural areas, such as Powys, diesel vehicles are even more common. This means that harmful emissions, such as nitrous oxides (alone and in conversion into ozone), small particulates, volatile organic compounds are also more common.

Increased traffic and Climate Change  
 Relevant considerations/policies from the LDP draft written statement  
 18. The LDP must protect air, water and land resources and quality, prevent pollution and inappropriate development and deal with the consequences of climate change.

Representation text

In addition to the above mentioned emissions being harmful to human health, carbon dioxide emissions are commonly acknowledged as having a significant impact on climate change. An increase in traffic resulting from this allocation will result in a significant additional negative impact on climate change. Without significantly better provision for public transport, the above allocations and their ensuing additional 452-864 vehicle movements mentioned above, would generate at minimum an additional 8,261-15,791 kg CO2/pa just within the Builth Wells area.<sup>5</sup> Being a rural county, transport emissions constitute a more significant proportion of total CO2 emissions than other Welsh regions. There is an urgent need for Powys to reduce CO2 emissions: between 2005-2010 made the highest increase (21.58%) in CO2 emissions of all Welsh regions.

On average, for the same period, across Wales CO2 emissions decreased by 3.29%.<sup>6</sup>

Sewage and Flooding

Relevant considerations/policies from the LDP draft written statement  
 p15

Infrastructure and Resource Considerations

41. Utility infrastructure, such as public sewers, sewage treatment works and mains gas supply, are not available or are operating at capacity in some parts of the county which can act as a constraint to development.

p31

12. Flood plains and flood protection

must not increase flood risk elsewhere,

Policy DM2 – Detailed and Site Specific Planning Matters @ 34.28

p37

6. Satisfactory provision shall be made for land drainage and Sustainable Drainage Schemes (SuDS). In addition to the requirements set out in national guidance, proposals must comply with the following:

i) The post development runoff volumes and peak flow rates are maintained at either the greenfield rate for greenfield sites

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

4154.V2 20/07/2015  Summary: Builth Wells - Deletion of Allocation P02 HA3

Source: Email

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Status Maintained

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13. The design, layout size, scale, mass and materials of the development shall complement and where possible enhance the character of the surrounding area and support community safety and crime prevention. Adequate amenity and / or open space shall be provided.

Representation text

Firstly, as stated in the LDP written statement (appendix 1, @34.104), "there are isolated incidents of flooding in the public sewerage system that need to be resolved". The same issues apply at P08 HA3 and P08 HA2

Secondly, it is difficult to see how allocations P08 HA3 and P08 HA2, with the probable 96 houses and associated hard infrastructure on steeply sloping land above floodplains, will not lead to an increase in runoff and increased risk of downstream flooding. These 2 allocations are currently greenfield sites with permanent pasture/natural hedges, one of the most efficient solutions to permit higher rates of interception and infiltration of rainfall and overland flow, permitting groundwater storage and release into watercourses over a longer period. Even the best designed SUDS can not hope to match this.

References

1 The Planner, 15/6/15 (<http://www.theplanner.co.uk/news/new-housing-developments-couldincrease-traffic-congestion-warn-campaigners>)

2 assumptions for these estimates are: a minimum of 113 additional cars based on 1 car per household and; a likely higher limit of 216 based on 30 single car households, 63 2-car households and 20 3-car households.

3 This is based on one household dropping off collecting children to school, each requiring both and entry and exit movement from the area.

4 Public Health Impacts of Combustion Emissions in the United Kingdom. S. H. L. Yim and S. R. H. Barrett

5 Assumptions made in this calculation: from UK government figures, average CO2 emissions per vehicle are 122.3 g/km; 452-864 daily vehicle movements for 213 days per annum over a 0.7km range from the allocation.

6 Greenhouse emissions in Wales, National Assembly for Wales Research Section, 2012.

Council Response:

0

### Question: 3d. (ii) Desired changes to Document

Representation Texts: It would be more sensible to locate more housing allocations closer to good access to major roads which are served as well as Builth by public transport. For example, some large villages (such as Boughrood, Llyswen, Howey) and small villages (Erwood, Cilmerly, Builth Road) all have very close proximity to major trunk roads, most with excellent bus services and some with additional public transport options (Heart of Wales line, which has recently introduced new services specifically to cater for commuting to/from work. These are all as well served by public transport and better served by road access than Builth Wells. Allocations here would avoid the traffic congestion of inaccessible town edge locations like P08 HA03 in Builth Wells. Furthermore, increasing the population of such villages to a safe critical mass of customers using

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4154.V2** 20/07/2015  Summary: Builth Wells - Deletion of Allocation P02 HA3

Source: Email Type: Objection Mode Written Status Maintained

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local services, will help secure/safeguarding such services as post office, shops, bus stops,etc.

Council Response: 0

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**Question: 3e. (ii. Allocation No:**

Representation Texts: P08 HA3

Council Response: 0

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**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

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**4849 Richards, Mr Jason**

*Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4849.V4** 18/07/2015  Summary: Builth Wells - Deletion of Allocated Site P08 HA2

Source: Email Type: Objection Mode Written Status Maintained

Additional material submitted

Document: Draft Deposit Map Document 2015, p.31

Site: 200/5400/P08 HA2 Land west of Primary school, Builth Wells Delete Site

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Site PO8 HA2 , Land West of the Primary School should be deleted as it has been allocated since the 1997 Local Plan and 2010 Unitary Development Plan without any prospect of development;

See full justification for the above in the accompanying Submission Document

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Site PO8 HA2 , Land West of the Primary School should be deleted as it has been allocated since the 1997 Local Plan and 2010 Unitary Development Plan without any prospect of development;

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA2

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding proposals in the Builth Wells area.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4849.V5** 18/07/2015  Summary: Builth Wells - Extension to P08 HA3

Source: Email Type: Objection Mode Written Status Maintained

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4849.V5** 18/07/2015  Summary: Builth Wells - Extension to P08 HA3

Source: Email Type: Objection Mode Written Status Maintained

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Additional material submitted SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.31

Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Rd.,Builth

Amend Site

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The site promoted as an eastern extension of the proposed allocation PO8 HA3 should be added in view of the positive assessment of Candidate Site 579 by the Council as 'green'.

In other words the whole of Candidate Site 579 should be allocated.

See full justification for the above in the accompanying Submission Document

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocation of the remainder of Candidate Site 579 adjacent to Tai Ar Y Bryn, Builth Wells.

Council Response:

0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA3

Council Response:

0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: CS 579 all of the Candidate Site which includes Allocated Site P08 HA3

Council Response:

0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding proposals in the Builth Wells area.

Council Response:

0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4849.V6** 18/07/2015  Summary: Builth Wells - Supporting Allocation of P08 HA3

Source: Email Type: Objection Mode Written Status Maintained

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Additional material submitted SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.31 Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Rd.,Builth

Map: P8A: Builth Wells - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is supported with regard to the identification of land Adjacent to Tai Ar Y Bryn, Builth Wells and its inclusion in the site schedule in Appendix 1.(P08 HA3)

We note that the policy also seeks to maintain a 5 year housing land supply. For reasons explained in the accompanying Submission Document we confirm that the release of the land for housing will contribute to achieving a 5 year land supply on adoption of the LDP as required by the new TAN 1.

Separate forms and a submission document refer to objections to the omission of land to the east which forms the remainder of Candidate Site 579.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA3

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: to support the Council's case for allocating the site in the presence of any objectors.

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6131.V3** 20/07/2015  Summary: Builth Wells - Inclusion of entire Candidate Site 579 at P08 HA3

Source: Post or in person Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.31

Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Rd.,Builth Amend Site

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: We suggest that the single enclosure immediately adjoining and southeast of P08 HA3 be included within the development plan. This is because P08 HA3 has a clear prospect of being developed within the plan period and the additional land immediately adjoining and southeast would be a logical extension of the P08 HA3.

The whole site was given a 'green score' by Powys County Council and Builth Council assessments (site no: 579). The following plan shows the subject site labelled at 579':

map: Showing 'Draft Local Development Plan'.

The following is an extract of the Candidate site Register showing the full extent of the site:

Map: Showing Extract of Candidate Site Register

...

In summary, if sites are being included within the plan that in all probability will not be developed, and sites than can be developed are not included then the p/an can only be considered unsound. Therefore, we ask that the second part of P08 HA3 (579) be put back in as replacement of or addition to P08 HA2.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The draft Local Development Plan should be amended to include land that is clearly deliverable.

Land that has no prospect of being developed should not be included within the plan such as HA2 This is because such land will not aid the required housing projections nor fill the defined policies of the Local Development Plan. Therefore. the second part of P08 HA3 should be put back in the plan as it was assessed as being suitable.

Land should have a clear allocation and been though the correct assessment method before it is included within the development plan.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA3 - should include whole of Candidate Site 579

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6131.V3** 20/07/2015  Summary: Builth Wells - Inclusion of entire Candidate Site 579 at P08 HA3

Source: Post or in person Type: Objection Mode Written Status Maintained

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: 579 - to encompass P08 HA3

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I wish to speak at the public examination so that a detailed case can be provided to the inspector and so that the reasoning of the officers can be fully examined.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6131.V4** 20/07/2015  Summary: Builth Wells - Querying inclusion of 'White Land' in Builth Wells Development Boundary

Source: Post or in person Type: Objection Mode Written Status Maintained

Document: Draft Deposit Map Document 2015, p.31

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: ....

Furthermore, it is noted that there are a number of parcels of 'white land' included within the development boundary of Builth Wells. This land does not appear to have any clear allocation, has not been promoted by the landowner, nor assessed by Powys County Council. By including such land parcels within the plan, no clear evidence base has been provided as to the need for this land to be included or how it seeks to meet defined need. Also some of this land was not even in the UDP and has now been put in the LDP without promotion (See 'E' below).

Therefore, it is questioned how the inclusion of this land within the development boundary can be justified when no such assessment has been evidenced.

Map: Showing 'Draft Local Development Plan'

.....

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6131.V4** 20/07/2015  Summary: Builth Wells - Querying inclusion of 'White Land' in Builth Wells Development Boundary

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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Representation Texts: ....

Furthermore, it is noted that there are a number of parcels of 'white land' included within the development boundary of Builth Wells. This land does not appear to have any clear allocation, has not been promoted by the landowner, nor assessed by Powys County Council. By including such land parcels within the plan, no clear evidence base has been provided as to the need for this land to be included or how it seeks to meet defined need. Also some of this land was not even in the UDP and has now been put in the LDP without promotion (See 'E' below).

Therefore, it is questioned how the inclusion of this land within the development boundary can be justified when no such assessment has been evidenced.

Map: Showing 'Draft Local Development Plan'

....

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I wish to speak at the public examination so that a detailed case can be provided to the inspector and so that the reasoning of the officers can be fully examined.

Council Response:

0

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**6275 Richards, Mrs Roz**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6275.V1** 16/07/2015  Summary: Builth Wells - Requesting deletion of site P08 HA2

Source: Post or in person Type: Objection Mode Written Status Maintained

Document: Draft Deposit Map Document 2015, p.31

Site: 200/5400/P08 HA2 Land west of Primary school, Builth Wells Delete Site

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Builth Wells has had several sites in the development zone for almost twenty years, and not delivered. Several sites have been in the 1997 plan and not delivered and then in the 2010 plan and not delivered.

Site P08 HA2 has not been delivered in both plans and should be replaced with the second part of P08 HA3, or the second part of HA3 added in addition.

Both parts of P08 HA3 are deliverable and have been supported. P08 HA3 has been promoted by the land owner and is deliverable.

P08 HA3 was given a green score by Powys own assessment and also supported by Builth Wells Town council last year.

Also Builth Wells should be allocated more houses as most current sites are not deliverable and Builth Wells needs more housing to remain a sustainable settlement.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: P08 HA2 is not deliverable so should be replaced by the second part of P08 HA3 that was put forward in the candidate sites register and given a green score by the Powys LDP assessment - site 579.

Or the second part of P08 HA3 should be put in additionally as it is deliverable.

Also Builth Wells was allocated 203 housing numbers in the 2010 plan, and only 131 in the draft LDP.

Therefore Builth Wells should be allocated more numbers and P08 HA3 could provide these numbers as it is deliverable, therefore the second half of P08 HA3 should be allocated for housing.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA2

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6275.V2** 16/07/2015  Summary: Builth Wells - Inclusion of all of Candidate Site 579

Source: Post or in person Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.31

Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Rd.,Builth

Amend Site

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Builth Wells has had several sites in the development zone for almost twenty years, and not delivered. Several sites have been in the 1997 plan and not delivered and then in the 2010 plan and not delivered.

Site P08 HA2 has not been delivered in both plans and should be replaced with the second part of P08 HA3, or the second part of HA3 added in addition.

Both parts of P08 HA3 are deliverable and have been supported. P08 HA3 has been promoted by the land owner and is deliverable.

P08 HA3 was given a green score by Powys own assessment and also supported by Builth Wells Town council last year.

Also Builth Wells should be allocated more houses as most current sites are not deliverable and Builth Wells needs more housing to remain a sustainable settlement.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: P08 HA2 is not deliverable so should be replaced by the second part of P08 HA3 that was put forward in the candidate sites register and given a green score by the Powys LDP assessment - site 579.

Or the second part of P08 HA3 should be put in additionally as it is deliverable.

Also Builth Wells was allocated 203 housing numbers in the 2010 plan, and only 131 in the draft LDP.

Therefore Builth Wells should be allocated more numbers and P08 HA3 could provide these numbers as it is deliverable, therefore the second half of P08 HA3 should be allocated for housing.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA3

Council Response:

0

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**Question: 3e. (ii) Candidate Site No/Name**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6275.V2** 16/07/2015  Summary: Builth Wells - Inclusion of all of Candidate Site 579

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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Representation Texts: 579 - Land adj. To Tai Ar Y Bryn, Hospital Rd.,Builth

Council Response:

0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6276 Johnstone, Adam & Nicole**

*Rep'n/Para/Policy AccesssNo DateLodgd Late? Status Modified Summary*

**6276.V1** 20/07/2015  Summary: Builth Wells - Seeking deletion of Allocated Site P08 HA2

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31

Site: 200/5400/P08 HA2 Land west of Primary school, Builth Wells Delete Site

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Having read through the LDP, it is noted that there are areas of redevelopment within the SW area of Bulith Wells, (P08 HA2 and P08 HA3). Although it is acknowledged that there will be a requirement to increase development, paragraph 19 indicates that there is a sway toward an aging population and this would indicate more requirement for smaller dwellings with easy access to local amenities. This site will require vehicular access should it be targeted towards the ageing population.

The proposed siting of these developments are ill considered for a variety of reasons which we have highlighted below. Builth Wells is a very rural Town which does not appear to have great economic growth and the amenities in place struggle to support the current population level.

I have concerns that the 2 proposed development sites are not situated in the best geographic locations to provide the volume of dwellings expected. Both sites are located on upper slopes of hospital hill which already have single lane traffic access on both major access routes. These routes already provide the access to the local primary school and an increase in traffic from a further 96 dwellings would place significant strain on the traffic system and increase the potential safety risks. Vehicles already have to park on the roads surrounding the school to drop off and pick up primary school children as the school car park is unable to accommodate the current traffic requirements. We are also aware locally that a third location adjacent to the two highlighted in the plan, has been applied for. This would further impact all the concerns raised.

Throughout any build phase, due to the nature of the proposed site there Will be prolonged visual and noise impact along with potential highway congestion transferring directly to our property and those around us. Due to the water run-off and transfer of mud to off site from construction vehicles, this will create further danger at the junction of Hospital Road and Irfon Bride Road which is the breaking area at the bottom of the hill.

In addition, with the locations both being on the upper relief of the area, environmental absorption would be significantly reduced. This may create significant water run-off into several premises backing onto the proposed development including ours at 2 The Brambles and towards Irfon Bridge Road and Close. The current drainage infrastructure already overflows following heavy rain and we are aware following work to improve the sewerage systems from Tai-ar-a-Bryn that the current facility would not support further development. This area has experienced periods of snow and ice, this creates further disruption and danger to residents and road users primarily due to the steepness of Hospital Road, which would be amplified by arty increase in vehicle numbers.

Situated at the bottom of the proposed development, many of these houses would be raised above current dwellings and overlook them significantly intruding on privacy. This will greatly impede on the outlook from the rear of our property which was the main attraction to moving here in the first place. We also have concerns that any further development in this area wilt significantly reduce the value of existing properties and make them even harder to sell.

We wish to strongly object to the development of houses in this proposed sites.The proposed siting of these developments are ill considered

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

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Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6276.V1** 20/07/2015  Summary: Builth Wells - Seeking deletion of Allocated Site P08 HA2

Source: Post or in person Type: Objection Mode Written Status Maintained

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Representation Texts: We would seek to remove this site from the LDP.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA2

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6276.V2** 20/07/2015  Summary: Builth Wells - Objecting to Allocated Site P08 HA3

Source: Post or in person Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.31 Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Delete Site  
Rd.,Builth

Map: P8A: Builth Wells - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Having read through the LDP, it is noted that there are areas of redevelopment within the SW area of Builth Wells, (P08 HA2 and P08 HA3). Although it is acknowledged that there will be a requirement to increase development, paragraph 19 indicates that there is a sway toward an aging population and this would indicate more requirement for smaller dwellings with easy access to local amenities. This site will require vehicular access should it be targeted towards the ageing population.

The proposed siting of these developments are ill considered for a variety of reasons which we have highlighted below. Builth Wells is a very rural Town which does not appear to have great economic growth and the amenities in place struggle to support the current population level.

I have concerns that the 2 proposed development sites are not situated in the best geographic locations to provide the volume of dwellings expected. Both sites are located on upper slopes of hospital hill which already have single lane traffic access on both major access routes. These routes already provide the access to the local primary school and an increase in traffic from a further 96 dwellings would place significant strain on the traffic system and increase the potential safety risks. Vehicles already have to park on the roads surrounding the school to drop off and pick up primary school children as the school car park is unable to accommodate the current traffic requirements. We are also aware locally that a third location adjacent to the two highlighted in the plan, has been applied for. This would further impact all the concerns raised.

Throughout any build phase, due to the nature of the proposed site there Will be prolonged visual and noise impact along with potential highway congestion transferring directly to our property and those around us. Due to the water run-off and transfer of mud to off site from construction vehicles, this will create further danger at the junction of Hospital Road and Irfon Bride Road which is the breaking area at the bottom of the hill.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6276.V2** 20/07/2015  Summary: Builth Wells - Objecting to Allocated Site P08 HA3

Source: Post or in person Type: Objection Mode Written Status Maintained

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In addition, with the locations both being on the upper relief of the area, environmental absorption would be significantly reduced. This may create significant water run-off into several premises backing onto the proposed development including ours at 2 The Brambles and towards Irfon Bridge Road and Close. The current drainage infrastructure already overflows following heavy rain and we are aware following work to improve the sewerage systems from Tai-ar-a-Bryn that the current facility would not support further development. This area has experienced periods of snow and ice, this creates further disruption and danger to residents and road users primarily due to the steepness of Hospital Road, which would be amplified by any increase in vehicle numbers.

Situated at the bottom of the proposed development, many of these houses would be raised above current dwellings and overlook them significantly intruding on privacy. This will greatly impede on the outlook from the rear of our property which was the main attraction to moving here in the first place. We also have concerns that any further development in this area will significantly reduce the value of existing properties and make them even harder to sell.

We wish to strongly object to the development of houses in this proposed sites. The proposed siting of these developments are ill considered

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We would seek to remove this site from the LDP

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA3

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6278 Davies, Mark**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6278.V1 20/07/2015  Summary: Builth Wells - Seeking deletion of Allocated Site P08 HA2

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31

Site: 200/5400/P08 HA2 Land west of Primary school, Builth Wells Delete Site

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts:

Existing and new developments off Hospital Road

There are already a number of existing Housing Developments off Hospital Road which is an unclassified Highway. The number of dwellings are in excess of 200. In addition work is currently underway to develop the former Builth Wells Cottage Hospital site with an additional 17 properties.

The Primary School for Builth Wells and surrounding area is also located on Hospital Road. This currently caters for over 300 children with significant parking problems along hospital road for dropoff and pick-up times. The road is congested with parents parking along the pavements and in front of the traffic calming measures.

We feel very strongly that further development would adversely affect road safety and traffic flow along this unclassified road. This is a very popular walking route to school and there are currently no pedestrian crossing facilities for parents and children attending the school.

Road system sustainability and infrastructure

We feel very concerned about the impact of the development on vehicular activity along Hospital road. The development between P08HA3 and P08HA2 would significantly increase the number of cars using Hospital Road. Within a short distance there are currently 9 access points to housing estates as well as 2 access points to the primary school. In addition there is also a considerable amount of heavy goods vehicles using this road including a bus route, farming and agricultural vehicles.

We have lived on Hospital Road for the past 14 years and have experienced continuing growth in the volume of traffic. Many people from outside the town access Hospital Road via Irfon Bridge Road to avoid the main town route via West Street as this is always congested with vehicles parked along both sides of the road.

We feel that a comprehensive Transport Assessment of Hospital Road must be undertaken prior to any further allocations of land for development are approved by Powys LA.

Public Transport

Public Transport in Powys is already very limited. Current austerity measures requires the LA to continue to make ongoing spending cuts and this will impact on public transport services. We feel that this will increase private vehicle ownership and will inevitably increase the volume of traffic along Hospital Road.

Topography

We feel that the site at P08HA3 is most unsuitable for Housing Development as it is on an extremely steep slope. This presents a question as to whether suitable visibility splays are achievable. We also question suitability of the proposed development site for disabled people and our ageing population.

Future Primary School Developments

We feel that the proposed developments of P08HA2 and P08HA3 would result in a substantial increase in the demand for places at Builth Wells Primary School which is already over-subscribed. We feel that the planned developments fail to recognise this and that the plans must be reviewed to reflect adequate planning for school development. Further consideration must be given to land required for school expansion including space for play and recreation and adequate safe parking.

Drainage and Sewage

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6278.V1 20/07/2015  Summary: Builth Wells - Seeking deletion of Allocated Site P08 HA2

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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Several years ago Welsh water reported that the sewage system for Builth Wells was working to full capacity — This presents the question what will be the impact of the proposed developments?

**Employment and Recreational Opportunities**

There are very limited employment opportunities currently in the area and this development does not offer and opportunity for employment. There are also limited sport and recreational opportunities in the area which are also subject to austerity measures.

**Health and local Care Services**

Healthcare services including primary care and dentistry are already oversubscribed. Recruitment and retention to the area is difficult. How have the plans been considered in terms of future Health and Wellbeing Services?

**Alternative Development Sites**

The UDP includes sites B5 HA7 and B5 HA5 off Brecon Road which is a B classified road and we feel that this site offers a more suitable location for future Housing both in terms of access via a B class road and prevention of unnecessary additional traffic flow congestion to the town via Hospital Road.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts:

Existing and new developments off Hospital Road

There are already a number of existing Housing Developments off Hospital Road which is an unclassified Highway. The number of dwellings are in excess of 200. In addition work is currently underway to develop the former Builth Wells Cottage Hospital site with an additional 17 properties.

The Primary School for Builth Wells and surrounding area is also located on Hospital Road. This currently caters for over 300 children with significant parking problems along hospital road for dropoff and pick-up times. The road is congested with parents parking along the pavements and in front of the traffic calming measures.

We feel very strongly that further development would adversely affect road safety and traffic flow along this unclassified road. This is a very popular walking route to school and there are currently no pedestrian crossing facilities for parents and children attending the school.

**Road system sustainability and infrastructure**

We feel very concerned about the impact of the development on vehicular activity along Hospital road. The development between P08HA3 and P08HA2 would significantly increase the number of cars using Hospital Road. Within a short distance there are currently 9 access points to housing estates as well as 2 access points to the primary school. In addition there is also a considerable amount of heavy goods vehicles using this road including a bus route, farming and agricultural vehicles.

We have lived on Hospital Road for the past 14 years and have experienced continuing growth in the volume of traffic. Many people from outside the town access Hospital Road via Irfon Bridge Road to avoid the main town route via West Street as this is always congested with vehicles parked along both sides of the road.

We feel that a comprehensive Transport Assessment of Hospital Road must be undertaken prior to any further allocations of land for development are approved by Powys LA.

**Public Transport**

Public Transport in Powys is already very limited. Current austerity measures requires the LA to continue to make ongoing spending cuts and this will impact on public transport services. We feel that this will increase private vehicle ownership and will inevitably increase the volume of traffic along Hospital Road.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6278.V1** 20/07/2015  Summary: Builth Wells - Seeking deletion of Allocated Site P08 HA2

Source: Post or in person Type: Objection Mode Written Status Maintained

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**Topography**

We feel that the site at P08HA3 is most unsuitable for Housing Development as it is on an extremely steep slope. This presents a question as to whether suitable visibility splays are achievable. We also question suitability of the proposed development site for disabled people and our ageing population.

**Future Primary School Developments**

We feel that the proposed developments of P08HA2 and P08HA3 would result in a substantial increase in the demand for places at Builth Wells Primary School which is already over-subscribed. We feel that the planned developments fail to recognise this and that the plans must be reviewed to reflect adequate planning for school development. Further consideration must be given to land required for school expansion including space for play and recreation and adequate safe parking.

**Drainage and Sewage**

Several years ago Welsh water reported that the sewage system for Builth Wells was working to full capacity — This presents the question what will be the impact of the proposed developments?

**Employment and Recreational Opportunities**

There are very limited employment opportunities currently in the area and this development does not offer an opportunity for employment. There are also limited sport and recreational opportunities in the area which are also subject to austerity measures.

**Health and local Care Services**

Healthcare services including primary care and dentistry are already oversubscribed. Recruitment and retention to the area is difficult. How have the plans been considered in terms of future Health and Wellbeing Services?

**Alternative Development Sites**

The UDP includes sites B5 HA7 and B5 HA5 off Brecon Road which is a B classified road and we feel that this site offers a more suitable location for future Housing both in terms of access via a B class road and prevention of unnecessary additional traffic flow congestion to the town via Hospital Road.

Council Response: 0

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**Question: 3e. (ii. Allocation No:**

Representation Texts: P08 HA2

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: My concerns reflected in 3 [.d.i.] above

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6278.V2 20/07/2015  Summary: Builth Wells - Objecting to Allocated Site P08 HA3

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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Document:Draft Deposit Map Document 2015, p.31

Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Rd.,Builth

Delete Site

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts:

Existing and new developments off Hospital Road

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We feel very strongly that further development would adversely affect road safety and traffic flow along this unclassified road. This is a very popular walking route to school and there are currently no pedestrian crossing facilities for parents and children attending the school.

Road system sustainability and infrastructure

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We have lived on Hospital Road for the past 14 years and have experienced continuing growth in the volume of traffic. Many people from outside the town access Hospital Road via Irfon Bridge Road to avoid the main town route via West Street as this is always congested with vehicles parked along both sides of the road.

We feel that a comprehensive Transport Assessment of Hospital Road must be undertaken prior to any further allocations of land for development are approved by Powys LA.

Public Transport

Public Transport in Powys is already very limited. Current austerity measures requires the LA to continue to make ongoing spending cuts and this will impact on public transport services. We feel that this will increase private vehicle ownership and will inevitably increase the volume of traffic along Hospital Road.

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We feel that the proposed developments of P08HA2 and P08HA3 would result in a substantial increase in the demand for places at Builth Wells Primary School which is already over-subscribed. We feel that the planned developments fail to recognise this and that the plans must be reviewed to reflect adequate planning for school development. Further consideration must be given to land required for school expansion including space for play and recreation and adequate safe parking.

Drainage and Sewage

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6278.V2		20/07/2015	<input type="checkbox"/>			Summary: Builth Wells - Objecting to Allocated Site P08 HA3
Source: Post or in person		Type: Objection		Mode: Written		Status: Maintained

Several years ago Welsh water reported that the sewage system for Builth Wells was working to full capacity — This presents the question what will be the impact of the proposed developments?

#### Employment and Recreational Opportunities

There are very limited employment opportunities currently in the area and this development does not offer an opportunity for employment. There are also limited sport and recreational opportunities in the area which are also subject to austerity measures.

#### Health and local Care Services

Healthcare services including primary care and dentistry are already oversubscribed. Recruitment and retention to the area is difficult. How have the plans been considered in terms of future Health and Wellbeing Services?

#### Alternative Development Sites

The UDP includes sites B5 HA7 and B5 HA5 off Brecon Road which is a B classified road and we feel that this site offers a more suitable location for future Housing both in terms of access via a B class road and prevention of unnecessary additional traffic flow congestion to the town via Hospital Road.

Council Response:

0

### Question: 3d. (ii) Desired changes to Document

Representation Texts:

Existing and new developments off Hospital Road

There are already a number of existing Housing Developments off Hospital Road which is an unclassified Highway. The number of dwellings are in excess of 200. In addition work is currently underway to develop the former Builth Wells Cottage Hospital site with an additional 17 properties.

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We feel very strongly that further development would adversely affect road safety and traffic flow along this unclassified road. This is a very popular walking route to school and there are currently no pedestrian crossing facilities for parents and children attending the school.

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We feel that a comprehensive Transport Assessment of Hospital Road must be undertaken prior to any further allocations of land for development are approved by Powys LA.

#### Public Transport

Public Transport in Powys is already very limited. Current austerity measures requires the LA to continue to make ongoing spending cuts and this will impact on public transport services. We feel that this will increase private vehicle ownership and will inevitably increase the volume of traffic along Hospital Road.



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6278.V2** 20/07/2015  Summary: Builth Wells - Objecting to Allocated Site P08 HA3

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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**Topography**

We feel that the site at P08HA3 is most unsuitable for Housing Development as it is on an extremely steep slope. This presents a question as to whether suitable visibility splays are achievable. We also question suitability of the proposed development site for disabled people and our ageing population.

**Future Primary School Developments**

We feel that the proposed developments of P08HA2 and P08HA3 would result in a substantial increase in the demand for places at Builth Wells Primary School which is already over-subscribed. We feel that the planned developments fail to recognise this and that the plans must be reviewed to reflect adequate planning for school development. Further consideration must be given to land required for school expansion including space for play and recreation and adequate safe parking.

**Drainage and Sewage**

Several years ago Welsh water reported that the sewage system for Builth Wells was working to full capacity — This presents the question what will be the impact of the proposed developments?

**Employment and Recreational Opportunities**

There are very limited employment opportunities currently in the area and this development does not offer an opportunity for employment. There are also limited sport and recreational opportunities in the area which are also subject to austerity measures.

**Health and local Care Services**

Healthcare services including primary care and dentistry are already oversubscribed. Recruitment and retention to the area is difficult. How have the plans been considered in terms of future Health and Wellbeing Services?

**Alternative Development Sites**

The UDP includes sites B5 HA7 and B5 HA5 off Brecon Road which is a B classified road and we feel that this site offers a more suitable location for future Housing both in terms of access via a B class road and prevention of unnecessary additional traffic flow congestion to the town via Hospital Road.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA3

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: My concerns reflected in 3 [d.i.] above

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6279 Coyle, Mr Stuart**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6279.V1 20/07/2015  Summary: Builth Wells - Deletion of Allocated Site P08 HA3

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31 Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Rd.,Builth Delete Site

Map: P8A: Builth Wells - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: PROPOSED DEVELOPMENT: POWYS LDP 2011-2016  
DEPOSIT DRAFT June 2015

We are the owners of a smallholding which is adjacent to P08 HA3 of the LDP 2011-2016. We wish to register our objections to the proposed inclusion of this site in the LDP.

We wish to view our objections to this proposal for the following reasons:

**SURFACE WATER DRAINAGE**

As our fields drain onto this proposed site at the moment the majority of water naturally drains onto this ground. However, during prolonged days of rainfall, the water can visibly be seen flooding onto existing road. We feel that if this site is developed to become mostly hard surface, how will the current surface-water system cope with the increased demands, when it is unable to cope with existing demands?

**ROAD INFRASTRUCTURE**

The proposal of more than 40 dwellings on this site will cause increased demands on the current road. One can presume that this number of houses will increase the number of vehicles considerably onto an already overcrowded road at peak times. As Hospital Road is the site of the town's Primary School at drop off and pick up times the road is already unable to cope with the vehicles of the school's 300 parents that attend the school. During these peak times, pedestrians are already put at risk due to the narrow pavement that leads up from the Greyhound junction up Hospital Road towards the school, with parents unable to manoeuvre a pushchair/pram while also holding the hand of a child due to the extremely narrow pavement. This is an accident waiting to happen with the road used by buses, tractors, lorries, etc on a narrow road.

The school's car-park is unable to cope with current demands therefore parents are forced to park alongside the road outside the school making visibility even more challenging. How would this over used stretch of road cope with the increased demands whilst not jeopardising the safety of pedestrians and road users?

**ROAD SYSTEM**

Visibility along some stretches of the road is already restricted. This is an unclassified road that was never designed to cope with this volume of transport. During peak times, with the present volume of traffic, there is a bottle-neck towards the bottom end of Hospital Road towards the junction onto Garth Road. Visibility is also extremely poor when approaching this junction from Hospital Road towards Garth Road.

If attempting to drive in the other direction towards Irfon Bridge Road, visibility along this stretch is exceptionally poor with the current one-way traffic system and the dangerous bend in the road. It is evident that the road system is unable to cope with current demands and a Transport Assessment should be undertaken prior to further allocations of land for housing by Powys County Council.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6279.V1** 20/07/2015  Summary: Builth Wells - Deletion of Allocated Site P08 HA3

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We would wish for the Council to consider removing site P08 HA3 from the LDP for the reasons given in section 3.d (i)

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA3

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: We live at Llys Buallt which is adjacent to this site and wish to raise our concerns regarding the local infrastructure and the effect this site P08 HA3 would have on the residents of Hospital Road.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6280 Residents of Irfon Bridge Close**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6280.V1** 20/07/2015  Summary: Builth Wells - Seeking to delete Allocated Site P08 HA3

Source: Post or in person Type: Objection Mode Written Status Maintained

Petition of 9 signatures

Document:Draft Deposit Map Document 2015, p.31 Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Delete Site  
Rd.,Builth

Map: P8A: Builth Wells - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: PROPOSED DEVELOPMENT: POWYS LDP 2011-2016  
DEPOSIT DRAFT JUNE 2015

We, the residents, of Irfon Bridge Close, Builth Wells wish to register our very strong objections to the proposed development of allocation number P08 HA3 of the above LDP. We lodge this objection and gratefully request that it takes into account the following points as shown in the table beneath:

Existing Hospital Road Developments

To date, 5 Housing Developments exist off Hospital Road which is an unclassified highway. These developments are as follows:

- Daffodil Wood 45
- Tai ar y Bryn 35
- Cae Castell 33
- Tyle Heulog 24
- Oakwood Close plus 12
- Former Hospital Site 17
- Private dwellings 36
- Total 202

Also Builth Wells Primary School accommodating 320 children with restricted car parking space is accessed off Hospital Road.

We feel that any further development will jeopardise highway safety and traffic flow along this unclassified road, particularly as it is a popular pedestrian route to Builth County Primary School. There is currently no safe crossing solution for children to access the school along Hospital Road and we feel that any additional traffic movements will be detrimental to safety.

Road System Sustainability/ Infrastructure

We feel that Hospital Road cannot cope with a possible daily 596 cars (that is allowing for 2 cars per household) which represents the existing 202 houses plus the proposed 96 (from proposed sites P08 HA3 and P08 HA2) all within a 750 metre stretch of unclassified road (between Nant yr Arian bridge and the junction at the Greyhound Hotel). There are currently 9 housing estates and two school access points along this stretch of road.

This figure does not include "school run" traffic which accounts for about 200 vehicles daily in addition to school buses and other traffic serving the local rural community.

Note: The Greyhound junction is the A483 through road, and it already poses a dangerous road layout and zebra-crossing for the school children and Lollipop Lady alike.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6280.V1		20/07/2015	<input type="checkbox"/>			Summary: Builth Wells - Seeking to delete Allocated Site P08 HA3
Source: Post or in person		Type: Objection		Mode: Written		Status: Maintained

We feel that a comprehensive Transport Assessment of Hospital Road should be undertaken prior to any further allocations of land for housing are approved by the Local Authority.

#### HGVs

Apart from light vehicles, cars and local cycling enthusiasts, the infrastructure supports heavy vehicles including school buses, forestry, petroleum, farming and agricultural contractors.

Again, we feel that any further development will jeopardise highway safety and traffic flow along this unclassified road.

#### Public Transport

With the County Council having to make considerable spending cuts, public transport will be further reduced.

We anticipate that this may cause an increase in private car ownership and an increase in the volume of traffic along Hospital Road.

#### Topography

The topography of site P08 HA3 (proposed 46 dwellings) is far from suitable for a development site with its 1.8 (approx) cross-fall, and reduced visibility splays to Nant yr Arian Bridge.

We feel that allocation site P08 HA3 is unsuitable for development due to its topography and there is a question as to whether suitable access arrangements and visibility splays can be achieved between the access of the proposed site and Nant Yr Arian Bridge. The incline of the site which is 1:8 (approx) could be deemed to be unsuitable for disabled and aged inhabitants and would therefore be contrary to National Planning and Building Regulations Policy.

#### Surface Water and Flooding

Not only will surface water present dangerous traffic conditions, but also increased water run off which eventually will affect the low lying Lrfon Bridge Close. This area has experienced severe flooding in the past where existing gullies have failed to cope with torrential rain, including flooding from the brook at the back of Tai ar y Bryn onto Lrfon Bridge Road.

It must be noted that water from Cnwc y llo lane pours down the steep part of Hospital Road as the camber in the road directs such water away from the drain gullies especially over winter months.

We therefore have concerns over the existing drainage infrastructure in this locality and feel it is inadequate at present and will not cope with any further development along Hospital Road.

#### Future Primary School Development

Should allocation site P08 HA2 be reduced in size to accommodate a possible expansion of the County Primary School along the highway frontage of Hospital Road. At present the site is proposed for 56 dwellings.

We feel that if site allocation P08 HA3 is developed there will be an increase in school children in an already over subscribed Primary School. Should allocation site P08 HA2 be reduced in size from 56 houses to allow the future expansion of the school? [see also 6280.V2]

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6280.V1 20/07/2015  Summary: Builth Wells - Seeking to delete Allocated Site P08 HA3

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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Drainage Sewage

The current sewage system will not cope with an increase of 96 houses along Hospital Road. There is already a lack of adequate sewage and drainage systems in this area.

Some years ago, Welsh Water reported that the Hay Road Sewage Works was at capacity;

What will be the impact of these proposed developments on the aforementioned?

What plans does Welsh Water have for increased sewage in this area?

Employment

Builth Wells already has employment issues; Is there a plan for new work opportunities?

We feel that Builth Wells and particularly the Hospital Road developments cannot sustain the allocations of P08 HA3 and P08 HA2 together (96 dwellings) as there are no associated employment opportunities.

Health Service

Doctors and Dentists are already oversubscribed with an overstretched provision, and with a small and much reduced 12 bed Hospital, are there plans for expansion to the Health Service to accommodate the proposed level of housing developments?

We feel that Builth Wells and particularly the Hospital Road developments cannot sustain the allocations of P08 HA3 and P08 HA2 together (96 dwellings) due to already over subscribed health provision.

Biodiversity (Flora and Fauna)

Part of the site P08 HA3 has been planted with replacement oak as well as other trees to accommodate the 1997 road widening scheme. Wildlife has now inhabited these matured areas. Concern is expressed that no further loss of habitat should be permitted, and that this area is protected.

It must also be noted that the River Irfon is an SSSI area.

The proposed plot HA3 is extremely wet as rainwater from higher ground passes down. After the hard surfaces are completed, will the Council and Developers guarantee that none of this water will cause environmental damage to the River Irfon (SSSI), Nant yr Arian brook.

Has an in-depth investigation been undertaken in the loss of important animal and plant species as a result of proposed developments? It is noted that the sites fall within the River Wye SAC and the River Irfon is a SSSI.

Alternative Development Sites

The UDP included sites B5 HA7 and B5 HA5 off Brecon Road which is a B classified road.

We feel that these sites should be promoted as Allocations within the LDP as they are far more suitable for development and highway connections. The promotion of these sites would give the town a better balance of traffic flow and would be less problematic in infrastructure and highways terms. [see also 6280.v5]

Council Response:

0

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Question: 3d. (ii) Desired changes to Document

08/12/2015

**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6280.V1** 20/07/2015  Summary: Builth Wells - Seeking to delete Allocated Site P08 HA3

Source: Post or in person Type: Objection Mode Written Status Maintained

Representation Texts: We would wish for the council to consider removing site P08 HA3 from the Local Development Plan for the reasons given in section 3.d i)

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA3

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: We, as the Residents of Irfon Bridge Close wish to raise our concerns regarding the local infrastructure and the effect the allocation of site P08 HA3 would have on the surrounding locality and in particular Irfon Bridge Close.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6280.V2** 20/07/2015  Summary: Builth Wells - Seeking to reduce size of P08 HA2

Source: Post or in person Type: Objection Mode Written Status Maintained

Petition of 9 signatures

Document: Draft Deposit Map Document 2015, p.31

Site: 200/5400/P08 HA2 Land west of Primary school, Builth Wells Amend Site

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: PROPOSED DEVELOPMENT: POWYS LDP 2011-2016  
DEPOSIT DRAFT JUNE 2015

We, the residents, of Irfon Bridge Close, Builth Wells wish to register our very strong objections to the proposed development of... [P08 HA2];

Future Primary School Development  
Should allocation site P08 HA2 be reduced in size to accommodate a possible expansion of the County Primary School along the highway frontage of Hospital Road. At present the site is proposed for 56 dwellings.

We feel that if site allocation P08 HA3 is developed there will be an increase in school children in an already over subscribed Primary School. Should allocation site P08 HA2 be

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6280.V2</b>		20/07/2015	<input type="checkbox"/>			Summary: Builth Wells - Seeking to reduce size of P08 HA2
Source:	Post or in person	Type:	Objection	Mode:	Written	Status: Maintained

reduced in size from 56 houses to allow the future expansion of the school?

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: [reduction in size of P08 HA2 to accommodate potential future expansion of primary school]

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA2

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: We, as residents of Irfon Bridge Close, wish to raise our concerns regarding the local infrastructure and the effect the allocation of Site P08 HA3 would have on the surrounding locality and in particular Irfon Bridge Close.

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6280.V5</b>		20/07/2015	<input type="checkbox"/>			Summary: Builth Wells - Proposed alternative site from the UDP B5 HA7
Source:	Post or in person	Type:	Objection	Mode:	Written	Status: Maintained

Petition of 9 signatures

Document: Draft Deposit Map Document 2015, p.31

New Site

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question*                      *Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: PROPOSED DEVELOPMENT: POWYS LDP 2011-2016  
DEPOSIT DRAFT JUNE 2015

We, the residents, of Irfon Bridge Close, Builth Wells wish to register our very strong objections to the proposed development of allocation number P08 HA3 of the above LDP. We lodge this objection and gratefully request that it takes into account the following points as shown in the table beneath: ....



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6280.V5** 20/07/2015  Summary: Builth Wells - Proposed alternative site from the UDP B5 HA7

Source: Post or in person Type: Objection Mode Written Status Maintained

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....  
 Alternative Development Sites  
 The UDP included sites B5 HA7 and B5 HA5 off Brecon Road which is a B classified road.

We feel that these sites should be promoted as Allocations within the LDP as they are far more suitable for development and highway connections. The promotion of these sites would give the town a better balance of traffic flow and would be less problematic in infrastructure and highways terms.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA3

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: We. As residents of Irfon Bridge Close, wish to raise our concerns regarding the local infrastructure and the effect the allocation of site P08 HA3 would have on the surrounding locality and in particular Irfon Bridge Close.

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6280.V6** 20/07/2015  Summary: Builth Wells - Proposed alternative site from the UDP B5 HA5

Source: Post or in person Type: Objection Mode Written Status Maintained

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Petition of 9 signatures

Document:Draft Deposit Map Document 2015, p.31

New Site

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: PROPOSED DEVELOPMENT: POWYS LDP 2011-2016  
 DEPOSIT DRAFT JUNE 2015

We, the residents, of Irfon Bridge Close, Builth Wells wish to register our very strong objections to the proposed development of allocation number P08 HA3 of the above LDP.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6280.V6** 20/07/2015  Summary: Builth Wells - Proposed alternative site from the UDP B5 HA5

Source: Post or in person Type: Objection Mode Written Status Maintained

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We lodge this objection and gratefully request that it takes into account the following points as shown in the table beneath: ....

....

Alternative Development Sites

The UDP included sites B5 HA7 and B5 HA5 off Brecon Road which is a B classified road.

We feel that these sites should be promoted as Allocations within the LDP as they are far more suitable for development and highway connections. The promotion of these sites would give the town a better balance of traffic flow and would be less problematic in infrastructure and highways terms.

Council Response: 0

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**Question: 3e. (ii. Allocation No:**

Representation Texts: P08 HA3

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: We. As residents of Irfon Bridge Close, wish to raise our concerns regarding the local infrastructure and the effect the allocation of site P08 HA3 would have on the surrounding locality and in particular Irfon Bridge Close.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6283 Price, Mr Leigh**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6283.V1 20/07/2015  Summary: Builth Wells - Remove undeliverable sites

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31 Site: 200/5400/P08 HA2 Land west of Primary school, Builth Wells Delete Site

Map: P8A: Builth Wells - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Builth Wells has several sites that have been in the development plans for ci. 20 years, the 1997 pan and the 2010 plan and these sites have not been delivered. Land that is deliverable should be allocated instead.

Builth has had land in the [zones ?] that have not been delivered since 1997 plan. The same land parcels also went in the 2010 plan. These land parcels are not deliverable.

One example P08 HA2 and [sic] not been delivered in both plans, hence for almost 20 years!

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: P08 HA2 has been in the plans for 18+ years and should be taken out and replaced by P08 HA3, which is deliverable and was given a green score by the assessment. The site was called site 579, given a green score (all of it) and should be allocated for housing.

The whole of site 579 should be allocated and thus the second part should be allocated. Builth Wells was given an allocation of over 200 houses in the 2010 plan.

Not only weremost of the sites from and old (1997 plan), the sites were again not delivered. On top of this Builth is now only given 131 housing numbers, most of which are old non deliverable sites.

Builth Wells should be given a larger allocation, back to 200+ or more and site P08 HA3 (all of it) could help.

Thus, the second part of P08 HA3 should be allocated for housing.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA2

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6283.V2** 20/07/2015  Summary: Builth Wells - Seeks to ammend P08 HA3 by adding all of Candidate Site 579

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31

Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Rd.,Builth Amend Site

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Builth has had land in the [zones ?] that have not been delivered since 1997 plan. The same land parcels also went in the 2010 plan. These land parcels are not deliverable.

One example P08 HA2 and [sic] not been delivered in both plans, hence for almost 20 years!

That land should be replaced with the 2nd part of P08 HA3 which is deliverable. (site 579) As per the LDP process by PCC, P08 HA3 was assessed by the LDP process as a green score and suitable.

Therefore P08 HA3 (2nd part) should be allocated. This whole site was called candidate Site 579. Secondly, Builth Wells should be given more housing numbers, especially as a large site P08 HA2 is not deliverable

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: P08 HA2 has been in the plans for 18+ years and should be taken out and replaced by P08 HA3, which is deliverable and was given a green score by the assessment. The site was called site 579, given a green score (all of it) and should be allocated for housing.

The whole of site 579 should be allocated and thus the second part should be allocated. Builth Wells was given an allocation of over 200 houses in the 2010 plan.

Not only were most of the sites from and old (1997 plan), the sites were again not delivered. On top of this Builth is now only given 131 housing numbers, most of which are old non deliverable sites.

Builth Wells should be given a larger allocation, back to 200+ or more and site P08 HA3 (all of it) could help.

Thus, the second part of P08 HA3 should be allocated for housing.

Council Response:

0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA3

Council Response:

0

**Question: 3e. (ii) Candidate Site No/Name**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6283.V2** 20/07/2015  Summary: Builth Wells - Seeks to ammend P08 HA3 by adding all of Candidate Site 579

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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Representation Texts: 579

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6285 Allen, B**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6285.V1** 20/07/2015  Summary: Builth Wells - Objecting to Allocated Site P08 HA2

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31

Site: 200/5400/P08 HA2 Land west of Primary school, Builth Wells

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Other than increase strain on Doctors Surgery Schools in Builth (Primary) Huge problems will be caused by entrance to estate! On Hospital Road or close to Primary School. Also houses being built on the Hospital site already adding to the problem

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA2

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6285.V2** 20/07/2015  Summary: Builth Wells - Objection to Allocated Site P08 HA3

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31

Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Rd.,Builth

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Problems were experienced during completion of Tai ar y Bryn in regards to sewerage and water supply

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA3

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6285.V2</b>		20/07/2015	<input type="checkbox"/>			Summary: Builth Wells - Objection to Allocated Site P08 HA3
Source: Post or in person			Type: Objection		Mode	Written
				Status		Maintained

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Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6286 Williams, Kim & Alan**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6286.V1** 20/07/2015  Summary: Builth Wells - Objection to Allocated Site P08 HA2

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31 Site: 200/5400/P08 HA2 Land west of Primary school, Builth Wells Delete Site

Map: P8A: Builth Wells - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: I have objection to the plan ref: quoted above [P08 HA2] for:

the road from the Greyhound up past the Primary School down to Irfon Bridge Road. It is a busy road as it is and on school days it is very busy so have approx. over 150 extra cars on the road is a hazard to pedestrian and other car users.

The sewage system is at full capacity so are there plans put in place to cope with the extra usage.

The Doctors surgery is at bursting point having to wait 3-4 weeks for appointments extra rise [sic] in the population in Builth would be a problem and are there plans for more doctors

Employment is very hard to come by at present time. With more people joining the area would that bring in an influx of unemployed people straining the system even more.

Education - with cut backs to the schools and the school being over-subscribed, put more pressure on our teachers to deliver satisfactory education to our children.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA2

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6286.V2** 20/07/2015  Summary: Builth Wells - Objection to Allocated Site P08 HA3

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31 Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Delete Site

Rd.,Builth

Map: P8A: Builth Wells - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6286.V2</b>		20/07/2015	<input type="checkbox"/>			Summary: Builth Wells - Objection to Allocated Site P08 HA3
Source: Post or in person		Type: Objection		Mode	Written	Status Maintained

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*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts:      These houses would need to have a road way out to hospital road and the children coming and going from school are going to be experiencing a greater volume of traffic than what already exists.

Council Response: 0

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**Question: 3e. (ii)      Allocation No:**

Representation Texts:      P08 HA3

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6287 Havard Pratt, Ms Michelle**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6287.V1** 20/07/2015  Summary: Builth Wells - Objecting to Allocated Site P08 HA2

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31

Site: 200/5400/P08 HA2 Land west of Primary school, Builth Wells

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Local Development Plan REF 35.27

Ref No.PO8HA3 (rear of Tai ar y Bryn) and Ref No.PO8HA2 (between primary school and Tai ar y Bryn).

Please find below reasons why I feel that the above development plan would have a very negative effect on Builth Wells.

- The town sewerage system would not cope with the increase of usage
- Hospital road is already overcrowded with the primary school also access on to hospital road will become impossible as Lrfon Bridge Road is a problem also Garth Road is heavily congested
- We have no hospital A&E department, no ambulance station and an already very busy doctors surgery, local dentist is also limited
- Education in the Primary School in Builth and Llanelwedd is already oversubscribed
- Where will 96 families find work?

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA2

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6287.V2** 20/07/2015  Summary: Builth Wells - Objecting to Allocated Site P08 HA3

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31

Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Rd.,Builth

Delete Site

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6287.V2** 20/07/2015  Summary: Builth Wells - Objecting to Allocated Site P08 HA3

Source: Post or in person Type: Objection Mode Written Status Maintained

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Local Development Plan REF 35.27

Ref No.PO8HA3 (rear of Tai ar y Bryn) and Ref No.PO8HA2 (between primary school and Tai ar y Bryn).

Please find below reasons why I feel that the above development plan would have a very negative effect on Builth Wells.

- The town sewerage system would not cope with the increase of usage
- Hospital road is already overcrowded with the primary school also access on to hospital road will become impossible as Irfon Bridge Road is a problem also Garth Road is heavily congested
- We have no hospital A&E department, no ambulance station and an already very busy doctors surgery, local dentist is also limited
- Education in the Primary School in Builth and Llanelwedd is already oversubscribed
- Where will 96 families find work?

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA3

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6291 Davies, Mr & Mrs**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6291.V1** 20/07/2015  Summary: Builth Wells - Objection to Allocated Site P08 HA2

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31 Site: 200/5400/P08 HA2 Land west of Primary school, Builth Wells Delete Site

Map: P8A: Builth Wells - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Ref No.P08 HA2 (Between Primary School and Tai ar y Bryn)

Hospital Road & Irfon Bridge Road already busy, without the ongoing development at the old hospital site. Sewerage system already at limit. Most householders have two cars, where is the capacity for coping with 96 plus cars. Inconvenience of two to three years being surrounded by building work.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA2

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6291.V2** 20/07/2015  Summary: Builth Wells - Objection to Allocated Site P08 HA3

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31 Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Rd.,Builth Delete Site

Map: P8A: Builth Wells - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Hospital road & Irfon Bridge Road already busy, without the ongoing development at the old hospital site. The brook at the back of Tai ar y Bryn will not cope with extra water. Sewerage system already at limit. Inconvenience of two to three years being surrounded by building work.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6291.V2** 20/07/2015  Summary: Builth Wells - Objection to Allocated Site P08 HA3

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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**Question: 3e. (ii. Allocation No:**

Representation Texts: P08 HA3

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6292 Davies, D. E.**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6292.V1** 20/07/2015  Summary: Builth Wells - Objection to Allocated Site P08 HA2

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31

Site: 200/5400/P08 HA2 Land west of Primary school, Builth Wells Delete Site

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Access to this site is going to be an issue as there is a traffic calming island in the middle of the road.

If this field is developed then the primary school will no tbe able to expand.

During bad weather (snow, ice) people from Tai ar y Bryn park their cars on this stretch of road between there and the traffic island because they cannot get up the incline to the estate. This will be made worse if another estate is built.

1. How will sewage, water etc cope with 96 extra houses?
2. Primary School - can it cater for more children?
3. Local medical & dental practices. These are oversubscribed making appointments difficult?
4. the traffic will be a problem, particularly when the primary school is opening in the morning and closing in the afternoon. The road is already full of cars parked all over the place at these times.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA2

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6292.V2** 20/07/2015  Summary: Builth Wells - Objecting to Allocated Site P08 HA3

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31

Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Delete Site

Rd.,Builth

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6292.V2</b>		20/07/2015	<input type="checkbox"/>			Summary: Builth Wells - Objecting to Allocated Site P08 HA3
Source: Post or in person		Type: Objection		Mode	Written	Status Maintained

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*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts:    Safe access to this field will be a problem as there is a junction at one edge and then the road narrows for the rest of it.

A drainage ditch runs along the rear of my garden and I have concerns about this flooding.

1. How will sewage, water etc cope with 96 extra houses?
2. Primary School - can it cater for more children?
3. Local medical & dental practices. These are oversubscribed making appointments difficult?
4. the traffic will be a problem, particularly when the primary school is opening in the morning and closing in the afternoon. The road is already full of cars parked all over the place at these times.

Council Response: 0

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**Question: 3e. (ii)      Allocation No:**

Representation Texts:    P08 HA3

Council Response: 0

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Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6293 Shergold, Mr & Mrs J.M.**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6293.V1 20/07/2015  Summary: Objection to Allocated Site P08 HA2

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31 Site: 200/5400/P08 HA2 Land west of Primary school, Builth Wells Delete Site

Map: P8A: Builth Wells - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: This input applies to both sites [P08 HA2 & P08 HA3]

- 1). What preparations are being made for the extra facilities regarding the GP Surgery, dentist. Already oversubscribed with long waiting times at the GP's.
- 2). How is employment for families coming in being addressed. There is a lack of employment already here in Builth and surrounding areas.
- \*3).How will the floods of water flowing down the hill (back of Tai ar y Bryn) into the seasonal stream, during winter months being managed. (evidence of land slip).\*
- 4). a.) How will the local primary school manage with an extra influx with already large classes.  
b.) Parking for school pick ups and drop offs already an issue.
- \*5). Is the gradient of the hill behind Tai ar y Bryn really suitable for building!\*
- 6). Understanding the sewerage system and the impact upon the present arrangement, the cost, possible flooding (already happened).

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA2

Council Response: 0

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6293.V2 20/07/2015  Summary: Objection to Allocated Site P08 HA3

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31 Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Rd.,Builth

Map: P8A: Builth Wells - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6293.V2</b>		20/07/2015	<input type="checkbox"/>			Summary: Objection to Allocated Site P08 HA3

Source: Post or in person	Type: Objection	Mode: Written	Status: Maintained
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*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts:    This input applies to both sites [P08 HA2 & P08 HA3]

- 1). What preparations are being made for the extra facilities regarding the GP Surgery, dentist. Already oversubscribed with long waiting times at the GP's.
- 2). How is employment for families coming in being addressed. There is a lack of employment already here in Builth and surrounding areas.
- \*3).How will the floods of water flowing down the hill (back of Tai ar y Bryn) into the seasonal stream, during winter months being managed. (evidence of land slip).\*
- 4). a.) How will the local primary school manage with an extra influx with already large classes.
- b.) Parking for school pick ups and drop offs already an issue.
- \*5). Is the gradient of the hill behind Tai ar y Bryn really suitable for building!\*
- 6). Understanding the sewerage system and the impact upon the present arrangement, the cost, possible flooding (already happened).

Council Response: 0

**Question: 3e. (ii)      Allocation No:**

Representation Texts:    P08 HA3

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6294 Deakin, R. & S.**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6294.V1 20/07/2015  Summary: Builth Wells - Objection to Allocated Site P08 HA2

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31

Site: 200/5400/P08 HA2 Land west of Primary school, Builth Wells Delete Site

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: SPECIFIC SITES REF35.27 & REF PO8 HA2

By allowing the building of approx 100 houses on the above sites the following problems appear inevitable.

1 .PRIMARY SCHOOL The already overcrowded primary school will be too small and plans for expansion need to be made

2.TRAFFIC Traffic volume will increase on Hospital [Road] adding to the busy agricultural trafic and general cars and lorries using it. The junction of Hospital Rd.and Garth Rd which is difficult now, will become impossible (it is worth noting this unclassified road carries all the heavy traffic through Builth to Swansea and west Wales). At the other end of Hospital Rd. and along Irfon Bridge Rd. on to the main road to Swansea has a one lane section in the centre and a dangerous t junction at the end.

[there is no point 3. present]

4.SEWAGE & STORM WATER

The sewage system is known to be inadequate to cope with the current number of houses (thc flow is into the Nant yr Arian basin). Add a further 40 houses will simply flood the area even more often than it does now.

5.UNEMPLOYMENT

Builth and district has an increasing problem with unemployment and adding more people to this pool will make a difficult situation impossible.

6.OVERLOADED INFRASTRUCTURE

- A.The Drs surgery is already experiencing problems recruiting Drs and it is difficult to get appointments at the moment—any further pressure will make a difficult situation worse.
- B.Dental practice has a similar problem.
- C.Hospital is not really able to offer a full medical service.
- D Traffic volume around the primary school will increase and with it the danger to the children of crossing an already crowded and busy road.

We hope these points will be taken to consideration when this planning issue is dealt with  
Signed.

Council Response:

0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA2



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6296 Jones, Mr Andrew**

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6296.V1		20/07/2015	<input type="checkbox"/>			Summary: Builth Wells - Objection to Allocated Site P08 HA2
Source:	Post or in person	Type:	Objection	Mode:	Written	Status: Maintained
Document: Draft Deposit Map Document 2015, p.31		Site: 200/5400/P08 HA2		Land west of Primary school, Builth Wells		Delete Site
Map: P8A: Builth Wells - 2015		Issue: 2015: Deposit Draft-11. Allocated Sites				

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: With the introduction of 96 houses, please issue comments relating to employment opportunities.

Traffic congestion during peak times on Hospital Road is already at dangerous levels, please comment on the intended improvements to the road system with the addition of a circa 200 cars using the road.

The hospital has already closed. An increase in the overall population of Builth will have a major impact on the medical support the NHS can offer.

Builth Wells is a lovely market town in the heart of Mid Wales, please do not overpopulate an area of such natural beauty subscribing to property developers who build, and then move on to their next project with little afterthought of the people of Builth.

This has already been demonstrated by previous building project in the local areas.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA2

Council Response: 0

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6296.V2		20/07/2015	<input type="checkbox"/>			Summary: Builth Wells - Objection to Allocated Site P08 HA3
Source:	Post or in person	Type:	Objection	Mode:	Written	Status: Maintained
Document: Draft Deposit Map Document 2015, p.31		Site: 579/4849/P08 HA3		Land adj. To Tai Ar Y Bryn, Hospital Rd., Builth		Delete Site
Map: P8A: Builth Wells - 2015		Issue: 2015: Deposit Draft-11. Allocated Sites				

**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6296.V2** 20/07/2015  Summary: Builth Wells - Objection to Allocated Site P08 HA3

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: With the introduction of 96 houses, please issue comments relating to employment opportunities.

Traffic congestion during peak times on Hospital Road is already at dangerous levels, please comment on the intended improvements to the road system with the addition of a circa 200 cars using the road.

The hospital has already closed. An increase in the overall population of Builth will have a major impact on the medical support the NHS can offer.

Builth Wells is a lovely market town in the heart of Mid Wales, please do not overpopulate an area of such natural beauty subscribing to property developers who build, and then move on to their next project with little afterthought of the people of Builth.

This has already been demonstrated by previous building project in the local areas.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA3

Council Response:

0

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Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6321 Steed, Matilda Jean**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6321.V1 20/07/2015  Summary: Builth Wells - P08 HA3 Delete Allocated Site

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31 Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Rd.,Builth Delete Site

Map: P8A: Builth Wells - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: As above, my husband and I together with close neighbours feel that the character of Irfon Bridge Road would be changed by this proposal for an extra 50 houses. It would increase traffic flow on a road which is already becoming more dangerous and which has been reduced to a single track road with traffic only able to flow in one direction over a portion of its length. Children use this road to walk to school and parent's drive in both directions to deliver and fetch their primary school children.

Further development will also lead to more congestion at the junction of Hospital Road and Garth Road, which is already a difficult spot as school buses, cars, lorries and tractors negotiate the turn.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Delete Housing Allocation P08 HA3 as I do not feel that this is an appropriate site for further housing

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: Delete Allocated Site P08 HA3 in Builth Wells

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 579 - Land adj. to Tai Ar Y Bryn, Hospital Road, Builth Wells

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V9** 17/07/2015  Summary: Builth Wells - Comment re P08 HA1 Old Hospital

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31

Site: 1181/4635/P08 HA1 Builth Wells Cottage Hospital

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan in terms of the allocation of P08 HA2 Land West of the Primary School, in that it confirms that a water supply can be provided to the site and that the water works can accommodate the foul flows from the development sites in Builth Wells. Reference is made to the need to resolve isolated flooding incidents on the system, however investment in infrastructure is planned for the future by Welsh Water, and also the provision of infrastructure can be provided by developers prior to planned investment. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: •A water supply can be provided to serve this site.

•There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Our current capital investment programme, Asset Management Plan 6 (AMP6), for the period 2015-2020 includes a scheme to resolve this flooding issue. Should potential developers wish to commence in advance of the AMP6 scheme they can progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.

•Builth Wells Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development sites in Builth Wells.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V10** 17/07/2015  Summary: Builth Wells - Comment re P08 HA2 Land West of Primary School

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31

Site: 200/5400/P08 HA2 Land west of Primary school, Builth Wells

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V10** 17/07/2015  Summary: Builth Wells - Comment re P08 HA2 Land West of Primary School

Source: Email Type: Comment Mode Written Status Maintained

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan in terms of the allocation of P08 HA2 Land West of the Primary School, in that it confirms that a water supply can be provided to the site and that the water works can accommodate the foul flows from the development sites in Builth Wells. Reference is made to the need to resolve isolated flooding incidents on the system, however investment in infrastructure is planned for the future by Welsh Water, and also the provision of infrastructure can be provided by developers prior to planned investment. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: •A water supply can be provided to serve this site.

•There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Our current capital investment programme, Asset Management Plan 6 (AMP6), for the period 2015-2020 includes a scheme to resolve this flooding issue. Should potential developers wish to commence in advance of the AMP6 scheme they can progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.

•Builth Wells Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development sites in Builth Wells.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V11** 17/07/2015  Summary: Builth Wells - Comment re P08 HA3

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31

Site: 579/4849/P08 HA3 Land adj. To Tai Ar Y Bryn, Hospital Rd.,Builth

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: •A water supply can be provided to serve this site.

•There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Our current capital investment programme, Asset Management Plan 6 (AMP6), for the period 2015-2020 includes a scheme to resolve this flooding issue. Should potential developers wish to commence in advance of the AMP6 scheme they can progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.



**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V11** 17/07/2015  Summary: Builth Wells - Comment re P08 HA3

Source: Email Type: Comment Mode Written Status Maintained

•Builth Wells Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development sites in Builth Wells.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 HA3

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V12** 17/07/2015  Summary: Builth Wells P08 EA1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.31

Site: 110/1934/P08 EA1 Land at Wyeside Enterprise Park,  
Llanelwedd

Map: P8A: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: •A water supply can be provided to serve this site.  
•Our local sewerage network can accommodate foul flows from the proposed development site, however off site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.  
•Builth Wells Wastewater Treatment Works (WwTW) can accommodate the foul flows from this proposed development site.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P08 EA1

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.28 Builth Wells**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V18** 09/07/2015  Summary: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HC2.

Source: Website registration      Type: Support      Mode: Written      Status: Maintained

Document: Draft Deposit Map Document 2015, p.32

Site: 1251//P08 HC2 Hay Road Garage

Map: P8B: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HC2.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V7** 17/07/2015  Summary: Builth Wells - Comment re P08 HC1 Old Skin Warehouse

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.32

Site: 1250//P08 HC1 The Old Skin Warehouse Site, Brecon Rd, Builth.

Map: P8B: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: We are aware that this site has planning permission and we do not wish to comment further.

Council Response:

0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V8** 17/07/2015  Summary: Builth Wells - Comment re P08 HC2 Hay Road Garage

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.32

Site: 1251//P08 HC2 Hay Road Garage

Map: P8B: Builth Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: We are aware that this site has planning permission and we do not wish to comment further.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.30 Caersws**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V16** 09/07/2015  Summary: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HA1.

Source: Website registration      Type: Support      Mode: Written      Status: Maintained

Document: Draft Deposit Map Document 2015, p.34

Site: 51/3368/P09 HA1 Wern Fields, Penborfa Fawr, Caersws

Map: P9: Caersws - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be consistent with and in support of the DLDP Strategy and Policies. No change is therefore considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HA1.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

**Appendix 1 - Deposit LDP Repts & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.31 Carno**

**2035 Powell Developments (Trefeglwys) Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2035.V2** 14/07/2015  Summary: Carno - support of allocation P10 HA1

Source: Post or in person Type: Support Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.35

Site: 329/5109/P10 HA1 Land adjacent Ffordd Dol-Llin, Carno

Map: P10: Carno - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be consistent with and in support of the DLDP Strategy and Policies. No change is therefore considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: It would be reasonable to say the site offers the opportunity for development that would bring social, environmental and economic benefits, with a realistic prospect of delivery.

Land is out of the flood plain.

Land joins development boundary of large settlement of Carno.

Site can only be described as natural infill.

Additional evidence submitted: Attachment 1 - Site Map

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P10 HA1

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: 329

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2035.V2** 14/07/2015  Summary: Carno - support of allocation P10 HA1

Source: Post or in person

Type: Support

Mode Written

Status Maintained

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.32 Castle Caereinion****6267 Roger Parry & Partners**

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6267.V16		15/07/2015	<input type="checkbox"/>			Summary: Castle Caereinion - Alternative Site
Source: Website registration		Type: Objection		Mode		Written
				Status		Maintained

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Additional material submitted

Document:Draft Deposit Map Document 2015, p.36

New Site

Map: P11: Castle Caereinion - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

Question	Representation Texts
<b>Question: 3d. (i)</b>	<b>Representation Details</b>
Representation Texts:	Introduction
	<p>Powys County Council has prepared its deposit proposals document for the Powys Local Development Plan (LDP) which upon adoption will replace the Powys Unitary Development Plan and will be the basis for decisions on land use planning for all of Powys. This deposit proposals document includes the Authority's vision for housing site allocations and we hereby wish to make comment about such site allocations.</p> <p>Candidate Site 476 was proposed during the call for Candidate Sites in April 2011 and has subsequently failed to be allocated as a housing site within the village of Castle Caereinion. We hereby appeal this non-allocation and are of the opinion that the Local Development Plan fails on the ground of soundness.</p> <p>Soundness of Local Development Plan</p> <p>The Local Development Plan fails on the ground of soundness criteria CE2. The site allocations do not realistically nor appropriately consider the relevant alternatives nor are they allocated on a robust or credible evidence Base. Site allocations have not been considered with consistent weighting to the sustainable development aims.</p> <p>Candidate Site 476</p> <p>Candidate Site 476 lies immediately adjacent to existing housing development, located on the south eastern boundary of Castle Caereinion. The site would form a logistical and proportionate natural extension to the village. The site represents sustainable development within a sustainable village and it is a deliverable site; there are no constraints and the site is capable of development within the next plan period.</p> <p>The Site Appraisal Report submitted with the Candidate Site Proposal Form concluded that the site was suitable to a residential site allocation on the grounds of settlement; delivery; site quality; and the wider environment; public transport and access; environmental sustainability; well being and; sustainability.</p> <p>Candidate Site 476 is an appropriate site for a housing allocation in Four Crosses. The LDP designates Castle Caereinion as a "large village" on the basis it has a good range of services and community amenities; the village is therefore recognized as a sustainable location.</p> <p>Housing Allocation P11 HC1, Castle Caereinion</p> <p>LDP housing allocation Site P11 HC1 is set on the western edge of the village of Castle Caereinion, thereby any development would extend the village to the west. The site is not</p>

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary	
6267.V16		15/07/2015	<input type="checkbox"/>			Summary: Castle Caereinion - Alternative Site	
Source:	Website registration	Type:	Objection	Mode:	Written	Status:	Maintained

situated within the heart of the village and would therefore not serve a more central benefit to the village as a whole should any open village space be developed on the site. The majority of the existing housing (approximately 70%) in Castle Caereinion are located nearer to Candidate Site No. 476, and therefore Site 476 would serve to be in a more central location as opposed to Site P11 HC1. It is questioned whether the existing access to the housing developments near to P11 HC1 are of a highway standard to cater for more housing in the future without out any major road improvement works. If road improvement works are required then this will depend on third party ownership agreement.

Candidate Site 476 forms the natural expansion of future housing in Castle Caereinion with the rear boundary line following a natural flow of the existing adjacent residential sites.

**Candidate Site Suitability**

Candidate Site 476 has road frontage. The site owner has control of the roadside boundary and can therefore provide satisfactory highway access. The site is within 5 minutes walk of the key village services and facilities which provide for day-to-day needs. The site lies within a 30 mph speed limit, and therefore access can be achieved into the site.

The applicant is more than happy to reduce the size of Candidate Site 476, down to a quarter of the original size, to make the site more of a natural extension to the village and to keep the site proportionate to the village. The applicant is open to your decision on such new boundary of this site.

Overall, Site 476 provides a huge amount of benefit to the local community of Castle Caereinion, the housing would be adjacent to existing housing in the village.

The Candidate Site Report stated that all mains services were in place close by and the site could be easily connected to current services and infrastructure.

The site is a deliverable site and the site owner would be willing to enter into a planning obligation to reduce the time limits on development to deliver the site in a shorter time period.

**Conclusion**

Candidate Site 476 therefore fulfils the LDP Sustainable Development Aims. The site is a suitable residential site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability. The site is an appropriate site for a housing allocation in Castle Caereinion and its range of services and community amenities; a development of this size would not be limited by any environmental and infrastructure capacity constraints. We would welcome a site visit to discuss the site and proposed housing allocation. Candidate site 476 is therefore preferable to site allocation Site P11 HC1 and the Local Development Plan should be amended accordingly.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Candidate site 476 needs to be allocated in the LDP for housing.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: Candidate Site 476

Council Response: 0



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6267.V16		15/07/2015	<input type="checkbox"/>			Summary: Castle Caereinion - Alternative Site

Source: Website registration      Type: Objection      Mode: Written      Status: Maintained

### Question: 3e. (ii) Candidate Site No/Name

Representation Texts: Candidate Site 476

Council Response:

0

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6267.V17		15/07/2015	<input type="checkbox"/>			Summary: Castle Caereinion - Delete Allocated Site

Source: Website registration      Type: Objection      Mode: Written      Status: Maintained

### Additional material submitted

Document: Draft Deposit Map Document 2015, p.36

Site: 1281//P11 HC1 Land at Swallows Meadow

Delete Site

Map: P11: Castle Caereinion - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question      Representation Texts

### Question: 3d. (i) Representation Details

Representation Texts: Introduction

Powys County Council has prepared its deposit proposals document for the Powys Local Development Plan (LDP) which upon adoption will replace the Powys Unitary Development Plan and will be the basis for decisions on land use planning for all of Powys. This deposit proposals document includes the Authority's vision for housing site allocations and we hereby wish to make comment about such site allocations.

Candidate Site 476 was proposed during the call for Candidate Sites in April 2011 and has subsequently failed to be allocated as a housing site within the village of Castle Caereinion. We hereby appeal this non-allocation and are of the opinion that the Local Development Plan fails on the ground of soundness.

Soundness of Local Development Plan

The Local Development Plan fails on the ground of soundness criteria CE2. The site allocations do not realistically nor appropriately consider the relevant alternatives nor are they allocated on a robust or credible evidence Base. Site allocations have not been considered with consistent weighting to the sustainable development aims.

Candidate Site 476

Candidate Site 476 lies immediately adjacent to existing housing development, located on the south eastern boundary of Castle Caereinion. The site would form a logistical and proportionate natural extension to the village. The site represents sustainable development within a sustainable village and it is a deliverable site; there are no constraints and the site is capable of development within the next plan period.

The Site Appraisal Report submitted with the Candidate Site Proposal Form concluded that the site was suitable to a residential site allocation on the grounds of settlement;

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6267.V17 15/07/2015  Summary: Castle Caereinion - Delete Allocated Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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delivery; site quality; and the wider environment; public transport and access; environmental sustainability; well being and; sustainability.

Candidate Site 476 is an appropriate site for a housing allocation in Four Crosses. The LDP designates Castle Caereinion as a 'large village' on the basis it has a good range of services and community amenities; the village is therefore recognized as a sustainable location.

Housing Allocation P11 HC1, Castle Caereinion

LDP housing allocation Site P11 HC1 is set on the western edge of the village of Castle Caereinion, thereby any development would extend the village to the west. The site is not situated within the heart of the village and would therefore not serve a more central benefit to the village as a whole should any open village space be developed on the site. The majority of the existing housing (approximately 70%) in Castle Caereinion are located nearer to Candidate Site No. 476, and therefore Site 476 would serve to be in a more central location as opposed to Site P11 HC1. It is questioned whether the existing access to the housing developments near to P11 HC1 are of a highway standard to cater for more housing in the future without out any major road improvement works. If road improvement works are required then this will depend on third party ownership agreement.

Candidate Site 476 forms the natural expansion of future housing in Castle Caereinion with the rear boundary line following a natural flow of the existing adjacent residential sites.

Candidate Site Suitability

Candidate Site 476 has road frontage. The site owner has control of the roadside boundary and can therefore provide satisfactory highway access. The site is within 5 minutes walk of the key village services and facilities which provide for day-to-day needs. The site lies within a 30 mph speed limit, and therefore access can be achieved into the site.

The applicant is more than happy to reduce the size of Candidate Site 476, down to a quarter of the original size, to make the site more of a natural extension to the village and to keep the site proportionate to the village. The applicant is open to your decision on such new boundary of this site.

Overall, Site 476 provides a huge amount of benefit to the local community of Castle Caereinion, the housing would be adjacent to existing housing in the village.

The Candidate Site Report stated that all mains services were in place close by and the site could be easily connected to current services and infrastructure.

The site is a deliverable site and the site owner would be willing to enter into a planning obligation to reduce the time limits on development to deliver the site in a shorter time period.

Conclusion

Candidate Site 476 therefore fulfils the LDP Sustainable Development Aims. The site is a suitable residential site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability. The site is an appropriate site for a housing allocation in Castle Caereinion and its range of services and community amenities; a development of this size would not be limited by any environmental and infrastructure capacity constraints. We would welcome a site visit to discuss the site and proposed housing allocation. Candidate site 476 is therefore preferable to site allocation Site P11 HC1 and the Local Development Plan should be amended accordingly.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Candidate site 476 needs to be allocated in the LDP for housing.

08/12/2015

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6267.V17</b>		15/07/2015	<input type="checkbox"/>			Summary: Castle Caereinion - Delete Allocated Site

Source: Website registration                      Type: Objection                      Mode: Written                      Status: Maintained

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Council Response: 0

**Question: 3e. (ii). Allocation No:**

Representation Texts: Candidate Site 476

Council Response: 0

**Question: 3e. (ii). Candidate Site No/Name**

Representation Texts: Candidate Site 476

Council Response: 0

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6267.V18</b>		15/07/2015	<input type="checkbox"/>			Summary: Castle Caereinion - Alternative Site

Source: Website registration                      Type: Objection                      Mode: Written                      Status: Maintained

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Additional material submitted

Document: Draft Deposit Map Document 2015, p.36

New Site

Map: P11: Castle Caereinion - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question*                      *Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Introduction

Powys County Council has prepared its deposit proposals document for the Powys Local Development Plan (LDP) which upon adoption will replace the Powys Unitary Development Plan and will be the basis for decisions on land use planning for all of Powys. This deposit proposals document includes the Authority's vision for housing site allocations and we hereby wish to make comment about such site allocations.

Candidate Site 480 was proposed during the call for Candidate Sites in April 2011 and has subsequently failed to be allocated as a housing site within the village of Castle Caereinion. We hereby appeal this non-allocation and are of the opinion that the Local Development Plan fails on the ground of soundness.

Soundness of Local Development Plan

The Local Development Plan fails on the ground of soundness criteria CE2. The site allocations do not realistically nor appropriately consider the relevant alternatives nor are they allocated on a robust or credible evidence Base. Site allocations have not been considered with consistent weighting to the sustainable development aims.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessNo	DateLodgd	Late?	Status	Modified	Summary
6267.V18		15/07/2015	<input type="checkbox"/>			Summary: Castle Caereinion - Alternative Site
Source: Website registration			Type: Objection		Mode	Written
				Status		Maintained

#### Candidate Site 480

Candidate Site 480 lies immediately adjacent to an existing site with planning consent for a housing development (brown field site). The site would form a logistical and proportionate natural extension to the village. The site represents sustainable development within a sustainable village and it is a deliverable site; there are no constraints and the site is capable of development within the next plan period.

The Site Appraisal Report submitted with the Candidate Site Proposal Form concluded that the site was suitable to a residential site allocation on the grounds of settlement; delivery; site quality; and the wider environment; public transport and access; environmental sustainability; well being and; sustainability.

Candidate Site 480 is an appropriate site for a housing allocation in Castle Caereinion. The LDP designates Castle Caereinion as a 'large village' on the basis it has a good range of services and community amenities; the village is therefore recognized as a sustainable location.

#### Housing Allocation P11 HC1, Castle Caereinion

LDP housing allocation Site P11 HC1 is set on the western edge of the village of Castle Caereinion, thereby any development would extend the village to the west. The site is not situated within the heart of the village and would therefore not serve a more central benefit to the village as a whole should any open village space be developed on the site. The majority of the existing housing (approximately 70%) in Castle Caereinion are located nearer to Candidate Site No. 480, and therefore Site 480 would serve to be in a more central location as opposed to Site P11 HC1. It is questioned whether the existing access to the housing developments near to P11 HC1 are of a highway standard to cater for more housing in the future without out any major road improvement works. If road improvement works are required then this will depend on third party ownership agreement.

Candidate Site 480 forms the natural expansion of future housing in Castle Caereinion with the rear boundary line following a natural flow of the existing adjacent residential sites.

#### Candidate Site Suitability

Candidate Site 480 has road frontage. The site owner has control of the roadside boundary and can therefore provide satisfactory highway access. In fact consent has been granted for a housing development of the farm yard of Tynllan Farm (brown field site), this new access would also serve the candidate site 480. The site is within 5 minutes walk of the key village services and facilities which provide for day-to-day needs. The site lies within a 30 mph speed limit, and therefore access can be achieved into the site.

Overall, Site 480 provides a huge amount of benefit to the local community of Castle Caereinion, the housing would be adjacent to existing housing sites in the village.

The Candidate Site Report stated that all mains services were in place close by and the site could be easily connected to current services and infrastructure.

The site is a deliverable site and the site owner would be willing to enter into a planning obligation to reduce the time limits on development to deliver the site in a shorter time period and to provide the required local needs housing numbers and community contributions.

#### Conclusion

Candidate Site 480 therefore fulfils the LDP Sustainable Development Aims. The site is a suitable residential site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability. The site is an appropriate site for a housing allocation in Castle Caereinion and its range of services and community amenities; a development of this size would not be limited by any environmental and infrastructure capacity constraints. We would welcome a site visit to discuss the site and proposed housing allocation. Candidate site 480 is therefore preferable to site allocation Site P11 HC1 and the Local Development Plan should be amended accordingly.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6267.V18</b>		15/07/2015	<input type="checkbox"/>			Summary: Castle Caereinion - Alternative Site
Source: Website registration		Type: Objection		Mode	Written	Status Maintained

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: To allocate Candidate Site 480 for future housing in the LDP

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: Candidate Site 480

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 480

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6267.V20</b>		15/07/2015	<input type="checkbox"/>			Summary: Castle Caereinion - Alternative Sites
Source: Website registration		Type: Objection		Mode	Written	Status Maintained

Additional material submitted

Document: Draft Deposit Map Document 2015, p.36

New Site

Map: P11: Castle Caereinion - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question*      *Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Introduction

Powys County Council has prepared its deposit proposals document for the Powys Local Development Plan (LDP) which upon adoption will replace the Powys Unitary Development Plan and will be the basis for decisions on land use planning for all of Powys. This deposit proposals document includes the Authority's vision for housing site allocations and we hereby wish to make comment about such site allocations.

Candidate Site 362 was proposed during the call for Candidate Sites in April 2011 and has subsequently failed to be allocated as a housing site within the village of Castle

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6267.V20		15/07/2015	<input type="checkbox"/>			Summary: Castle Caereinion - Alternative Sites
Source: Website registration		Type: Objection		Mode: Written		Status: Maintained

Caereinion. We hereby appeal this non-allocation and are of the opinion that the Local Development Plan fails on the ground of soundness.

Soundness of Local Development Plan

The Local Development Plan fails on the ground of soundness criteria CE2. The site allocations do not realistically nor appropriately consider the relevant alternatives nor are they allocated on a robust or credible evidence Base. Site allocations have not been considered with consistent weighting to the sustainable development aims.

Candidate Site 362

Candidate Site 362 lies adjacent to an existing site with planning consent for a housing development (brown field site). The site would form a logistical and proportionate natural extension to the village. The site represents sustainable development within a sustainable village and it is a deliverable site; there are no constraints and the site is capable of development within the next plan period.

The Site Appraisal Report submitted with the Candidate Site Proposal Form concluded that the site was suitable to a residential site allocation on the grounds of settlement; delivery; site quality; and the wider environment; public transport and access; environmental sustainability; well being and; sustainability.

Candidate Site 362 is an appropriate site for a housing allocation in Castle Caereinion. The LDP designates Castle Caereinion as a 'large village' on the basis it has a good range of services and community amenities; the village is therefore recognized as a sustainable location.

Housing Allocation P11 HC1, Castle Caereinion

LDP housing allocation Site P11 HC1 is set on the western edge of the village of Castle Caereinion, thereby any development would extend the village to the west. The site is not situated within the heart of the village and would therefore not serve a more central benefit to the village as a whole should any open village space be developed on the site. The majority of the existing housing (approximately 70%) in Castle Caereinion are located nearer to Candidate Site No. 362, and therefore Site 362 would serve to be in a more central location as opposed to Site P11 HC1. It is questioned whether the existing access to the housing developments near to P11 HC1 are of a highway standard to cater for more housing in the future without out any major road improvement works. If road improvement works are required then this will depend on third party ownership agreement.

Candidate Site 362 forms the natural expansion of future housing in Castle Caereinion with the rear boundary line following a natural flow of the existing adjacent residential sites.

Candidate Site Suitability

Candidate Site 362 has road frontage. The site owner has control of the roadside boundary and can therefore provide satisfactory highway access. In fact consent has been granted for a housing development of the farm yard of Tynllan Farm (brown field site), this new access would also serve the candidate site 362. The site is within 5 minutes walk of the key village services and facilities which provide for day-to-day needs. The site lies within a 30 mph speed limit, and therefore access can be achieved into the site.

Overall, Site 362 provides a huge amount of benefit to the local community of Castle Caereinion, the housing would be adjacent to existing housing sites in the village.

The Candidate Site Report stated that all mains services were in place close by and the site could be easily connected to current services and infrastructure.

The site is a deliverable site and the site owner would be willing to enter into a planning obligation to reduce the time limits on development to deliver the site in a shorter time period and to provide the required local needs housing numbers and community contributions.

Conclusion

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6267.V20</b>		15/07/2015	<input type="checkbox"/>			Summary: Castle Caereinion - Alternative Sites
Source: Website registration		Type: Objection		Mode	Written	Status Maintained

Candidate Site 362 therefore fulfils the LDP Sustainable Development Aims. The site is a suitable residential site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability. The site is an appropriate site for a housing allocation in Castle Caereinion and its range of services and community amenities; a development of this size would not be limited by any environmental and infrastructure capacity constraints. We would welcome a site visit to discuss the site and proposed housing allocation. Candidate site 362 is therefore preferable to site allocation Site P11 HC1 and the Local Development Plan should be amended accordingly.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: To include Site 362 within the LDP for future housing

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: Candidate Site 362

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 362

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.33 Churchstoke**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V14** 09/07/2015  Summary: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HC2, HC3, HC4 & EA1

Source: Website registration      Type: Support      Mode: Written      Status: Maintained

Document: Draft Deposit Map Document 2015, p.37

Map: P12: Churchstoke - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HC2, HC3, HC4 & EA1

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**451 Churchstoke Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**451.V2** 12/07/2015  Summary: Churchstoke - Allocate New Site

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.37

New Site

Map: P12: Churchstoke - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Churchstoke Community Council makes the following response to the consultation on the Deposit LDP:

- a) Churchstoke Community Council is disappointed that there are fewer/ smaller sites allocated for housing/ employment respectively in the Deposit LDP than in the existing UDP
- b) Churchstoke Community Council is disappointed that of the candidate sites for housing supported by CCC at consultation, only 2 have been carried forward within the development boundary into the Deposit LDP, but there is no explanation of why that is the case
- c) Churchstoke Community Council expresses concerns that existing sites allocated for housing in the LDP have not been completely developed, and would like to see more candidate sites included in the Deposit LDP by way of alternatives.
- d) Churchstoke Community Council want Candidate Site 113, Land at Meadow Brook, Churchstoke to be allocated.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocate land at candidate site 113, Land at Meadow Brook, Churchstoke

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 113 - Land at Meadow Brook, Churchstoke

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**451.V3** 12/07/2015  Summary: Churchstoke - Allocate New Site

Source: Email Type: Objection Mode Written Status Maintained

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**451.V3** 12/07/2015  Summary: Churchstoke - Allocate New Site

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.37

New Site

Map: P12: Churchstoke - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Churchstoke Community Council makes the following response to the consultation on the Deposit LDP:

- a) Churchstoke Community Council is disappointed that there are fewer/ smaller sites allocated for housing/ employment respectively in the Deposit LDP than in the existing UDP
- b) Churchstoke Community Council is disappointed that of the candidate sites for housing supported by CCC at consultation, only 2 have been carried forward within the development boundary into the Deposit LDP, but there is no explanation of why that is the case
- c) Churchstoke Community Council expresses concerns that existing sites allocated for housing in the LDP have not been completely developed, and would like to see more candidate sites included in the Deposit LDP by way of alternatives.
- d) Churchstoke Community Council want Candidate Site 171 - Land adjacent to Hollydene, Churchstoke to be allocated.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocate land at candidate site 171 - Land Adjacent to Hollydene, Churchstoke

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 171 - Land adjacent Hollydene, Churchstoke

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**451.V4** 12/07/2015  Summary: Churchstoke - Allocate New Site

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.37

New Site

Map: P12: Churchstoke - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>451.V4</b>		12/07/2015	<input type="checkbox"/>			Summary: Churchstoke - Allocate New Site

Source: Email	Type: Objection	Mode: Written	Status: Maintained
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*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts: Churchstoke Community Council makes the following response to the consultation on the Deposit LDP:

- a) Churchstoke Community Council is disappointed that there are fewer/ smaller sites allocated for housing/ employment respectively in the Deposit LDP than in the existing UDP
- b) Churchstoke Community Council is disappointed that of the candidate sites for housing supported by CCC at consultation, only 2 have been carried forward within the development boundary into the Deposit LDP, but there is no explanation of why that is the case
- c) Churchstoke Community Council expresses concerns that existing sites allocated for housing in the LDP have not been completely developed, and would like to see more candidate sites included in the Deposit LDP by way of alternatives.
- d) Churchstoke Community Council want Candidate Site 469, Land adjoining Buttercup House to be allocated.

Council Response: 0

**Question: 3d. (ii)      Desired changes to Document**

Representation Texts: Allocate Candidate Site 469, Land adjoining Buttercup House, Churchstoke (50% on the south side of an east west corner to corner division)

Council Response: 0

**Question: 3e. (ii)      Candidate Site No/Name**

Representation Texts: Candidate Site 469 - Land adjoining Buttercup House, Churchstoke (50% on the south side of an east west corner to corner division)

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>451.V5</b>		12/07/2015	<input type="checkbox"/>			Summary: Churchstoke - Allocate New Site

Source: Email	Type: Objection	Mode: Written	Status: Maintained
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Document: Draft Deposit Map Document 2015, p.37

New Site

Map: P12: Churchstoke - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>451.V5</b>		12/07/2015	<input type="checkbox"/>			Summary: Churchstoke - Allocate New Site
Source: Email		Type: Objection		Mode	Written	Status Maintained

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*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts:    Churchstoke Community Council makes the following response to the consultation on the Deposit LDP:

- a) Churchstoke Community Council is disappointed that there are fewer/ smaller sites allocated for housing/ employment respectively in the Deposit LDP than in the existing UDP
- b) Churchstoke Community Council is disappointed that of the candidate sites for housing supported by CCC at consultation, only 2 have been carried forward within the development boundary into the Deposit LDP, but there is no explanation of why that is the case
- c) Churchstoke Community Council expresses concerns that existing sites allocated for housing in the LDP have not been completely developed, and would like to see more candidate sites included in the Deposit LDP by way of alternatives.
- d) Churchstoke Community Council want Candidate Site 751, Land at Fir House, Churchstoke to be allocated

Council Response: 0

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**Question: 3d. (ii)      Desired changes to Document**

Representation Texts:    Allocate candidate site 751, Land at Fir House, Churchstoke (the portion of land already in the current UDP)

Council Response: 0

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**Question: 3e. (ii)      Candidate Site No/Name**

Representation Texts:    Candidate Site 751 - Land at Fir House, Churchstoke (the portion of land already in the current UDP)

Council Response: 0

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>451.V6</b>		12/07/2015	<input type="checkbox"/>			Summary: Churchstoke - Allocate New Site
Source: Email		Type: Objection		Mode	Written	Status Maintained

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Document: Draft Deposit Map Document 2015, p.37 New Site

Map: P12: Churchstoke - 2015 Issue: 2015: Deposit Draft-12. Alternative Sites

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**451.V6** 12/07/2015  Summary: Churchstoke - Allocate New Site

Source: Email Type: Objection Mode Written Status Maintained

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Churchstoke Community Council makes the following response to the consultation on the Deposit LDP:

- a) Churchstoke Community Council is disappointed that there are fewer/ smaller sites allocated for housing/ employment respectively in the Deposit LDP than in the existing UDP
- b) Churchstoke Community Council is disappointed that of the candidate sites for housing supported by CCC at consultation, only 2 have been carried forward within the development boundary into the Deposit LDP, but there is no explanation of why that is the case
- c) Churchstoke Community Council expresses concerns that existing sites allocated for housing in the LDP have not been completely developed, and would like to see more candidate sites included in the Deposit LDP by way of alternatives.
- d) Churchstoke Community Council want Candidate Site 752 - Land at Mount Pleasant, Churchstoke to be allocated.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocate land at Candidate Site 752 - Land at Mount Pleasant, Churchstoke

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 752 - Land at Mount Pleasant, Churchstoke

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**451.V7** 12/07/2015  Summary: Churchstoke - Allocate New Site

Source: Email Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.37

New Site

Map: P12: Churchstoke - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>451.V7</b>		12/07/2015	<input type="checkbox"/>			Summary: Churchstoke - Allocate New Site

Source: Email	Type: Objection	Mode: Written	Status: Maintained
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*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts: Churchstoke Community Council makes the following response to the consultation on the Deposit LDP:

- a) Churchstoke Community Council is disappointed that there are fewer/ smaller sites allocated for housing/ employment respectively in the Deposit LDP than in the existing UDP
- b) Churchstoke Community Council is disappointed that of the candidate sites for housing supported by CCC at consultation, only 2 have been carried forward within the development boundary into the Deposit LDP, but there is no explanation of why that is the case
- c) Churchstoke Community Council expresses concerns that existing sites allocated for housing in the LDP have not been completely developed, and would like to see more candidate sites included in the Deposit LDP by way of alternatives.
- d) Churchstoke Community Council want Candidate Site 1126 - Land Adjoining Syringas, Churchstoke to be allocated.

Council Response: 0

**Question: 3e. (ii)      Candidate Site No/Name**

Representation Texts: Candidate Site 1126 - Land adjoining Syringas, Churchstoke

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>451.V8</b>		12/07/2015	<input type="checkbox"/>			Summary: Churchstoke - Allocate New Site

Source: Email	Type: Objection	Mode: Written	Status: Maintained
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Document: Draft Deposit Map Document 2015, p.37

New Site

Map: P12: Churchstoke - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts: Churchstoke Community Council makes the following response to the consultation on the Deposit LDP:

- a) Churchstoke Community Council is disappointed that there are fewer/ smaller sites allocated for housing/ employment respectively in the Deposit LDP than in the existing UDP
- b) Churchstoke Community Council is disappointed that of the candidate sites for housing supported by CCC at consultation, only 2 have been carried forward within the

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>451.V8</b>		12/07/2015	<input type="checkbox"/>			Summary: Churchstoke - Allocate New Site
Source: Email		Type: Objection		Mode	Written	Status Maintained
<p>development boundary into the Deposit LDP, but there is no explanation of why that is the case</p> <p>c) Churchstoke Community Council expresses concerns that existing sites allocated for housing in the LDP have not been completely developed, and would like to see more candidate sites included in the Deposit LDP by way of alternatives.</p> <p>d) Churchstoke Community Council want Candidate Site 1127 - Land Adjoining Waterlily Cottage to be allocated.</p>						
Council Response:						0
<b>Question: 3d. (ii) Desired changes to Document</b>						
Representation Texts: Allocate land at Candidate Site 1127 - Land Adjoining Waterlily Cottage, Churchstoke						
Council Response:						0
<b>Question: 3e. (ii) Candidate Site No/Name</b>						
Representation Texts: Candidate Site 1127 - Land adjoining Waterlily Cottage						
Council Response:						0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**2067 Powys County Council - Farm, Estates & Valuation**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2067.V1** 20/07/2015  Summary: Alternative site Churchstoke

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.37

New Site

Map: P12: Churchstoke - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Candidate Site 751 not included in draft plan. The land is in a central position in Churchstoke and offers a logical and natural site for housing growth in Churchstoke over the plan period.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Candidate Site 751 to be included as an allocated site on the proposal map for Churchstoke.

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 751

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**3894 Bishop, Mr**

*Agent:* **Doug Hughes RIBA**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**3894.V1** 20/07/2015  Summary: Churchstoke - Allocate Candidate Site 1126 for Housing

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.37

New Site

Map: P12: Churchstoke - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: For the last five years we have been working with Rural Housing Enablers and Registered Social Landlords (RSLs) in the Churchstoke area identifying sites suitable for housing. As a practice we have also made our representations via the Powys County Council Strategic Housing Partnership as well as the Joint Housing Land Availability Study (JHLAS).

We have monitored the delivery of housing across the county of Powys over the last 15 years. In doing so we have consistently challenged the Local Planning Authority (LPA) to allocate tracts of land which are realistically deliverable for housing within the relevant plan periods. We are the largest indigenous architectural practice in the county that has delivered mass housing as well as one off houses within Powys so are very well placed to make comments about deliverable land parcels within the county.

We act on behalf of the land owner for land parcel P12 HC3 as outlined in the PCC LDP Deposit Draft 2015. We take this opportunity to outline the veracity of the case for inclusion of this land, and an extension to this land (references PCC LDP CSR 1126 and 1127), in the context of the likelihood of other parcels of land in Churchstoke being delivered over the plan period.

We are consistent in our challenge to the LPA in relation to the truly deliverable areas of land in Churchstoke for housing. We remind the LPA of our response to the Initial Deposit Stage 2014 of the LDP as below:

At the outset of the Welsh Government's plans in 2005 to embark upon Local Development Plans the emphasis was on developing a plan led system based on the delivery of realistic objectives over the plan period i.e. all Local Planning Authorities (LPA) in Wales had an obligation to prepare a plan of readily available sites that can be developed for specific purposes over a time span.

In the case of this representation our challenge to Powys County Council (PCC) is to test their commitment to the delivery of realistic and deliverable sites for housing within Churchstoke over the LDP plan period from 2011-2026.

During the initial stages of the LDP Delivery Agreement in 2011 the LPA set out its agenda in terms of gathering information and setting objectives. The LPA undertook a call for candidate sites in 2012. PCC then presented a selection of sites in 2013 that it had deemed acceptable for residential development. This second sift of candidate sites included those that had previously been included within the Montgomeryshire Local Plan (unadopted 1996). the UDP (adopted 2010) and indeed some other sites that had appeared in the Powys Structure Plan pre-dating 1996.

The initial stages of the LDP were to assess as to whether the sites that had been proposed were truly deliverable over the plan period. The site which has been proposed here (i) CSR 1126, ii) CSR 1127) was originally included as being suitable for development over the plan period and indeed succeeded in being promoted by the LPA as being suitable for residential development. Indeed part of the site has started to be developed. This however has changed in the light of a change in direction from PCC in terms of housing allocations in the Deposit Draft 2014 and the site has been removed from consideration for allocation.

The LPA was asked by the Welsh Government to show good judgement in terms of its choice of candidate sites to suit housing allocations in Churchstoke. We would contest as

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

3894.V1 20/07/2015  Summary: Churchstoke - Allocate Candidate Site 1126 for Housing

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

to whether the LPA has done this in a reasonable manner given the following statement by our client.

"In the UDP they've got 47 dwellings for Churchstoke 35 of which look unlikely to be built in the foreseeable future. They are as follows:

The View - 13 dwellings (PCC UDP HA6)- planning given in 2000, 14 years ago It states in UDP statement that the site is under construction. This is incorrect as no construction has been started yet. Nothing has happened on this site in 14 years.

The Garage - 6 dwellings (PCC UDP HA5) - planning granted approx 8 years ago. There is no indication that it will started in the near future and it is a contaminated site  
Maes Neuadd - Hall Bank - 16 dwellings - Occasional activity on the site but no dwellings completed and sold in the last 10 years.

Out of 35 dwellings above there is no provision for affordable housing.

The Hatchery Site - planning for 12 dwellings (PCC UDP HA2) - Under construction. 5 affordable dwellings completed and let to date. Next phase commenced.

Taking the above facts into consideration we would like the land adjacent to The Hatchery, that was given the green light in the first UDP to be included in the current proposal.

As the reader will understand the inclusion of the allocated sites as proposed by the LPA does nothing to eschew deliverability over the plan period. The 'dusting off' and re-issuing of sites that had previously been included within the Local Development Plans (and never built out) does little to support the spirit of the LDP.

With this in mind we would contest as to whether the LPA has shown good judgement in terms of achieving a sound plan. In addition it is not clear as to how the LPA has developed its allocation of housing numbers on a settlement by settlement basis when it has no contemporaneous documentary database upon which to base its flidgement. With this in mind we conclude that we are of the opinion that the LPA has not included sufficient deliverable sites for housing allocation over the plan period. We would also conclude that the LPA has not provided sufficient evidence or a database upon which to base its allocations on a site by site and settlement by settlement basis. We are therefore of the opinion that the LDP is unsound and should be changed to include truly deliverable sites as per site ( i) CSR 1126, ii) CSR 1127 ) details of which are attached.

Since that time there has been no further development of housing in Churchstoke. The settlement boundary as drafted for the Revised Deposit Draft LDP 2015 has been arbitrarily drawn and reflects no known physical feature in the settlement. With this in mind it makes logical sense to extend parcel reference PCC LDP P12 HC3 to incorporate PCC LDP CSR 1126 and 1127 as denoted on the attached drawing. Note that 1127 is considered 'white land' that could come forward as 'fall- back' land if allocated sites are not built out. 1126 was not considered for allocation given that numbers of housing were catered for upon other allocated sites however we would contest this point.

The reasons for our challenge are that given the statements above we fail to see how the promotion of 'extant' sites within the PCC LDP 2015 is viable or realistic in terms of housing delivery for the county and more importantly for Churchstoke. The LPA needs no reminding that the allocation of such land parcels will mean that its delivery of housing according to its projections will be doomed to failure from the start. Indeed we made this point at a recent Agent's Forum in which we challenged the LPA to consider its delivery mechanism for 613 houses over the plan period given that it has consistently failed to do so since 1996 Through the inclusion of land which has a clear prospect of development only then will the LOP be sound. Without this the Development Plan for Powys will fail.

In terms of housing numbers we note that Churchstoke was considered an appropriate settlement for additional dwellings over the plan period of the UDP 2001- 2016. Targets across Powys were never achieved even at a time of considerable house building in the town of the early to mid 2000s.

We challenged the housing numbers for Churchstoke going forward as part of our contribution to the Strategic Housing Partnership and at JHLAS where we have consistently made the point that the Local Authority is reliant on outdated and misrepresented data. The assessment of housing need has not been undertaken on a sufficiently micro level in order to fully investigate the precise need in most settlements in Powys.

With all of the above in mind we see the inclusion of the land parcels as defined at PCC LDP CSR 1126 and 1127 as not only meeting the identifiable needs for housing in Churchstoke as presented but also as a realistically deliverable holistic site for housing in the settlement given the fact alternative sites have for some 20 years never been built

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**3894.V1** 20/07/2015  Summary: Churchstoke - Allocate Candidate Site 1126 for Housing

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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out.

So to conclude, and to accord with Planning Policy Wales (PPW) Guidance in relation to the provision of realistically deliverable land we state the following:

The Revised Deposit Draft LDP 2015 includes parcels of land within Churchstoke which are not deliverable. This is evidenced by the fact that these parcels of land have been included for some time within Development Plans.

The sites for which we are currently responsible for representation are truly deliverable over the plan period and it has been recognised by the LPA in previous stages of the LDP that they are entirely viable. We make the point that there are no planning or other technical hurdles that need to be overcome in the delivery of this entire land parcel for housing.

The extension of this land parcel P12 HC3 provides for a logical extension to the settlement boundary of Churchstoke and allows for more comprehensive development of land to come forward within the plan period. Therefore we formally request that the land parcels reference PCC LDP CSR 1126 and 1127 be included within the LDP for the delivery of housing over the plan period for this settlement of Churchstoke.

ADDITIONAL EVIDENCE SUBMITTED:

1) Location Map Showing Proposed Site Boundary

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The next stage of the Local Development Plan needs to be changed to accommodate the extension to land parcel PCC LDP P12 HC3 to accommodate land as reference PCC LDP CSR 1126 and 1127 for housing. These are parcels of land that are truly deliverable over the plan period for housing and make a logical extension to the settlement of Churchstoke.

Council Response:

0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 1126 - Land Adjoining Syringas, Churchstoke.

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I wish to speak at the public examination so that a detailed case can be provided to the Inspector and so that the reasoning of the officers can be fully examined.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

3894.V2 20/07/2015  Summary: Churchstoke - Allocate Candidate Site 1127 for Housing

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Additional material submitted

Document:Draft Deposit Map Document 2015, p.37

New Site

Map: P12: Churchstoke - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: For the last five years we have been working with Rural Housing Enablers and Registered Social Landlords (RSLs) in the Churchstoke area identifying sites suitable for housing. As a practice we have also made our representations via the Powys County Council Strategic Housing Partnership as well as the Joint Housing Land Availability Study (JHLAS).

We have monitored the delivery of housing across the county of Powys over the last 15 years. In doing so we have consistently challenged the Local Planning Authority (LPA) to allocate tracts of land which are realistically deliverable for housing within the relevant plan periods. We are the largest indigenous architectural practice in the county that has delivered mass housing as well as one off houses within Powys so are very well placed to make comments about deliverable land parcels within the county.

We act on behalf of the land owner for land parcel P12 HC3 as outlined in the PCC LDP Deposit Draft 2015. We take this opportunity to outline the veracity of the case for inclusion of this land, and an extension to this land (references PCC LDP CSR 1126 and 1127), in the context of the likelihood of other parcels of land in Churchstoke being delivered over the plan period.

We are consistent in our challenge to the LPA in relation to the truly deliverable areas of land in Churchstoke for housing. We remind the LPA of our response to the Initial Deposit Stage 2014 of the LDP as below:

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In the case of this representation our challenge to Powys County Council (PCC) is to test their commitment to the delivery of realistic and deliverable sites for housing within Churchstoke over the LDP plan period from 2011-2026.

During the initial stages of the LDP Delivery Agreement in 2011 the LPA set out its agenda in terms of gathering information and setting objectives. The LPA undertook a call for candidate sites in 2012. PCC then presented a selection of sites in 2013 that it had deemed acceptable for residential development. This second sift of candidate sites included those that had previously been included within the Montgomeryshire Local Plan (unadopted 1996), the UDP (adopted 2010) and indeed some other sites that had appeared in the Powys Structure Plan pre-dating 1996.

The initial stages of the LDP were to assess as to whether the sites that had been proposed were truly deliverable over the plan period. The site which has been proposed here (i) CSR 1126, ii) CSR 1127) was originally included as being suitable for development over the plan period and indeed succeeded in being promoted by the LPA as being suitable for residential development. Indeed part of the site has started to be developed. This however has changed in the light of a change in direction from PCC in terms of housing allocations in the Deposit Draft 2014 and the site has been removed from consideration for allocation.

The LPA was asked by the Welsh Government to show good judgement in terms of its choice of candidate sites to suit housing allocations in Churchstoke. We would contest as to whether the LPA has done this in a reasonable manner given the following statement by our client.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**3894.V2** 20/07/2015  Summary: Churchstoke - Allocate Candidate Site 1127 for Housing

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

"In the UDP they've got 47 dwellings for Churchstoke 35 of which look unlikely to be built in the foreseeable future. They are as follows:

The View - 13 dwellings (PCC UDP HA6)- planning given in 2000, 14 years ago It states in UDP statement that the site is under construction. This is incorrect as no construction has been started yet. Nothing has happened on this site in 14 years.

The Garage - 6 dwellings (PCC UDP HA5) - planning granted approx 8 years ago. There is no indication that it will started in the near future and it is a contaminated site  
 Maes Neuadd - Hall Bank - 16 dwellings - Occasional activity on the site but no dwellings completed and sold in the last 10 years.

Out of 35 dwellings above there is no provision for affordable housing.

The Hatchery Site - planning for 12 dwellings (PCC UDP HA2) - Under construction. 5 affordable dwellings completed and let to date. Next phase commenced.

Taking the above facts into consideration we would like the land adjacent to The Hatchery, that was given the green light in the first UDP to be included in the current proposal.

As the reader will understand the inclusion of the allocated sites as proposed by the LPA does nothing to eschew deliverability over the plan period. The 'dusting off' and re-issuing of sites that had previously been included within the Local Development Plans (and never built out) does little to support the spirit of the LDP.

With this in mind we would contest as to whether the LPA has shown good judgement in terms of achieving a sound plan. In addition it is not clear as to how the LPA has developed its allocation of housing numbers on a settlement by ettlement basis when it has no contemporaneous documentary database upon which to base its flidgement. With this in mind we conclude that we are of the opinion that the LPA has not included sufficient deliverable sites for housing allocation over the plan period. We would also conclude that the LPA has not provided sufficient evidence or a database upon which to base its allocations on a site by site and settlement by settlement basis. We are therefore of the opinion that the LDP is unsound and should be changed to include truly deliverable sites as per site ( i) CSR 1126, ii) CSR 1127 ) details of which are attached.

Since that time there has been no further development of housing in Churchstoke. The settlement boundary as drafted for the Revised Deposit Draft LDP 2015 has been arbitrarily drawn and reflects no known physical feature in the settlement. With this in mind it makes logical sense to extend parcel reference PCC LDP P12 HC3 to incorporate PCC LDP CSR 1126 and 1127 as denoted on the attached drawing. Note that 1127 is considered 'white land' that could come forward as 'fall- back' land if allocated sites are not built out. 1126 was not considered for allocation given that numbers of housing were catered for upon other allocated sites however we would contest this point.

The reasons for our challenge are that given the statements above we fail to see how the promotion of 'extant' sites within the PCC LDP 2015 is viable or realistic in terms of housing delivery for the county and more importantly for Churchstoke. The LPA needs no reminding that the allocation of such land parcels will mean that its delivery of housing according to its projections will be doomed to failure from the start. Indeed we made this point at a recent Agent's Forum in which we challenged the LPA to consider its delivery mechanism for 613 houses over the plan period given that it has consistently failed to do so since 1996 Through the inclusion of land which has a clear prospect of development only then will the LOP be sound. Without this the Development Plan for Powys will fail.

In terms of housing numbers we note that Churchstoke was considered an appropriate settlement for additional dwellings over the plan period of the UDP 2001- 2016. Targets across Powys were never achieved even at a time of considerable house building in the town of the early to mid 2000s.

We challenged the housing numbers for Churchstoke going forward as part of our contribution to the Strategic Housing Partnership and at JHLAS where we have consistently made the point that the Local Authority is reliant on outdated and misrepresented data. The assessment of housing need has not been undertaken on a sufficiently micro level in order to fully investigate the precise need in most settlements in Powys.

With all of the above in mind we see the inclusion of the land parcels as defined at PCC LDP CSR 1126 and 1127 as not only meeting the identifiable needs for housing in Churchstoke as presented but also as a realistically deliverable holistic site for housing in the settlement given the fact alternative sites have for some 20 years never been built out.

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**3894.V2** 20/07/2015  Summary: Churchstoke - Allocate Candidate Site 1127 for Housing

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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So to conclude, and to accord with Planning Policy Wales (PPW) Guidance in relation to the provision of realistically deliverable land we state the following:

The Revised Deposit Draft LDP 2015 includes parcels of land within Churchstoke which are not deliverable. This is evidenced by the fact that these parcels of land have been included for some time within Development Plans.

The sites for which we are currently responsible for representation are truly deliverable over the plan period and it has been recognised by the LPA in previous stages of the LDP that they are entirely viable. We make the point that there are no planning or other technical hurdles that need to be overcome in the delivery of this entire land parcel for housing.

The extension of this land parcel P12 HC3 provides for a logical extension to the settlement boundary of Churchstoke and allows for more comprehensive development of land to come forward within the plan period. Therefore we formally request that the land parcels reference PCC LDP CSR 1126 and 1127 be included within the LDP for the delivery of housing over the plan period for this settlement of Churchstoke.

ADDITIONAL EVIDENCE SUBMITTED:

1) Location Map Showing Proposed Site Boundary

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The next stage of the Local Development Plan needs to be changed to accommodate the extension to land parcel PCC LDP P12 HC3 to accommodate land as reference PCC LDP CSR 1126 and 1127 for housing. These are parcels of land that are truly deliverable over the plan period for housing and make a logical extension to the settlement of Churchstoke.

Council Response:

0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate site 1127 - Land Adjoining Waterlily Cottage, Churchstoke

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I wish to speak at the public examination so that a detailed case can be provided to the Inspector and so that the reasoning of the officers can be fully examined.

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**3894.V3** 20/07/2015  Summary: Churchstoke - Amend Boundary of Allocated Site

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Document: Draft Deposit Map Document 2015, p.37

Site: 1284//P12 HC3 Land at the Hatchery

Amend Site

Map: P12: Churchstoke - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The extension of this land parcel P12 HC3 provides for a logical extension to the settlement boundary of Churchstoke and allows for more comprehensive development of land to come forward within the plan period. Therefore we formally request that the land parcels reference PCC LDP CSR 1126 and 1127 be included within the LDP for the delivery of housing over the plan period for this settlement of Churchstoke.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The next stage of the Local Development Plan needs to be changed to accommodate the extension to land parcel PCC LDP P12 HC3 to accommodate land as reference PCC LDP CSR 1126 and 1127 for housing. These are parcels of land that are truly deliverable over the plan period for housing and make a logical extension to the settlement of Churchstoke.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P12 HC3

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I wish to speak at the public examination so that a detailed case can be provided to the Inspector and so that the reasoning of the officers can be fully examined.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V41** 20/07/2015  Summary: Churchstoke - Site Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.37

Site: 1123/5803/P12 EA1 Land adj Tuffins Supermarket

Map: P12: Churchstoke - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Issues and Infrastructure (Appendix 1 - Settlement Allocations). This allocation is situated in the Vale of Montgomery Landscape of Outstanding Historic Interest in Wales. However given the location and scale of development allocated NRW think it is unlikely that there would be significant effects on the Historic Landscape. Appendix 1 of the Plan should however refer to the Historic Landscape and highlight the sensitive location of the allocation.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: This allocation is situated in the Vale of Montgomery Landscape of Outstanding Historic Interest in Wales. However given the location and scale of development allocated NRW think it is unlikely that there would be significant effects on the Historic Landscape. Appendix 1 of the Plan should however refer to the Historic Landscape and highlight the sensitive location of the allocation.

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6267 Roger Parry & Partners**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6267.V9 15/07/2015  Summary: Churchstoke - Alternative Site

Source: Website registration Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.37

New Site

Map: P12: Churchstoke - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Introduction

Powys County Council has prepared its deposit proposals document for the Powys Local Development Plan (LDP) which upon adoption will replace the Powys Unitary Development Plan and will be the basis for decisions on land use planning for all of Powys. This deposit proposals document includes the Authority's vision for housing site allocations and we hereby wish to make comment about such site allocations.

Candidate Site 469 was proposed during the call for Candidate Sites in April 2011 and has subsequently failed to be allocated as a housing site within the large village of Churchstoke. We hereby appeal this non-allocation and are of the opinion that the Local Development Plan fails on the ground of soundness.

Soundness of Local Development Plan

The Local Development Plan fails on the ground of soundness criteria CE2. The site allocations do not realistically nor appropriately consider the relevant alternatives nor are they allocated on a robust or credible evidence base. Site allocations have not been considered with consistent weighting to the sustainable development aims, with specific reference to housing (1); housing (2) and; access (1).

Candidate Site 469

Candidate 469, land adjoining Buttercup House, Churchstoke is located within the centre of the village and could provide a logical mixed type residential allocation site. The site would provide a range of open market and affordable dwellings to serve all sectors of the housing market, together with community open and recreational space. The owner would be willing to enter into a planning obligation to provide affordable homes at a rate in excess of that stated in policy for a new housing development. The site is within a single ownership and could be phased to accommodate development within the village. There are no ownership constraints.

The site represents sustainable development within a sustainable village and is a deliverable site; there are no site constraints and the site is capable of development within the next plan period.

The Site Appraisal Report submitted with the Candidate Site Proposal Form concluded that the site was suitable a mixed use housing site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability.

Candidate site 469 is an appropriate site for mixed housing development in Churchstoke. The Local Development Plan (LDP) designates Churchstoke as a 'large village' on the basis it has a good range of services and community amenities; the village is therefore recognised as a sustainable location.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6267.V9 15/07/2015  Summary: Churchstoke - Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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#### Powys Housing Growth

The Powys LDP (2011-2026) states that 4500 new homes are required (paragraph 3.3.11) across Powys and they are seeking to deliver 5000 new homes throughout the plan period (paragraph 3.3.12). 49 hectares for employment and economic development uses are required.

National census data shows that the number of households in Powys increased by 9.2% between 2001 and 2011, which is consistent with the national population increase of 9.3% over the same period.

The LDP states that there were 58,400 households in Powys in 2011 and should this average household rise remain constant by the end of the plan period (2026), Powys would require 63,770 households by 2021 and 66,704 households by 2026. This equates to an increase of 8,304 households in Powys across the Plan period, significantly more than the 4,500 predicted.

The housing requirement results in a build rate of 333 new dwellings per year across Powys. Since 2009 the average number of houses built across Powys has been 194 per annum which is significantly below predicted needs and highlights a consistent under delivery of required new homes. This under delivery of homes over a significant time period could lead to Powys not having an acceptable housing land supply and therefore suitable sites which represent sustainable development should be allocated for new housing. Candidate site 469 would allow Powys to provide the supply of housing land required and help to reduce the under delivery of an acceptable housing land supply.

#### Local Development Plan Housing Allocations

LDP housing allocation in Churchstoke for the plan period 2011 to 2026 is set to provide 45 new dwellings within the village. All 45 dwellings have been committed through existing planning permissions and a number have been constructed to date. This proposed allocation of 45 houses across the plan period is an unrealistic allocation in terms of housing need for Powys and the growing number of households in the area. The proposed housing allocations for Churchstoke fail to be sound for the Local Development Plan on the grounds of the Council's sustainable development aims for housing.

Not all the committed housing has been commenced and therefore the proposed number of 45 houses may not be wholly deliverable during the development plan period.

In 2011 there were 695 households in Churchstoke. When assessing the predicted increases in household need of 9.2% over each 10 year period, Churchstoke would require 99 new households over the plan period to 2026. The proposed housing allocations provides for 45 new dwellings, therefore a 54 household deficit over the plan period.

#### Candidate Site Suitability

Candidate Site 469 has a road frontage and a highways infrastructure to the site with compliant visibility splays could be put in place to serve residential development. The site owner has control of the roadside boundary and can therefore provide satisfactory highway access. There is a well used continuous pedestrian pavement from the proposed site to the centre of the village and the site is within 5 minutes walk of the key village services and facilities, to include school, places of worship, post office and village hall. There is

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6267.V9 15/07/2015  Summary: Churchstoke - Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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a regular daily bus service to Newtown and Welshpool with multiple trips per day.

The Candidate Site Report stated that all mains services were in place close by and the site could be easily connected to current services and infrastructure.

Highways access to the site could be created from the A489 without requirement of third party land; due to site ownership highway infrastructure could be implemented for the site to maximize efficient and safe traffic flow to the highway.

The site complies with the sustainable development aims of the Local Development Plan. The site would not have any adverse impacts on: energy and climate change; waste and water; green infrastructure; resource use; housing; access; regeneration; community support; culture and sense of place; business; health; skills and employment and; maximizing financial effectiveness.

The Options Appraisal Tool assessment undertaken by Powys County Council for the site gives the site a positive appraisal stating that the is located in accordance with the Sustainable Settlement Hierarchy and is a logical extension to the built form of the settlement. Highways concerns can be overcome; ownership of the site and current access would allow a compliant site access in terms of visibility splays and radii.

The site is a deliverable site and the site owner would be willing to enter into a planning obligation to provide increase number of affordable homes to deliver the site appropriately for the housing needs of the village.

### Site Visit

We would welcome a site visit to discuss the site and proposed housing allocation.

### Conclusion

Candidate Site 469 fulfils the LDP Sustainable Development Aims, with specific reference to housing (1); housing (2) and; access (1). The site is a suitable mixed use residential site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability. The site is a logical extension to the built settlement and is an appropriate site for a mixed housing allocation in Churchstoke with its range of services and community amenities.

Candidate site 469 would enable Powys to overcome the consistent under delivery of housing land supply. When assessing the predicted increases in household need of 9.2% over each 10 year period, Churchstoke would require 99 new households over the plan period to 2026. The proposed housing allocations provides for 45 new dwellings, therefore a 54 household deficit over the plan period.

On these grounds, we propose that the Local Development Plan should be amended accordingly to include candidate Site 469.

Council Response:

0

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### Question: 3d. (ii) Desired changes to Document

Representation Texts: Allocate site 469 within the LDP plan for future housing

08/12/2015

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6267.V9</b>		15/07/2015	<input type="checkbox"/>			Summary: Churchstoke - Alternative Site
Source: Website registration		Type: Objection		Mode	Written	Status Maintained

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Council Response: 0

**Question: 3e. (ii). Allocation No:**

Representation Texts: Candidate Site 469

Council Response: 0

**Question: 3e. (ii). Candidate Site No/Name**

Representation Texts: Candidate Site 469

Council Response: 0

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6267.V15</b>		15/07/2015	<input type="checkbox"/>			Summary: Churchstoke - Alternative Site
Source: Website registration		Type: Objection		Mode	Written	Status Maintained

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Additional material submitted

Document: Draft Deposit Map Document 2015, p.37

New Site

Map: P12: Churchstoke - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question*                      *Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Introduction

Powys County Council has prepared its deposit proposals document for the Powys Local Development Plan (LDP) which upon adoption will replace the Powys Unitary Development Plan and will be the basis for decisions on land use planning for all of Powys. This deposit proposals document includes the Authority's vision for housing site allocations and we hereby wish to make comment about such site allocations.

Candidate Site 417 was proposed during the call for Candidate Sites in April 2011 and has subsequently failed to be allocated as a housing site within the village of Churchstoke. We hereby appeal this non-allocation and are of the opinion that the Local Development Plan fails on the ground of soundness.

Soundness of Local Development Plan

The Local Development Plan fails on the ground of soundness criteria CE2. The site allocations do not realistically nor appropriately consider the relevant alternatives nor are they allocated on a robust or credible evidence Base. Site allocations have not been considered with consistent weighting to the sustainable development aims.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6267.V15 15/07/2015  Summary: Churchstoke - Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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Candidate Site 417

Candidate Site 417 lies adjacent to an existing site with planning consent for a housing development (brown field site). The site would form a logistical and proportionate natural extension to the village. The site represents sustainable development within a sustainable village and it is a deliverable site; there are no constraints and the site is capable of development within the next plan period.

The Site Appraisal Report submitted with the Candidate Site Proposal Form concluded that the site was suitable to a residential site allocation on the grounds of settlement; delivery; site quality; and the wider environment; public transport and access; environmental sustainability; well being and; sustainability.

Candidate Site 417 is an appropriate site for a housing allocation in Churchstoke. The LDP designates Churchstoke as a "large village" on the basis it has a good range of services and community amenities; the village is therefore recognized as a sustainable location.

Housing Allocation P11 HC1, Castle Caereinion

There are a number of site allocations for housing in Churchstoke. However, Candidate Site 417 appears to form the natural expansion of future housing in Churchstoke with the rear boundary line following a natural flow of the existing adjacent residential sites.

Candidate Site Suitability

Candidate Site 417 has road frontage. The site owner has control of the roadside boundary and can therefore provide satisfactory highway access. The site lies within a 30 mph speed limit, and therefore access can be achieved into the site.

Overall, Site 417 provides a huge amount of benefit to the local community of Churchstoke, the housing would be adjacent to existing housing sites in the village.

The Candidate Site Report stated that all mains services were in place close by and the site could be easily connected to current services and infrastructure.

The site is a deliverable site and the site owner would be willing to enter into a planning obligation to reduce the time limits on development to deliver the site in a shorter time period and to provide the required local needs housing numbers and community contributions.

Conclusion

Candidate Site 417 therefore fulfils the LDP Sustainable Development Aims. The site is a suitable residential site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability. The site is an appropriate site for a housing allocation in Churchstoke and its range of services and community amenities; a development of this size would not be limited by any environmental and infrastructure capacity constraints. We would welcome a site visit to discuss the site and proposed housing allocation. Candidate site 417 is therefore preferable to all the other site allocations and the Local Development Plan should be amended accordingly.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: To allocate Site 417

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6267.V15</b>		15/07/2015	<input type="checkbox"/>			Summary: Churchstoke - Alternative Site
Source: Website registration		Type: Objection		Mode	Written	Status Maintained
-----						Council Response:
						0
<b>Question: 3e. (ii. Allocation No:</b>						
Representation Texts: Candidate Site 417						
Council Response:						0
<b>Question: 3e. (ii. Candidate Site No/Name</b>						
Representation Texts: Candidate Site 417						
Council Response:						0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.34 Clyro****27 Clwyd Powys Archaeological Trust**

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
27.V12		09/07/2015	<input type="checkbox"/>			Summary: The two areas identified in Clyro fall within the Middle Wye Registered Historic Landscape, this should be acknowledged in Appendix 1
Source: Website registration		Type: Objection		Mode: Written		Status: Maintained

Document: Draft Deposit Map Document 2015, p.38

Map: P13: Clyro - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question	Representation Texts
<b>Question: 3d. (i)</b>	<b>Representation Details</b>
Representation Texts:	The two areas identified in Clyro fall within the Middle Wye Registered Historic Landscape, and this should be acknowledged in Appendix 1
Council Response:	0
<b>Question: 3d. (ii)</b>	<b>Desired changes to Document</b>
Representation Texts:	Suggested text to be inserted into Appendix under entry for Clyro HC1
	"Site lies within the Bryn-yr-hydd character area of the Middle Wye Registered Historic Landscape depending on its size and nature any further development here may require assessing under the ASIDOHL2 as part of any planning application."
	Suggested text to be inserted into Appendix under entry for Clyro HA1
	"Site lies within the Bryn-yr-hydd character area of the Middle Wye Registered Historic Landscape depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any planning application."
Council Response:	0
<b>Question: 3e. (ii)</b>	<b>Allocation No:</b>
Representation Texts:	PO13 HC1 PO13 HA1
Council Response:	0
<b>Question: 3e. (ii)</b>	<b>Candidate Site No/Name</b>
Representation Texts:	Land South east of Clyro (A) Land South east of Clyro (B)

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>27.V12</b>		09/07/2015	<input type="checkbox"/>			Summary: The two areas identified in Clyro fall within the Middle Wye Registered Historic Landscape, this should be acknowledged in Appendix 1

Source: Website registration      Type: Objection      Mode: Written      Status: Maintained

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Council Response:

0

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**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6207 Heber Percy, Mr Peter**

*Agent:* **Barton Willmore**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6207.V6** 20/07/2015  Summary: Clyro - Delete Allocated Sites P13 HA1

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.38

Site: 683/5624/P13 HA1 Land South east of Clyro

Delete Site

Map: P13: Clyro - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: We object to Appendix 1 as it appears that the proposed allocations within Clyro have not been robustly considered and demonstrated to be genuinely available, suitable and deliverable for development within the Plan period i.e. founded on a robust and credible evidence base and compliant with PPW and the Wales Spatial Plan (WSP). Our comments on the proposed allocations are as follows:  
 LAND SOUTH EAST OF CLYRO (B), 13 HOMES (REF: P13 HA1)  
 This site adjoins a historic UDP allocation which has not been brought forward to date (LDP ref: P13 HC1). The LDP Site Status Report confirms that a number of surveys would be required in order to bring forward the development of this site including ecology and land contamination surveys which have not been undertaken to date. The LDP Site Status Report confirms that the current access arrangements at the site are 'seriously substandard' and would require substantial highways & access improvements including mobility infrastructure and potential traffic calming in order to deliver this site. The site contains two entries from the Archaeological Trust's Historic Environment Register and it lies within the setting of Clyro Castle to the north and Clyro Court to the south, which are Scheduled Ancient Monuments. The site is visible from the nearby Conservation Area with several Listed Buildings in proximity to the site. The development of this site will impact upon the setting of the Scheduled Ancient Monuments, Conservation Area and Listed Buildings whilst no information has been submitted which demonstrates that these constraints are capable of being resolved.  
 Proposed allocation P13 HA1 therefore fails Test of Soundness CE2 in that the allocation is not appropriate in terms of its location within the setting of a Scheduled Ancient Monument, Conservation Area and Listed Buildings whilst there is no evidence that it is deliverable within the Plan period.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: In light of the above objections and the representations made in relation to Policy H1, we propose that proposed allocations P13 HA1 and P13 HC1 are deleted from the Plan and that additional sites should be allocated for housing within Clyro at appropriate and sustainable locations. A suitable, sustainable and available site for housing development includes our client's site at Land north-west of Begwyns Bluff, Clyro which is promoted for allocation via separate representations.

Council Response:

0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P13 HA1

Council Response:

0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In order to present our case and representations verbally to the Inspector and to address any questions or comments of the Inspector or the Council.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6207.V6</b>		20/07/2015	<input type="checkbox"/>			Summary: Clyro - Delete Allocated Sites P13 HA1
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6207.V7</b>		20/07/2015	<input type="checkbox"/>			Summary: Clyro - Delete Allocated Sites P13 HC1
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained

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Document:Draft Deposit Map Document 2015, p.38	Site: 1286//P13 HC1	Land South east of Clyro (A)	Delete Site
	Map: P13: Clyro - 2015	Issue: 2015: Deposit Draft-11. Allocated Sites	

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*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts:      LAND SOUTH EAST OF CLYRO (A), 21 HOMES (REF: P13 HC1)  
 The allocation comprises an existing commitment although planning permission for 21 homes lapsed in 2011 (ref: RAD/2003/0557). The Deposit LDP Allocations Table confirms that although the planning permission lapsed in 2011, a technical start was made for 6 local needs units on 4th January 2011. However, little progress has been made to date and in this regard we would question the deliverability of this site over the Plan period and the ability of this site to meet local needs for housing.

Council Response: 0

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**Question: 3d. (ii)      Desired changes to Document**

Representation Texts:      In light of the above objections and the representations made in relation to Policy H1, we propose that proposed allocations P13 HA1 and P13 HC1 are deleted from the Plan and that additional sites should be allocated for housing within Clyro at appropriate and sustainable locations. A suitable, sustainable and available site for housing development includes our client's site at Land north-west of Begwyns Bluff, Clyro which is promoted for allocation via separate representations.

Council Response: 0

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**Question: 3e. (ii)      Allocation No:**

Representation Texts:      P13 HC1

Council Response: 0

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**Question: 4b              Reason For Request To Speak At Hearing And Subject**

Representation Texts:      In order to present our case and representations verbally to the Inspector and to address any questions or comments of the Inspector or the Council.

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6207.V8** 20/07/2015  Summary: Clyro - Addition of New Site

Source: Email Type: Support Mode Oral (Examination) Status Maintained

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Additional material submitted SA/SEA submitted

Document: Draft Deposit Map Document 2015, p.38 New Site

Map: P13: Clyro - 2015 Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: This representation has been prepared by Barton Willmore LLP on behalf of the landowner of Land north-west of Begwyns Bluff, Clyro. A Site Location Plan identifying the land is has been submitted together with a Sustainability Appraisal contained as part of the submitted report.

These representations are in relation to the 'Powys Local Development Plan (LDP) 2011 – 2026: Deposit Plan – July 2014' ('the Deposit Plan'). The aim of the enclosed Report is to assist the Council in formulating its Local Development Plan, having particular regard to the situation at Clyro and the proposed allocation for the Land north-west of Begwyns Bluff for residential use with associated open space.

Additional Evidence: New Site Submission – Land north-west of Begwyns Bluff, Clyro (August 2014)

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Addition of a new site.

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In order to present our case and representations verbally to the Inspector and to address any questions or comments of the Inspector or the Council.

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V62** 17/07/2015  Summary: Clyro P13 HC1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.38 Site: 1286//P13 HC1 Land South east of Clyro (A)  
Map: P13: Clyro - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: •We are aware that this site has planning permission and we do not wish to comment further

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P13 HC1

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V63** 17/07/2015  Summary: Clyro P13 HA1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.38 Site: 683/5624/P13 HA1 Land South east of Clyro  
Map: P13: Clyro - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: •A water supply can be provided to serve this site.  
•Our local sewerage network can accommodate foul flows from the proposed development. Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.  
•The proposed growth being promoted for this settlement would require improvements at Clyro Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V63** 17/07/2015  Summary: Clyro P13 HA1

Source: Email

Type: Comment

Mode Written

Status Maintained

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Representation Texts: P13 HA1

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.35 Coelbren**

**530 Tawe Uchaf Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**530.V1** 13/07/2015  Summary: Coelbren - Comment on P14 HA1

Source: Email

Type: Comment

Mode Written

Status Maintained

Document:Draft Deposit Map Document 2015, p.39

Site: 1178/1856/P14 HA1 Land adjacent to Festry Fach, Dol  
Henrhyd

Map: P14: Coelbren - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: In terms of site P14 HA1 in Coelbren, the Council as has no objections but asked me to re-affirm comments in respect to the limited access road into the village and the problems caused by inadequate sewer system.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6220 National Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6220.V1** 09/06/2015  Summary: Remove Allocation P14 HA1 in Coelbren

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.39 Site: 1178/1856/P14 HA1 Land adjacent to Festry Fach, Dol Henrhyd Delete Site

Map: P14: Coelbren - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Candidate site P14 HA1 should be removed as an allocated site for residential development. The land is owned by the National Trust, there is no current NT priority to dispose of further land at Coelbren.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Candidate site P14 HA1 should be removed as an allocated site for residential development. The land is owned by the National Trust, there is no current NT priority to dispose of further land at Coelbren.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P14 HA1

Council Response: 0

Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6348.V64 17/07/2015  Summary: Coelbren - Comment re Allocation P14 HA1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.39

Site: 1178/1856/P14 HA1 Land adjacent to Festry Fach, Dol  
Henrhyd

Map: P14: Coelbren - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: •A water supply can be provided to serve this site. Off site mains may be required to serve the site. These can be provided through a water requisition scheme under Sections 41 – 44 of the Water Industry Act 1991.  
•Our local sewerage network can accommodate foul flows from the proposed development.  
•Ystradgynlais Wastewater Treatment Works (WwTW) has limited capacity and our current capital investment programme, Asset Management Plan 6 (AMP6), for the period 2015-2020 includes a scheme to increase capacity at Ystradgynlais WwTW. Should potential developers wish to commence in advance of the AMP6 scheme then financial contributions from developers are required to fund the necessary improvements through S106 of the Town & Country Planning Act 1990.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P14 HA1

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.37 Crossgates**

**4786 Powys County Council, Highways Transport and Re**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4786.V1** 16/07/2015  Summary: Crossgates - Amendment to P16 HA1

Source: Website registration Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.41

Site: 1201/5856/P16 HA1 Land to the rear of Studio Cottage Amend Site

Map: P16: Crossgates - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The proposer of this site has submitted plans for an alternative access arrangements which have been considered in consultation with the Representor, the Highway Authority. The Highway Authority has advised that the plan showing the access arrangement west of Studio Cottage seems to have the potential to provide a viable route to the land at the rear of the property although it lacks detail sufficient to be certain. It is advised that the key issues will be junction spacing and access visibility however the Authority believe it is likely appropriate standards can be achieved.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: This allocation is an unacceptable combination of two earlier candidate sites. Whilst the frontage onto the A44 was considered appropriate for a single in-fill dwelling, its combination with the land to the south, which has no alternative means of access to the highway network, would necessitate an adoptable access layout. Due to the limited frontage this would lead to an inappropriate cross-roads configuration with the residential development on the north side of the A44. Additional adjacent land with road frontage would be essential to achieving an acceptable access layout to this site.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: I recommend the inclusion of third party land to the west of the sites existing road frontage to ensure adequate land is available for an acceptable access layout.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P16 HA1

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V65** 17/07/2015  Summary: Crossgates P16 HC1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.41

Site: 1287//P16 HC1 Oaktree Meadows

Map: P16: Crossgates - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts:   
 •A water supply can be provided to serve this site. Potential developers need to be aware that the site is crossed by a water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.   
 •Our local sewerage network can accommodate foul flows from the proposed development.   
 •The proposed growth being promoted for this settlement would require improvements at Crossgates Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P16 HC1

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.38 Forden**

**6267 Roger Parry & Partners**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6267.V2** 16/07/2015  Summary: Forden - Alternative Site

Source: Website registration Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.42

New Site

Map: P17A: Forden - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Introduction

Powys County Council has prepared its deposit proposals document for the Powys Local Development Plan (LDP) which upon adoption will replace the Powys Unitary Development Plan and will be the basis for decisions on land use planning for all of Powys. This deposit proposals document includes the Authority's vision for housing site allocations and we hereby wish to make comment about such site allocations.

Candidate Site 452 was proposed during the call for Candidate Sites in April 2011 and has subsequently failed to be allocated as a housing site within the village of Forden. We hereby appeal this non-allocation and are of the opinion that the Local Development Plan fails on the ground of soundness.

Soundness of Local Development Plan

The Local Development Plan fails on the ground of soundness criteria CE2. The site allocations do not realistically nor appropriately consider the relevant alternatives nor are they allocated on a robust or credible evidence Base. Site allocations have not been considered with consistent weighting to the sustainable development aims.

Candidate Site 452

Candidate Site 452 adjoins the current development boundary for Forden. The site would form a logistical and proportionate natural extension to the village. The site represents sustainable development within a sustainable village and it is a deliverable site; there are no constraints and the site is capable of development within the next plan period.

The Site Appraisal Report submitted with the Candidate Site Proposal Form concluded that the site was suitable to a residential or community site allocation on the grounds of settlement; delivery; site quality; and the wider environment; public transport and access; environmental sustainability; well being and; sustainability.

Candidate Site 452 is an appropriate site for housing in Forden. The LDP designates Forden as a "large village"™ on the basis it has a good range of services and community amenities; the village is therefore recognized as a sustainable location.

â€f  
Housing Allocation, Forden

There are two site allocations for housing in Forden. However, Candidate Site 452 appears to form the natural expansion of future housing in Forden as it is located well in respect of the village school and sports facilities.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6267.V2** 16/07/2015  Summary: Forden - Alternative Site

Source: Website registration Type: Objection Mode Written Status Maintained

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Candidate Site Suitability

Candidate Site 452 has good road frontage. The site owner has control of the roadside boundary and can therefore provide satisfactory highway access.

Overall, Site 452 provides a huge amount of benefit to the local community of Forden, the housing development would merge Forden with South Forden which is currently identified as a rural settlement.

The Candidate Site Report stated that all mains services were in place close by and the site could be easily connected to current services and infrastructure.

The site is a deliverable site and the site owner would be willing to enter into a planning obligation to reduce the time limits on development to deliver the site in a shorter time period and to provide the required local needs housing numbers and community contributions.

Conclusion

Candidate Site 452 therefore fulfils the LDP Sustainable Development Aims. The site is a suitable residential site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability. The site is an appropriate site for a housing allocation in Forden and its range of services and community amenities; a development of this size would not be limited by any environmental and infrastructure capacity constraints. We would welcome a site visit to discuss the site and proposed housing allocation. Candidate site 452 is therefore preferable to all the other site allocations and the Local Development Plan should be amended accordingly.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocate Candidate Site 452 within the LDP for future housing development in Forden

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: Candidate Site 452

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 452

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.39 Forden**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V10** 09/07/2015  Summary: Forden - supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment

Source: Website registration Type: Support Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.43

Map: P17B: Forden - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HA1 & HA2

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.40 Four Crosses**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V9** 09/07/2015  Summary: Four Crosses supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment

Source: Website registration      Type: Support      Mode Written      Status Maintained

Document:Draft Deposit Map Document 2015, p.44

Site: 61/5326/P18 HA1 Oldfield, Four Crosses, Llanymynech, SY22  
6XP

Map: P18: Four Crosses - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HA1

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**483 Llandysilio Community Council**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

483.V1 18/07/2015  Summary: Four Crosses - Amend Site Allocation Boundary

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.44

Site: 61/5326/P18 HA1 Oldfield, Four Crosses, Llanymynech, SY22 Amend Site  
6XP

Map: P18: Four Crosses - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: This site allocated includes an area of land which should be designated as part of the future development of Llandysilio Church in Wales school, and which is referred to under Candidate Site number 1234.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Amend site boundary to reduce the area of Allocation to exclude Candidate Site 1234 so that Llandysilio Church in Wales school could extend.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: Amend boundary of Allocation P18-HA1 to exclude Candidate Site 1234.

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Oldfield Farm, Candidate Site 61

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Amend site to re-allocate for school use.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**483.V3** 18/07/2015  Summary: Four Crosses - add new housing allocation site

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Document:Draft Deposit Map Document 2015, p.44

New Site

Map: P18: Four Crosses - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Candidate Site 360 should be included as an allocation as it is natural infill in the village boundary.

Development of this site would enable road improvements at the junction of City Lane with the B4393 which would benefit properties down the lane.

Not enough land has been included in the Plan - this is an ideal site.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Include Candidate Site 360 as a housing allocation site

Council Response:

0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 360, Land Part of Gornal, Four Crosses, Llanymynech

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Important to add extra housing allocation

Council Response:

0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**483.V4** 18/07/2015  Summary: Four Crosses - add new housing allocation site

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Document:Draft Deposit Map Document 2015, p.44

New Site

Map: P18: Four Crosses - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>483.V4</b>		18/07/2015	<input type="checkbox"/>			Summary: Four Crosses - add new housing allocation site
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained

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*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts:    Allocation of Candidate Site 466 to allow for future employment needs and expansion of village workshops.

Council Response: 0

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**Question: 3d. (ii)      Desired changes to Document**

Representation Texts:    Allocation of Candidate Site 466 for employment use.

Council Response: 0

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**Question: 3e. (ii)      Candidate Site No/Name**

Representation Texts:    Candidate Site 466, "Land forming part of Hill View, Four Crosses"

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6210 , The Bowker Family**

*Agent:* **Pegasus Group**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6210.V4** 20/07/2015  Summary: Four Crosses - Alternative Site

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.44

Site: 1073/5772 Plas Foxen, Four Crosses, Llanymynech

New Site

Map: P18: Four Crosses - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The Land at Four Crosses, LLanymynech, Powys - site 1073 (site plan attached) has previously been submitted to Powys County Council. The site is assessed in Appendix 6 of the Sustainability Appraisal Report and a number of constraints have been identified which have resulted in the site not being proposed as an allocation. These constraints consist of the requirement for significant highway infrastructure improvements; for improvements to the Sarn Wen Brook; for a Flood Consequences Assessment; and as a result of the site being the outside a key boundary feature, namely Sarn Wen Brook. These issues are being addressed through the current planning application and as a result of this, the application will provide appropriate mitigation to address any issues that exist, such that the development of this site will represent sustainable development. However, Policy H1 as proposed does not facilitate such sustainable development opportunities as they lie outside of the proposed Development Boundary.

Furthermore, the Joint Housing Land Availability Study 2014 (February 2015) identifies that only a 1.5 year land supply exists at present and as a result it examines ways to increase supply such that the required 5 year supply will be able to be demonstrated in the future. In such a context, all opportunities for sustainable development, including those adjacent to the Development Boundaries should be explored as these provide for very significant benefits to meet the identified housing needs.

Additional information enclosed: Site Plan

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Add candidate site

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Plas Foxen, Four Crosses, Llanymynech (Site 1073)

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To explore the need for greater flexibility to be included within the LDP's housing policies and to consider the merits of the release of the site at Plas Foxen, Four Crosses.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6267 Roger Parry & Partners**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6267.V13 15/07/2015  Summary: Four Crosses - Alternative Site

Source: Website registration Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.44

New Site

Map: P18: Four Crosses - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Introduction

Powys County Council has prepared its deposit proposals document for the Powys Local Development Plan (LDP) which upon adoption will replace the Powys Unitary Development Plan and will be the basis for decisions on land use planning for all of Powys. This deposit proposals document includes the Authority's vision for housing site allocations and we hereby wish to make comment about such site allocations.

Candidate Site 360 was proposed during the call for Candidate Sites in April 2011 and has subsequently failed to be allocated as a housing site within the large village of Four Crosses. We hereby appeal this non-allocation and are of the opinion that the Local Development Plan fails on the ground of soundness.

Soundness of Local Development Plan

The Local Development Plan fails on the ground of soundness criteria CE2. The site allocations do not realistically nor appropriately consider the relevant alternatives nor are they allocated on a robust or credible evidence Base. Site allocations have not been considered with consistent weighting to the sustainable development aims, with specific reference to energy and climate (1) and (2); housing (1); and access (2).

Candidate Site 360

Candidate Site 360 lies very central to the village of Four Crosses, with existing housing developments located immediately to the east and to the north of the site, together with employment areas immediately to the west of the site. The site would form a logistical and proportionate extension to the village. The site represents sustainable development within a sustainable village and it is a deliverable site; there are no constraints and the site is capable of development within the next plan period.

The Site Appraisal Report submitted with the Candidate Site Proposal Form concluded that the site was suitable to a residential site allocation on the grounds of settlement; delivery; site quality; and the wider environment; public transport and access; environmental sustainability; well being and; sustainability.

Candidate Site 360 is an appropriate site for a housing allocation in Four Crosses. The LDP designates Four Crosses as a 'large village' on the basis it has a good range of services and community amenities; the village is therefore recognized as a sustainable location.

Housing Allocation P18 HA1, Four Crosses

LDP housing allocation Site P18 HA1 is set on the northern edge of the village of Four Crosses, thereby any development would extend the village to the north. The site is not situated within the heart of the village and would therefore not serve a more central benefit to the village as a whole should any open village space be developed on the site. The majority of the existing housing (approximately 70%) in Four Crosses are located near to Candidate Site No. 360, and would serve to be in a more central location as opposed to

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6267.V13 15/07/2015  Summary: Four Crosses - Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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Site P18 HA1. It is questioned whether the existing access to the housing developments near to P18 HA1 are of a highway standard to cater for more housing in the future without out any major road improvement works. If road improvement works are required then this will depend on third party ownership agreement.

Candidate Site 360 forms the natural expansion of future housing in Four Crosses with the rear boundary line following a natural flow between the developments on either side of the site.

Candidate Site Suitability

Candidate Site 360 has road frontage. There is a road access onto City Lane to the east of this site, this lane provides access for the existing housing developments to the east of site 360. The highway officer has commented that the existing access onto City Lane is of a poor quality and has a poor approach onto the county highway. Having met with Powys Highways on site it was acknowledged that there would be a huge benefit of creating a new estate road into Site 360, the scheme would include the widening and improvement of the City Lane access, furthermore the introduction of a roundabout on the highway as part of a development scheme would improve the City Lane and Plas Foxen crossroads junction, plus carriageway widening and footway provisions. The site owner has control of the roadside boundary and can therefore provide satisfactory highway access. The site is within 5 minutes walk of the key village services and facilities which provide for day-to-day needs.

With Site 360 located central to the existing housing developments of Four Crosses, the applicant would be acceptable to enter into a legal agreement to provide land within Site 360 for community use, such as a play ground area, together with ecological benefits such as a small wooded area and a pond. The applicant is more than happy to provide a percentage of local needs housing within the site. With the site being located immediately adjacent to the existing employment site of Four Crosses, the applicant would be more than happy to provide a proportion of the site for employment use as an extension to the existing employment lane.

Overall, Site 360 provides a huge amount of benefit to the local community of Four Crosses, the housing would adjacent to existing housing in the village, the existing poor access to both City Lane and Plas Foxen would be greatly improved as part of the scheme, there would local needs dwellings provided as part of the scheme, and there would be an area where the existing employment land of Four Crosses to extend.

The Candidate Site Report stated that all mains services were in place close by and the site could be easily connected to current services and infrastructure.

The site is a deliverable site and the site owner would be willing to enter into a planning obligation to reduce the time limits on development to deliver the site in a shorter time period.

Conclusion

Candidate Site 360 therefore fulfils the LDP Sustainable Development Aims. The site is a suitable residential site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability. The site is an appropriate site for a housing allocation in Four Crosses and its range of services and community amenities; a development of this size would not be limited by any environmental and infrastructure capacity constraints. We would welcome a site visit to discuss the site and proposed housing allocation. Candidate site 360 is therefore preferable to site allocation Site P18 HA1 and the Local Development Plan should be amended accordingly.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Include Candidate Site 360 in the LDP plan for housing.

**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary	
6267.V13		15/07/2015	<input type="checkbox"/>			Summary: Four Crosses - Alternative Site	
Source:	Website registration	Type:	Objection	Mode:	Written	Status:	Maintained

Council Response: 0

**Question: 3e. (ii). Allocation No:**

Representation Texts: Candidate Site 360

Council Response: 0

**Question: 3e. (ii). Candidate Site No/Name**

Representation Texts: Candidate Site 360

Council Response: 0

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary	
6267.V14		15/07/2015	<input type="checkbox"/>			Summary: Four Crosses - Remove allocation in favour of alternative site	
Source:	Website registration	Type:	Objection	Mode:	Written	Status:	Maintained

Additional material submitted

Document: Draft Deposit Map Document 2015, p.44 Site: 61/5326/P18 HA1 Oldfield, Four Crosses, Llanymynech, SY22 Delete Site  
6XP

Map: P18: Four Crosses - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question*                      *Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Introduction

Powys County Council has prepared its deposit proposals document for the Powys Local Development Plan (LDP) which upon adoption will replace the Powys Unitary Development Plan and will be the basis for decisions on land use planning for all of Powys. This deposit proposals document includes the Authority's vision for housing site allocations and we hereby wish to make comment about such site allocations.

Candidate Site 360 was proposed during the call for Candidate Sites in April 2011 and has subsequently failed to be allocated as a housing site within the large village of Four Crosses. We hereby appeal this non-allocation and are of the opinion that the Local Development Plan fails on the ground of soundness.

Soundness of Local Development Plan

The Local Development Plan fails on the ground of soundness criteria CE2. The site allocations do not realistically nor appropriately consider the relevant alternatives nor are they

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6267.V14		15/07/2015	<input type="checkbox"/>			Summary: Four Crosses - Remove allocation in favour of alternative site
Source: Website registration		Type: Objection		Mode		Written
				Status		Maintained



allocated on a robust or credible evidence Base. Site allocations have not been considered with consistent weighting to the sustainable development aims, with specific reference to energy and climate (1) and (2); housing (1); and access (2).

#### Candidate Site 360

Candidate Site 360 lies very central to the village of Four Crosses, with existing housing developments located immediately to the east and to the north of the site, together with employment areas immediately to the west of the site. The site would form a logistical and proportionate extension to the village. The site represents sustainable development within a sustainable village and it is a deliverable site; there are no constraints and the site is capable of development within the next plan period.

The Site Appraisal Report submitted with the Candidate Site Proposal Form concluded that the site was suitable to a residential site allocation on the grounds of settlement; delivery; site quality; and the wider environment; public transport and access; environmental sustainability; well being and; sustainability.

Candidate Site 360 is an appropriate site for a housing allocation in Four Crosses. The LDP designates Four Crosses as a 'large village' on the basis it has a good range of services and community amenities; the village is therefore recognized as a sustainable location.

#### Housing Allocation P18 HA1, Four Crosses

LDP housing allocation Site P18 HA1 is set on the northern edge of the village of Four Crosses, thereby any development would extend the village to the north. The site is not situated within the heart of the village and would therefore not serve a more central benefit to the village as a whole should any open village space be developed on the site. The majority of the existing housing (approximately 70%) in Four Crosses are located near to Candidate Site No. 360, and would serve to be in a more central location as opposed to Site P18 HA1. It is questioned whether the existing access to the housing developments near to P18 HA1 are of a highway standard to cater for more housing in the future without out any major road improvement works. If road improvement works are required then this will depend on third party ownership agreement.

Candidate Site 360 forms the natural expansion of future housing in Four Crosses with the rear boundary line following a natural flow between the developments on either side of the site.

#### Candidate Site Suitability

Candidate Site 360 has road frontage. There is a road access onto City Lane to the east of this site, this lane provides access for the existing housing developments to the east of site 360. The highway officer has commented that the existing access onto City Lane is of a poor quality and has a poor approach onto the county highway. Having met with Powys Highways on site it was acknowledged that there would be a huge benefit of creating a new estate road into Site 360, the scheme would include the widening and improvement of the City Lane access, furthermore the introduction of a roundabout on the highway as part of a development scheme would improve the City Lane and Plas Foxen crossroads junction, plus carriageway widening and footway provisions. The site owner has control of the roadside boundary and can therefore provide satisfactory highway access. The site is within 5 minutes walk of the key village services and facilities which provide for day-to-day needs.

With Site 360 located central to the existing housing developments of Four Crosses, the applicant would be acceptable to enter into a legal agreement to provide land within Site 360 for community use, such as a play ground area, together with ecological benefits such as a small wooded area and a pond. The applicant is more than happy to provide a percentage of local needs housing within the site. With the site being located immediately adjacent to the existing employment site of Four Crosses, the applicant would be more than happy to provide a proportion of the site for employment use as an extension to the existing employment lane.

Overall, Site 360 provides a huge amount of benefit to the local community of Four Crosses, the housing would adjacent to existing housing in the village, the existing poor access to both City Lane and Plas Foxen would be greatly improved as part of the scheme, there would local needs dwellings provided as part of the scheme, and there would be an area where the existing employment land of Four Crosses to extend.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6267.V14** 15/07/2015  Summary: Four Crosses - Remove allocation in favour of alternative site

Source: Website registration Type: Objection Mode Written Status Maintained

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The Candidate Site Report stated that all mains services were in place close by and the site could be easily connected to current services and infrastructure.

The site is a deliverable site and the site owner would be willing to enter into a planning obligation to reduce the time limits on development to deliver the site in a shorter time period.

Conclusion

Candidate Site 360 therefore fulfils the LDP Sustainable Development Aims. The site is a suitable residential site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability. The site is an appropriate site for a housing allocation in Four Crosses and its range of services and community amenities; a development of this size would not be limited by any environmental and infrastructure capacity constraints. We would welcome a site visit to discuss the site and proposed housing allocation. Candidate site 360 is therefore preferable to site allocation Site P18 HA1 and the Local Development Plan should be amended accordingly.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Include Candidate Site 360 in the LDP plan for housing.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: Candidate Site 360

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 360

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.41 Glasbury**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V11** 09/07/2015  Summary: Glasbury - supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment

Source: Website registration Type: Support Mode Written Status Maintained

Document: Draft Deposit Map Document 2015, p.45

Site: 1005/5733/P19 HA1 Treble Hill Stables, Glasbury

Map: P19: Glasbury - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HA1

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**468 Gwernyfed Community Council**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

468.V1 07/07/2015  Summary: Glasbury - P19 HA1 - Objection to Housing Allocation and Delete from LDP

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.45

Site: 1005/5733/P19 HA1 Treble Hill Stables, Glasbury

Delete Site

Map: P19: Glasbury - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Objection of Gwernyfed Community Council to the allocation for housing of the site at Treble Hill, Glasbury, HA1, Map Glasbury P 19

It would be a mistake to make this site the subject of a Housing Allocation.

There is no objection to the land being within the development boundary. But It is not suitable for allocation for 9 houses or for any number that would attract Allocation status.

The site abuts listed buildings, Treble Hill House and the recently converted Treble Hill Stables. It is essential to the preservation of the historic environment of these buildings that they retain sufficient curtilage. A limit on the amount of any new building is of the essence in safeguarding the character of the place.

The existing stone wall bounding the western part of the site with its associated hedging gives a country context to the relatively newly built Dan-y-Bryn estate opposite. It is important that something of the historic character of the lane (C0072) to the south of the site be preserved. The "highway improvement" associated with the Allocation would likely be damaging to that character. No new access should be opened up onto the road: access to any new buildings would need to use the existing access to the Stables.

As background, it should be borne in mind that the housing stock within this development line has In recent years grown substantially, so that newer houses far outnumber their predecessors. Of these newer houses, some 40 are In estates (defined here as developments originally planned for 5 or more dwellings):

- Dan-y-Bryn 18
- River View 8
- Twin Oaks 8 (plus 2 adjacent)
- Dan-y-Lan 4 (plus one or two to come)

There is no good case for looking for the development of another estate within the relevant development line.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Remove housing allocation P19-HA1 from this site.

Council Response:

0

**Question: 3e. (ii) Allocation No:**

Representation Texts: Delete P19-HA1 Glasbury

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**468.V1** 07/07/2015  Summary: Glasbury - P19 HA1 - Objection to Housing Allocation and Delete from LDP

Source: Email Type: Objection Mode Written Status Maintained

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**468.V2** 07/07/2015  Summary: Glasbury - Adjust Development Boundary

Source: Email Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.45

Dev Boundary  
Amendment

Map: P19: Glasbury - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Objection of Gwernyfed Community Council to the proposed development line where it includes land to the south east of the cross-roads on the C0072 — Glasbury, Map Glasbury P 19

This land by the cross-roads has been included by taking the line along the back (south) of the bungalow to the east and extending it to the C0072. This is to ignore or give insufficient weight to what is understood to have been the exceptional permission for the building of that bungalow.

Development on the field which includes the corner under discussion was opposed by Gwernyfed CC on a number of grounds including this:

“This is, literally, a high profile site, a green field rising above the village to the sky-line. It is seen as an invaluable visual amenity, which must be preserved. It is the natural beginning of the countryside beyond the village and should remain so.”

While clearly the proposed development line should preserve the larger part of the field, it threatens to permit an unwelcome intrusion of building into the countryside and an erosion of that visual amenity. The line should be drawn to exclude the field altogether.

Additional Supporting Evidence:

A) Map showing area to be excluded from within the development boundary for Glasbury.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Remove this section of field [part of candidate site 27] from the development area for Glasbury and adjust position of development boundary.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**468.V2** 07/07/2015  Summary: Glasbury - Adjust Development Boundary

Source: Email

Type: Objection

Mode Written

Status Maintained

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**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: Delete candidate site 27

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5539 Bradshaw, Mrs J**

*Agent:* **McCartneys (Hay-on-Wye)**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5539.V1** 20/07/2015  Summary: Glasbury -Addition of a Candidate site as an Allocation (CS 501)

Source: Post or in person Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.50

New Site

Map: P19: Glasbury - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: We seek the inclusion of that parcel of land [Candidate site No 501] outlined in red for residential development.

At present the subject parcel of land has been excluded from the draft LDP. It is considered that this parcel of land should be included within the LDP as it is clearly deliverable and meets planning policy.

It makes little sense for such a site to be excluded from LDP when there is a definite need for housing of all types to be constructed in the locality.

Additional Evidence Submitted:

A) Plan of proposed additional site outlined in red

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We seek the inclusion of that parcel of land outlined in red in the plan for residential development and situated in the village of Glasbury on Wye.

We believe that the stated parcel of land is vital in meeting defined need as stated within the projected housing requirements contained within the housing needs register for both full market value and affordable dwellings. The need for additional dwellings is clearly outlined within Local Housing Market Assessment as provided by the Affordable Housing Officer for the Authority.

We affirm that the site should be included within the plan for the following reasons:-

A) The proposed site is deliverable within the plan period and therefore should be included within the plan. There are sites contained within the plan that have been included within previous development plans that are clearly not deliverable. Therefore, sites that can be developed within the plan period should be included within the plan.

B) There is a small part of the site presently covered with woodland. This woodland would be protected and enhanced as part of any developments for future generations.

C) Part of the site also includes a 'right of way' which will be protected and improved as part of the development scheme.

D) The access to the site and safety of the adjacent minor road will be improved as part of the scheme. The improvement undertaken will be similar to that of the adjacent housing development site. This improvement will also benefit the highway with the provision of inclusive visibility and passing bays.

E) The proposed site is screened from the highway and other dwellings by the presence of a thick tree line. Therefore the impact of the proposed development site on the visual

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5539.V1** 20/07/2015  Summary: Glasbury -Addition of a Candidate site as an Allocation (CS 501)

Source: Post or in person Type: Objection Mode Oral (Examination) Status Maintained

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landscape will be minimised.

F) The proposed site is adjacent to the Unitary Development Plan boundary and would not present an intrusion into the open countryside. The site would present a logical 'rounding off' of the development boundary.

G) The sustainability appraisal of the site was undertaken during the previous submission and has therefore not been provided again.

Summary:

We are certain that the site would strengthen the Local Development Plan by providing housing for all market sectors where there is a clearly defined need. This strengthened by the fact that the site is deliverable within the plan period and would be suitable for all housing types.

The Local Development Plan can only prove to be sound if the proposed development sites contained within are proven to be deliverable. As this site is clearly deliverable as it is being proposed by the owner and generally meets the site selection criteria, it should be included within the LDP. The present inclusion of other sites within the development plan that are not deliverable does not provide for a sound plan.

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site Reference No : 501 Land east of Aberllynfi House, Glasbury on Wye

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: We seek to make representation to the Inspector for the inclusion of the site within the Local Development Plan. We believe it necessary to speak so that the fullest case possible can be made for the inclusion of the site.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6268 Fitzgerald, Mr John**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6268.V1** 06/07/2015  Summary: Glasbury - Comment on Candidate Site

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.45

Map: P19: Glasbury - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The field at the back of Twin Oaks [part proposed as candidate site 487] has provision for new properties to be built. Given our property was built on a field in 1989 we cannot object totally to the Plan

However, I would feel less concerned if:

- a) the new properties were affordable homes for local young people which is what villages need rather than executive homes, and
- b) the ancient oak in the middle of the field was retained which from an environmental standpoint, is essential.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: If new houses are to be built:

- a) They should only be affordable suitable for young families
- b) The ancient oak is protected.

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Field which includes candidate site 487 Glasbury

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6282 Hayward and Johnson, Mr G & Mrs V**

*Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6282.V2** 16/07/2015  Summary: Glasbury - Addition of New Housing Site

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.45

New Site

Map: P19: Glasbury - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is objected to on the basis of the reduced housing land target (see separate form). The non-inclusion of the land to the east of the A 438, Glasbury and its omission from the site schedule in Appendix 1 – Settlement Allocations. It is noted that the Policy also seeks to maintain a 5 year supply of housing. For reasons explained in the accompanying Submission Document we consider that unless a sufficient range and choice of sites is provided, Powys County Council will struggle to achieve a 5 year land supply both on adoption and throughout the plan period.

The first part of the policy refers to development in Towns and Large Villages. We consider that development of the site in question would be compatible with the requirement as it would form a logical extension to the settlement.

The site proposed could potentially deliver some 40 dwellings, allowing for site constraints, in accordance with Policy H3 which provides for average densities of 25 dwellings per hectare on sites in towns and large villages. It would also aim to be compatible with Policy H2 - Housing Delivery.

ADDITIONAL SUPPORTING EVIDENCE:

- A) Submission Document
- B) Proposed Site Plan
- C) SA Assessment
- D) Compatibility with Environmental Report assessment

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocation of the site to the East of the A438, Glasbury

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Not previously submitted as a candidate site

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6282.V2</b>		16/07/2015	<input type="checkbox"/>			Summary: Glasbury - Addition of New Housing Site
Source: Email			Type: Objection			Mode Oral (Examination) Status Maintained

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Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding the scale of development proposed.

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V66** 17/07/2015  Summary: Glasbury P19 HA1

Source: Email Type: Comment Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.45

Site: 1005/5733/P19 HA1 Treble Hill Stables, Glasbury

Map: P19: Glasbury - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts:   
 •A water supply can be provided to serve this site.   
 •Our local sewerage network can accommodate foul flows from the proposed development.   
 •Glasbury Wastewater Treatment Works (WwTW) has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P19 HA1

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.42 Guilsfield****467 Guilsfield Community Council**

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
467.V1		06/07/2015	<input type="checkbox"/>			Summary: Amend site P20HA1 - Guilsfield
Source: Email		Type: Objection		Mode		Written
				Status		Maintained
Document:Draft Deposit Map Document 2015, p.46			Site: 1245//P20 HA1		Land adj Celyn Lane	
			Map: P20: Guilsfield - 2015		Issue: 2015: Deposit Draft-11. Allocated Sites	
<i>Question</i>		<i>Representation Texts</i>				
<b>Question: 3d. (i)</b>		<b>Representation Details</b>				
Representation Texts:		Deposit of Powys Local Development Plan – June 2015				
<p>Guilsfield Community Council monthly meeting was held Monday 22nd June 2015 and The Powys LDP – June 2015 was an Agenda item for discussion/consideration.</p> <p>Members had observed the revised Plan and the Chairman summarised changes to the Deposit for Guilsfield to the meeting -</p> <ul style="list-style-type: none"> <li>•The Deposit LDP issued last year proposed one main new housing site at Celyn Lane Guilsfield and this was referenced in the Guilsfield Inset Map at P20 HA1 and comprised of candidate sites reference: 1062 and 1067 – proposed 30 homes.</li> <li>□ Consultation feedback following Deposit alerted Powys CC to concerns of natural Resources Wales regarding potential impact of this site on the Granllyn SAC and the newt population and a risk that development of the site could have potential to result in Likely Significant Effect to the Special Area of Conservation (SAC) in breach of Habitat Regulations. Further investigations by Council's ecologist agreed with this and considered to be a serious issue. It was therefore decided to avoid development of the south east parcel of land in HA1 (candidate site 1067). In the revised Deposit Plan, Site P20 HA1 now consists of only the north west parcel (part candidate site 1062) and is proposed for 19 dwellings. The improved link road is still required and the land allocation is dependent on the proposed highway improvements which will alleviate current access problems at Celyn Lane – development of revised site HA1 will still need to give full consideration to surveys/mitigation/enhancement measures in respect of the Granllyn great crested newt population and will be controlled at the more detailed planning stages.</li> <li>•Due to loss of one of the parcels of land and reduction in proposed dwellings, a substitute site required to ensure Council plan for enough housing to meet Guilsfield needs.</li> </ul> <p>Council members discussed the matter in detail and require the following comments to be considered/noted by Planning Services –</p> <p>Candidate site 1067 –</p> <ul style="list-style-type: none"> <li>•The extreme disappointment of the Community Council that Site 1067 is being withdrawn.</li> <li>•Members consider that Powys CC should challenge the concerns/decision of NRW and not abandon the site without in-depth enquires. Celyn Lane as it stands is a major problem and development of both sites (1067 &amp; 1062) would necessitate worthwhile highway improvements and be extremely beneficial in alleviating current access problems in Celyn Lane. The two sites are located with potential easy access connection to the present sewage system.</li> </ul> <p>The Community Council considers these comments to be very appropriate and asks that they are noted by Powys CC Planning Services in consideration of the revised Plan.</p>						

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**467.V1** 06/07/2015  Summary: Amend site P20HA1 - Guilsfield

Source: Email Type: Objection Mode Written Status Maintained

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Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Amend Allocation P20HA1 to include candidate site 1067.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P20 HA1

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate site 1067

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**467.V2** 06/07/2015  Summary: Does not support Allocation P20 HA2 - Guilsfield

Source: Email Type: Objection Mode Written Status Maintained

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Document: Draft Deposit Map Document 2015, p.46

Site: 52/5171/P20 HA2 Land to East of Groes-lwyd, Guilsfield

Map: P20: Guilsfield - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Deposit of Powys Local Development Plan – June 2015

Guilsfield Community Council monthly meeting was held Monday 22nd June 2015 and The Powys LDP – June 2015 was an Agenda item for discussion/consideration.

Members had observed the revised Plan and the Chairman summarised changes to the Deposit for Guilsfield to the meeting -

•Candidate site 52 (Land to East of Groes Lwyd Guilsfield) has been determined as most suitable with a new allocation on part of this site – Ref: P20 HA2 and is being proposed for the second Deposit to provide 20 dwellings.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**467.V2** 06/07/2015  Summary: Does not support Allocation P20 HA2 - Guilsfield

Source: Email Type: Objection Mode Written Status Maintained

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To reiterate comments in respect of Candidate site 52 –

- Whilst part development of this site (nearest Guilsfield village) could be acceptable, on original proposals the Community Council by majority vote, opposed this site as concerns expressed the development would join the two communities and be detrimental on the visual impact and individual identity. Concerns are still strong that this may still develop from this revised proposal.

- If the development should proceed, it will be essential for traffic calming measures and speed limit on B4392 as entry/exit to site could be dangerous without restrictions in place

- Some affordable housing is included.

- Concerns in respect of sewage and the connection of additional properties into the sewage system as it stands at the moment. Council members, being aware that the main sewage pipe which runs through the back gardens of properties between Rhoslan and Coed y Glyn, is a 4" pipe – have concerns that this may not be adequate – Would a 6" pipe be required and necessitate the moving onto the main road.

- A large bio-system would not be in the interest of the village.

The Community Council considers these comments to be very appropriate and asks that they are noted by Powys CC Planning Services in consideration of the revised Plan.

Council Response: 0

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**Question: 3e. (ii. Allocation No:**

Representation Texts: P20 HA2

Council Response: 0

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**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: Candidate Site No. 52 - Land east of Groes Lwyd Guilsfield

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**2923 Ian Pryce Property Services**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2923.V4** 20/07/2015  Summary: Guilsfield - Reinstate P20 HA1 allocation to (2014 Deposit Plan)

Source: Website registration Type: Objection Mode Written Status Maintained

Document: Draft Deposit Map Document 2015, p.46 Site: 1245//P20 HA1 Land adj Celyn Lane Amend Site  
 Map: P20: Guilsfield - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: This allocated site P20 HA1 should have the adjoining site reinstated.  
 The development site proposes the construction of a new principal access road to replace the Celyn Lane junction and provide access to all adjoining housing sites. The viability of the development project is compromised with the overall reduction of the site area. A larger site allocation will enable an increase in dwellings which will offset the cost of the new entrance/road.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Additional development land to be reinstated adjoining P20 HA1

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P20 HA1

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: 1062 - Land Adjacent Celyn Lane, Guilsfield

Council Response: 0

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

### 5197 Natural Resources Wales

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V42** 20/07/2015  Summary: Guilsfield - Site Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document: Draft Deposit Map Document 2015, p.46

Site: 1288//P20 HC1 Land at Sarn Meadows

Map: P20: Guilsfield - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

#### Question: 3d. (i) Representation Details

Representation Texts: Issues and Infrastructure (Appendix 1 - Settlement Allocations). As this is a commitment and a planning permission is already in place it is unclear how PCC can now assess a HRA for development at the site. We would welcome clarification as to whether PCC have to date completed a HRA for this site and the outcome of this.

Council Response: 0

#### Question: 3d. (ii) Desired changes to Document

Representation Texts: As this is a commitment and a planning permission is already in place it is unclear how PCC can now assess a HRA for development at the site. We would welcome clarification as to whether PCC have to date completed a HRA for this site and the outcome of this.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V55** 20/07/2015  Summary: Guilsfield - Site Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document: Draft Deposit Map Document 2015, p.46

Site: 1288//P20 HC1 Land at Sarn Meadows

Map: P20: Guilsfield - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

#### Question: 3d. (i) Representation Details

Representation Texts: Issues and Infrastructure (Appendix 1 - Settlement Allocations).#

We have been in discussions with the landowner and agents regarding flood risk on site. Hydraulic modelling has been carried out to establish flood risk at the site. This modelling has then informed an initial assessment to demonstrate that consequences of flooding can be acceptably managed. We note that further text has been added to state that any further / fresh planning application at this site should provide a FCA informed by the latest flood modelling.

Council Response: 0

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

5197.V55 20/07/2015  Summary: Guilsfield - Site Issues/Infrastructure Requirements

Source: Email

Type: Comment

Mode Oral (Examination)

Status Maintained

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We have been in discussions with the landowner and agents regarding flood risk on site. Hydraulic modelling has been carried out to establish flood risk at the site. This modelling has then informed an initial assessment to demonstrate that consequences of flooding can be acceptably managed. We note that further text has been added to state that any further / fresh planning application at this site should provide a FCA informed by the latest flood modelling.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5695 Bardsley, Mrs Margaret**

*Agent:* **Strutt & Parker LLP (Chester)**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5695.V2** 20/07/2015  Summary: New site in Guilsfield (CS 843)

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.46

New Site

Map: P20: Guilsfield - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Supports allocating site 'Land at Tan Y Gaer, Guilsfield', for residential development.

Additional evidence submitted:

1. Local Development Plan Deposit Draft - July 2015 Consultation response - Land at Tan Y Gaer, Guilsfield, Welshpool (July 2015).
2. Local Development Plan Deposit Draft - July 2015 Consultation response - Land at Tan Y Gaer, Guilsfield, Welshpool (April 2014).

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocate Candidate Site 843, Guilsfield.

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 843 - Land at Tan Y Gaer, Guilsfield, Welshpool

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Overall level of housing proposed and growth/allocation strategy for Guilsfield.

Council Response: 0



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5843 Trevor, Mr T**

*Agent:* **Carter Jonas (Shrewsbury)**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5843.V1** 17/07/2015  Summary: Guilsfield - Alternative site

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Additional material submitted SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.46

New Site

Map: P20: Guilsfield - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Please see accompanying letter, Site Plan, Sustainability Appraisal and Visual Impact Assessment.

Additional Evidence Submitted:

1. Letter supporting alternative site
2. Visual Impact Statement
3. Sustainability Appraisal and Strategic Environmental Assessment Toolkit

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: As above.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P20 HC1

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Land north of Srans Meadow, Candidate Site Number 1176

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6267 Roger Parry & Partners**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6267.V4 16/07/2015  Summary: Guilsfield - Alternative Site

Source: Website registration Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.46

New Site

Map: P20: Guilsfield - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Introduction

Powys County Council has prepared its deposit proposals document for the Powys Local Development Plan (LDP) which upon adoption will replace the Powys Unitary Development Plan and will be the basis for decisions on land use planning for all of Powys. This deposit proposals document includes the Authority's vision for housing site allocations and we hereby wish to make comment about such site allocations.

Candidate Site 339 was proposed during the call for Candidate Sites in April 2011 and has subsequently failed to be allocated as a housing site within the village of Guilsfield. We hereby appeal this non-allocation and are of the opinion that the Local Development Plan fails on the ground of soundness.

Soundness of Local Development Plan

The Local Development Plan fails on the ground of soundness criteria CE2. The site allocations do not realistically nor appropriately consider the relevant alternatives nor are they allocated on a robust or credible evidence Base. Site allocations have not been considered with consistent weighting to the sustainable development aims.

Candidate Site 339

Candidate Site 339 lies adjacent to an existing housing site on Oldcastle Avenue. The site would form a logistical and proportionate natural extension to the village. The site represents sustainable development within a sustainable village and it is a deliverable site; there are no constraints and the site is capable of development within the next plan period.

The Site Appraisal Report submitted with the Candidate Site Proposal Form concluded that the site was suitable to a residential or community site allocation on the grounds of settlement; delivery; site quality; and the wider environment; public transport and access; environmental sustainability; well being and; sustainability.

Candidate Site 339 is an appropriate site for housing and/ or a community facility such as a Doctors Surgery or Childcare facility allocation in Guilsfield. The LDP designates Guilsfield as a "large village" on the basis it has a good range of services and community amenities; the village is therefore recognized as a sustainable location.

Housing Allocation, Guilsfield

There are three site allocations for housing in Guilsfield. However, Candidate Site 339 appears to form the natural expansion of future housing in Guilsfield as it lies adjacent to an existing housing development and has good road access.

Candidate Site Suitability

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6267.V4** 16/07/2015  Summary: Guilsfield - Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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Candidate Site 339 has road access. The site owner has control of the roadside boundary and can therefore provide satisfactory highway access.

Overall, Site 339 provides a huge amount of benefit to the local community of Guilsfield, the housing would back onto existing houses and bungalows in Oldcastle Avenue.

The Candidate Site Report stated that all mains services were in place close by and the site could be easily connected to current services and infrastructure.

The site is a deliverable site and the site owner would be willing to enter into a planning obligation to reduce the time limits on development to deliver the site in a shorter time period and to provide the required local needs housing numbers and community contributions.

Conclusion

Candidate Site 339 therefore fulfils the LDP Sustainable Development Aims. The site is a suitable residential site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability. The site is an appropriate site for a housing allocation in Guilsfield and its range of services and community amenities; a development of this size would not be limited by any environmental and infrastructure capacity constraints. We would welcome a site visit to discuss the site and proposed housing allocation. Candidate site 339 is therefore preferable to all the other site allocations and the Local Development Plan should be amended accordingly.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocate Candidate site 339 as a site for future housing developemnt within the LDP in Guilsfield

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: Candidate Site 339

Council Response:

0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 339

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.43 Hay On Wye**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V13** 09/07/2015  Summary: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under MUA1

Source: Website registration      Type: Support      Mode Written      Status Maintained

Document:Draft Deposit Map Document 2015, p.47

Site: 1100/5788/P21 MUA1 Land adj Brecon Pharmaceuticals, Hay-on-Wye

Map: P21: Hay On Wye - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under MUA1

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1034 Brecon Beacons National Park Authority**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1034.V8** 20/07/2015  Summary: Comment on Site P21 MU21

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.47

Site: 1100/5788/P21 MUA1 Land adj Brecon Pharmaceuticals, Hay-on-Wye

Map: P21: Hay On Wye - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Firstly, the National Park Authority would like to congratulate the Powys LDP team for the efforts made to address the significant concerns raised against the first Deposit LDP (2014). It is acknowledged that the level of work undertaken to achieve the revised Deposit is substantial and the team is to be congratulated. We are extremely encouraged to see the progress being made by yourselves to move towards an adopted plan and the certainty this will bring in relation to the future development in Powys. Undoubtedly this will be of benefit to the region and can only be supported by the NPA.  
Notwithstanding the above, we would like to draw your attention to the following issues we have identified with the deposit draft LDP (2015) and its compliance with National Planning Policy. We raise these concerns from our recent experiences of the Examination process and we hope what follows will benefit you in the production of a sound LDP. These are not objections per se, but we urge you address the points in your lead up to submission in the interests of soundness.

Please note that these are officer comments, which will be put before Members at the next available opportunity. Therefore they may be subject to amendment following NPA recommendation. We will advise you of any change accordingly.

8. Hay on Wye Allocation

We support the allocation of P21 MUA1 in Hay on Wye for mixed use. This will provide employment land and housing to support the functioning of the Key Settlement of Hay on Wye. However, as this site provides development to meet NPA objectives, it is essential that again, a joint development brief is developed for the site (in accordance with paragraph 7.2.1 of BBNPA LDP (2007-2022) to ensure the site contributes joint policy aspirations. Again I would suggest that such a brief would need to be agreed by both PCC and the NPA.

Council Response:

0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1034.V9** 20/07/2015  Summary: Brecon Beacons National Park Boundary needs amending

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.47

Map: P21: Hay On Wye - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1034.V9** 20/07/2015  Summary: Brecon Beacons National Park Boundary needs amending

Source: Email

Type: Objection

Mode Written

Status Maintained

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council agree to amend the proposals maps to show the correct BBNP boundary.

Council Response:

0

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**Question: 3d. (i) Representation Details**

Representation Texts: Firstly, the National Park Authority would like to congratulate the Powys LDP team for the efforts made to address the significant concerns raised against the first Deposit LDP (2014). It is acknowledged that the level of work undertaken to achieve the revised Deposit is substantial and the team is to be congratulated. We are extremely encouraged to see the progress being made by yourselves to move towards an adopted plan and the certainty this will bring in relation to the future development in Powys. Undoubtedly this will be of benefit to the region and can only be supported by the NPA.  
Notwithstanding the above, we would like to draw your attention to the following issues we have identified with the deposit draft LDP (2015) and its compliance with National Planning Policy. We raise these concerns from our recent experiences of the Examination process and we hope what follows will benefit you in the production of a sound LDP. These are not objections per se, but we urge you address the points in your lead up to submission in the interests of soundness.

Please note that these are officer comments, which will be put before Members at the next available opportunity. Therefore they may be subject to amendment following NPA recommendation. We will advise you of any change accordingly.

9. Boundary

I refer you to correspondence sent to PCC in February of this year, setting out that the Boundary of the National Park has been updated to provide accuracy improvements in relation to the written statement of designation. The revised boundary was provided to you at that time in GIS format. I note that your Proposals Map is utilising the outdated version of the Boundary. This mostly affects land in and around the Caer-lan and Abercraf area of Powys. However you are advised to undertake your own checks against the updated boundary. If you require further copies of the GIS boundary files please contact [shaun.lewis@becaons-npa.gov.uk](mailto:shaun.lewis@becaons-npa.gov.uk) for assistance.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5788 c/o Pant Farm**

*Agent:* **A. B. Planning**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5788.V2** 20/07/2015  Summary: Amend Site P21 MUA1 - Hay On Wye

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Document:Draft Deposit Map Document 2015, p.47

Site: 1100/5788/P21 MUA1 Land adj Brecon Pharmaceuticals, Hay-on-Wye Amend Site

Map: P21: Hay On Wye - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: A separate objection is made by AB Planning in relation to Policy H1 regarding the need for additional housing land to be provided within the Plan Period, which provides the strategic policy context for this site specific objection.

In addition, it is also maintained within the LDP that the primary location for accommodating development, including housing provision should be within identified towns. Hay on Wye is identified within the Plan's settlement hierarchy as a 'Town' albeit that the majority of the urban area of the settlement is within the Brecon Beacons National Park. The allocation of housing land (Policy SP5) within the Adopted Brecon Beacons National Park Local Development Plan (December 2013) is testament to the role and function of Hay on Wye as an important service centre, able to accommodate a range of development proposals, including housing provision.

The settlement of Hay on Wye comprises a sustainable settlement, with significant service provision including housing, retail, education and additional essential services available within the immediate settlement and community. Notwithstanding the town itself sits outside the planning area of Powys CC, the boundary between the two planning authorities has now become largely indistinguishable along Gypsy Castle Lane. This situation is much in evidence with the recent successful expansion of the UK's largest second hand and historic book retailer at Hay on Wye Book Sellers.

The settlement includes multiple employment facilities including restaurants and 2 leisure areas and recreation fields. The community also incorporates a Primary School and open-air market. As such, the consideration of the settlement is appropriate within the Deposit Local Plan and allows for higher proportions of housing delivery, reinforced by its location along primary growth corridor as recognised within the Wales Spatial Plan.

The proposed Mixed Use Allocation on Land at Gypsy Castle Lane, Hay on Wye (MUA1) includes an allocation of 1.8 hectares of residential development within a wider mixed use area of 4.2 hectares. This provides a proposed number of 45 residential units.

As an identified 'Town' within the Deposit Plan, it is relevant to note the policy requirement regarding the density of housing development to be provided under Policy H3. For housing development within 'Towns' such as Hay on Wye' the required density of development is stated as 25+ per hectare, noting that this is based on the premise that, 'all housing development should make the most efficient and efficient use of land.'

The allocation of 1.8 hectares to accommodate a total of 45 residential units therefore provides a housing density of 25 dwellings per hectare, but no greater density.

The proposed increase in housing density and extent presented as part of this objection provides an opportunity to increase the ratio of housing development within the proposed mixed use site allocation without increasing the size of the housing development. This would provide the following benefits:

- Forms part of existing mixed use allocation within the Deposit Plan and would be attached to areas of employment and residential growth.
- Adjoins a key public transport network with immediate links to Talgarth and Brecon.
- Accessed off the primary road network (to be provided in order to facilitate the proposed site allocation).

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
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5788.V2		20/07/2015	<input type="checkbox"/>			Summary: Amend Site P21 MUA1 - Hay On Wye
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Source: Email

Type: Objection

Mode: Oral (Examination)

Status: Maintained

At the same time, promotion of the proposed site allocation for an increased housing density, would meet the core aspects of the Plan's urban sustainability objectives. It is therefore relevant to note the site location within walking distance of a significant retail centre, a school, large medical centre (including dentists), livestock market and sports clubs, along with a business park and several industrial estates/areas and additional employment facilities. There are also multiple restaurants, pubs and accommodation.

As a result of the above and the availability of infrastructure already part-implemented, the proposed site allocation would ensure the efficient and sustainable resolution of existing adverse highway and related amenity and highway safety issues/impacts and traffic congestion. A failure to ensure that proposed residential development is maximised in such locations would be contrary to the proposed LDP Strategy and the Wales Spatial Plan.

The proposed increase in housing density within the housing element of the site's mixed use allocation will have no additional impacts upon landscape beyond that already accommodated by the inclusion of the allocation of MUA1 within the Deposit Plan. The proposed site area as currently allocated would remain the same.

Having regard to the LPA's failure to provide sufficient housing land and thereby satisfactorily address the policy context set out within Policy H1, the increased housing development proposed will allow the current housing short-fall to be met, thereby providing a mechanism without which the Plan would be considered 'Unsound'. As set-out elsewhere in this submission the following tests of Soundness will be met by the inclusion of the proposed change:

- C2
- C3
- CE1
- CE2

In particular the increased housing density and extent within the proposed site allocation would provide an acceptable housing development in a sustainable location while ensuring the Development and management Plan of the BBNPA area are appropriately accommodated within the Powys LDP.

The spatial arrangements resulting from the increased housing density and extent can be achieved to ensure that the amenity of the respective elements of the proposed site allocation can be delivered to a high standard and achieve a high quality development. These arrangements will also ensure the provision of an effective landscaping scheme, including appropriate buffers to the site boundary, at the entrance to the town and elsewhere within the proposed development.

Council Response:

0

### Question: 3d. (ii) Desired changes to Document

Representation Texts:

It is proposed that Appendix 1 to the Deposit Plan should be amended as follows:

Delete the currently proposed No. Units of 45 for Land at Gypsy Castle Lane Hay on Wye, (MUA1) and replace with a total proposed No. Units of 60.

Council Response:

0

### Question: 3e. (ii) Allocation No:

Representation Texts: P21 MUA1

Council Response:

0



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5788.V2** 20/07/2015  Summary: Amend Site P21 MUA1 - Hay On Wye

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In relation to the proposed change to the housing density and extent of site MUA1 in order to further expand and respons to any queries raised, as necessary during examination hearings.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6257 Lewis, Ms Dawn**

*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**6257.V1** 17/07/2015  Summary: Hay On Wye - P21 MUA1 - Deletion of Mixed Use Allocation Site

Source: Website registration Type: Objection Mode Written Status Maintained

Document: Draft Deposit Map Document 2015, p.47 Site: 1100/5788/P21 MUA1 Land adj Brecon Pharmaceuticals, Hay- Delete Site  
on-Wye

Map: P21: Hay On Wye - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: I write with regard to MUA1 planned inclusion for Hay on Wye. I do not think consideration has been given to the fact that this town falls victim to 3 LDP's ; that of BBNPA, Hereford and Powys CC. Also I feel that there is sufficient brown field sites to accommodate any new required development in the town without building on green fields. The position of this development with completely change the entrance to the town stretching boundaries and making Hay a town of ribbon development. There is insufficient jobs to accommodate new residents, especially as BBNPA plan to build 80 new homes with no allocation for jobs. I question how our local school will cope and already appointments at our medical centre are like gold dust. Access will be an issue and this site would require residents to use a vehicle to travel to shops, doctors and to transport children to school.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Use the site of the old community centre to build any necessary housing

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: MUA1

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Hay on Wye

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6305 Furnell, Ms Helen**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6305.V1 20/07/2015  Summary: Hay On Wye - P21 MUA1 - Robust evidence on the allocated site selection required

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.47

Site: 1100/5788/P21 MUA1 Land adj Brecon Pharmaceuticals, Hay-on-Wye Amend Site

Map: P21: Hay On Wye - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: C1, C4 and CE4 - Hay-on-Wye is impacted on not just by Powys CC but also and predominantly by BBNPA, which is the responsible authority for ALL of Hay-on-Wye (the proposed site set out in this plan falls just outside the town's limits). At the north end of the town the BBNPA boundary adjoins Herefordshire and therefore another authority's planning department potential site for development. It is not clear from this document that due consideration has been given to the potential for development by other authorities in this area.

Since the development of Gypsy Castle Estate, there have been further developments moving out from the centre of the town through Wyeside Gardens, Warren Close, followed closely by The Meadows. Another development linked on further again will have the effect of its residents being some considerable way from the key facilities of the town, such as shops, library, post office and doctor's surgery. Public transport arrangements within the town are non-existent and other than local taxis residents needing such facilities would be reliant on the volunteers of Dial a Ride or would need to encourage bus drivers to drop them off near their development (once every few hours when a bus comes through). Bus services on a Sunday are very restricted, with route 39 being funded by voluntary contributions as the service was due to be withdrawn completely.

The primary school is due to be redeveloped to accommodate more children, many of whom are designed to be taken up by pupils from surrounding villages, such as Llanigon, where schools have recently been closed in anticipation of this development. It is not clear whether the redeveloped school would have the infrastructure to accommodate the potential from this new development and any others that the other authorities may consider granting.

Hay-on-Wye does not have a community centre and it is not clear whether one will definitely be included in the redeveloped school or elsewhere in the town. The lack of a centre now has had a major impact on the town and its ability to provide a venue for community clubs.

The leisure facilities consist of football pitches, tennis courts and a bowling green. At present many leisure activities have to be pursued either at Gwernyfed High School or Brecon Leisure Centre as Hay does not have the infrastructure to provide such.

The area of the town outlined has been subject to flood in the past. While the document recognises that the infrastructure may need attention, any such work will need to take into consideration that BBNPA could develop land within the town limits that would put extra strain on services provided.

I'm not sure when this report was produced but the Settlement Site Summary refers to Brecon Pharmaceuticals. PCI (for that is what it is called) has not been Brecon Pharmaceuticals for some years, giving rise to concern about the currency of this report.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: I would like to see robust arguments that demonstrate that work has been carried out to allay the concerns set out here. While I appreciate this is a fairly high level document, the wording set out here provides no level of comfort that allows me to support the plan. Evidence of how the sustainability report was compiled would be invaluable in being able to judge the validity of its findings, which at present I don't recognise. Clear acknowledgement is required of the need to work with other authorities to ensure a sympathetic development of this popular tourist town.

Council Response:

0

**Question: 3e. (ii) Allocation No:**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6305.V1</b>		20/07/2015	<input type="checkbox"/>			Summary: Hay On Wye - P21 MUA1 - Robust evidence on the allocated site selection required
Source: Website registration		Type: Objection		Mode	Written	Status Maintained
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Representation Texts:	P21 MUA1 ref 35.43					
Council Response:						0
-----						
<b>Question: 3e. (ii.)</b>	<b>Candidate Site No/Name</b>					
Representation Texts:	Hay on Wye, 1100					
Council Response:						0
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Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V52** 17/07/2015  Summary: Hay On Wye P21 MUA1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.47

Site: 1100/5788/P21 MUA1 Land adj Brecon Pharmaceuticals, Hay-on-Wye

Map: P21: Hay On Wye - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts:   
 •A water supply can be provided to serve this site.   
 •The foul flows from this development would pass through two of our Sewage Pumping Stations (SPS) and the cumulative effect of flows from the site would require an assessment of the SPS to establish whether improvements are required. If improvements are required the sewer requisition provisions of the Water Industry Act 1991 can apply.   
 •Hay-on-Wye Wastewater Treatment Works (WWTW) can accommodate the foul flows from this proposed development site.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P21 MUA1

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.44 Howey**

**2351 Kemble-Davies, Mrs H**

*Agent:* **A. B. Planning**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2351.V1** 20/07/2015  Summary: Howey - Support of Allocation P22 HA1

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Document: Draft Deposit Map Document 2015, p.48

Site: 1093/2351/P22 HA1 Land to West of and accessed off Crossways Crt

Map: P22: Howey - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be consistent with and in support of the DLDP Strategy and Policies. No change is therefore considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The inclusion of the site for development within the Plan is supported as the requirement of the Plan being sound would not be achievable without its inclusion both in terms of the objective of Policy H1 and achieving the appropriate distribution of development throughout the Local Development Plan area.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: HA1 insert map – P22

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Crossways Court Howey

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2351.V1** 20/07/2015  Summary: Howey - Support of Allocation P22 HA1

Source: Email

Type: Support

Mode Oral (Examination)

Status Maintained

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In relation to the proposed housing allocation in order to further expand and respond to any queries raised, as necessary, during the Examination Hearings.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6113 Atkins, Mr**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6113.V1 17/07/2015  Summary: Howey- Group Objection to Allocation P22 HA1

Source: Post or in person Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.48 Site: 1093/2351/P22 HA1 Land to West of and accessed off Delete Site  
Crossways Crt

Map: P22: Howey - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: Council Response**

Representation Texts: These comments are noted, however no changes are considered necessary due to the following reasons: 1) The Council considers that the proposed 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. 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; 2) Through the LDP candidate site assessment process the Council has sought to ensure that site allocations within the LDP are free from major constraints on developments, and has actively engaged with the main infrastructure providers. Welsh Water have advised in respect of this proposed allocate site that a water supply can be provided to serve this site and that a water main crosses the site, and have also confirmed that the local sewerage network can accommodate foul flows from the proposed development. It is advised that Llandrindod Wells Wastewater Treatment Works (WwTW) can accommodate the foul flows from this proposed development site. 3) All the sites that have been allocated have been discussed in detail with the Council's Highway Engineers, this means that all of the allocations are deliverable without any major highway constraints. Any highway issues that need to be addressed at the planning application stage are listed in Appendix 1 of the Written Statement. At the planning application stage all developments are required to demonstrate that adequate and safe highway access is to be provided for all users, and that it is designed to meet the Council's highway design criteria. The Council shall also seek to ensure that future development mitigates any possible adverse impacts associated with an increase in traffic. 4) The impact of the development on property values is not a material planning consideration.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: This is a group representation made on behalf of 6 local residents.

We the residents of Crossways Court, Howey, Llandrindod Wells, are writing to express our considered concerns regarding the Proposed development of adjacent land to Crossways Court, Howey (P22 HA1).

We list our considerable concerns as follows:

We query the very need for a further 30 homes in Howey. There are several areas for concern in this respect, these are listed as follows:

We consider that there is no demand for a development of this size. This we would argue from a number of points, especially there are a number of properties in Howey, particularly, and in the surrounding areas that have been on the market for around a year or more. A fairly recent small development in Newbridge on Wye was unable to attract buyers initially, and some of the properties were subsequently rented.

We query the level of infrastructure that currently exists for the proposed development - we understand that there are serious underlying problems with the discharge sewage



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6113.V1** 17/07/2015  Summary: Howey- Group Objection to Allocation P22 HA1

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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system in the village of Howey, indeed only today (9th July 2015) has sewerage been found escaping from the underground pipe and flooding across the road behind our properties (see attached photos) the matter was reported and has apparently been dealt with. Surely a sizeable development to that proposed will only compound the problem? Further, from the electricity supply angle, in the month of July we are still experiencing power cuts.

It is well tabulated that there is no A&E in the nearest hospital in Llandrindod Wells, this facility is over 40 miles away!

The junction from the proposed development exists onto a narrow minor road, which to the left is extremely close to the oblique/quite dangerous junction with the A483 main road, with a 50 mph speed limit: and to the right there is the blind summit of the railway bridge. The increased traffic that this proposed development will cause, including associated services, is a particular concern.

We understand that there will be a 10 metre buffer between the adjacent railway line and the proposed development, with the size available further limited by the presence of existing overhead power cables. All of this gives concern that the available area for the development of the proposed 30 homes will lead to greater density than exists at present.

Employment in the area does not, we believe, warrant the need for any immediate or substantial increase in local housing. Most local people are employed in retail and hotels. Indeed, a major local employer, Powys County Council, are having to make cutbacks.

We firmly believe that the proposed development in whatever shape or form will have a negative effect on the current market values of our existing properties. We would expect, at the very least, to be compensated by Powys County Council should the development proceed.

In conclusion it has been reported in recent times that the Welsh Assembly Government have said that the critical areas where there is a demand for additional housing is in the south of the country, i.e. Cardiff, Swansea, Newport and the South Wales Valleys. They (the WAG) have added that the land currently available for housing in the rural areas far outweighs demand for the foreseeable future.

Additional information submitted: Attachment 1- photos

Council Response:

0

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**Question: 3e. (ii. Allocation No:**

Representation Texts: P22 HA1

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V67** 17/07/2015  Summary: Howey P22 HC1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.48 Site: 1289//P22 HC1 Land adjacent Goylands Estate  
 Map: P22: Howey - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: •We are aware that this site has planning permission and we do not wish to comment further.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P22 HC1

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V68** 17/07/2015  Summary: Howey P22 HA1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.48 Site: 1093/2351/P22 HA1 Land to West of and accessed off  
 Crossways Crt  
 Map: P22: Howey - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6348.V68</b>		17/07/2015	<input type="checkbox"/>			Summary: Howey P22 HA1

Source: Email	Type: Comment	Mode: Written	Status: Maintained
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*Question*                      *Representation Texts*

**Question:**                      **Council Response**

Representation Texts:    This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

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**Question: 3d. (i)**    **Representation Details**

Representation Texts:    •A water supply can be provided to serve this site. Potential developers need to be aware that the site is crossed by a water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.  
 •Our local sewerage network can accommodate foul flows from the proposed development.  
 •Llandrindod Wells Wastewater Treatment Works (WwTW) can accommodate the foul flows from this proposed development site.

Council Response: 0

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**Question: 3e. (ii)**    **Allocation No:**

Representation Texts:    P22 HA1

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.45 Kerry**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V15** 09/07/2015  Summary: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HA1

Source: Website registration Type: Support Mode Written Status Maintained

Document: Draft Deposit Map Document 2015, p.49

Site: 1239//P23 HA1 Dolforgan View, Kerry

Map: P23: Kerry - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be consistent with and in support of the DLDP Strategy and Policies. No change is therefore considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HA1

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5197.V56 20/07/2015  Summary: Kerry - Site Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.49

Site: 1239//P23 HA1 Dolforgan View, Kerry

Map: P23: Kerry - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: It is noted that a large part of the site remains within the floodplain, however the site benefits from planning consent (P/2009/0106). Flooding issues were considered at the time of the planning application and in consultation with Natural Resources Wales and the Council's Land Drainage Engineer. Based on a Flood Consequence Assessment submitted, the Authority concluded that it was satisfied that the development complied with the principles of national policy TAN15, subject to mitigation measures that have been secured by condition.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Issues and Infrastructure (Appendix 1 - Settlement Allocations).

North boundary in DAM C2 and 1% and 0.1% and overland flow issues. We have provided advice previously regarding mitigation measures (PCC Ref P/2009/0106). Flood Map can be amended on receipt of Powys CC model but until then a large part of site remains in our flood map and DAM C2.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: North boundary in DAM C2 and 1% and 0.1% and overland flow issues. We have provided advice previously regarding mitigation measures (PCC Ref P/2009/0106). Flood Map can be amended on receipt of Powys CC model but until then a large part of site remains in our flood map and DAM C2.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5810 Innova Mill**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5810.V1** 20/07/2015  Summary: Kerry - Alternative Site

Source: Email Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.49

New Site

Map: P23: Kerry - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The proposed map for Kerry shows only the area that already has permission.  
It also includes the boundary with a house just outside the boundary. The proposed land to be included is a natural progression of the village and includes the house on the boundary.

No SA/SEA of the site this has been requested but no response.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Extra land as highlighted as housing land.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.46 Knighton**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V17** 09/07/2015  Summary: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HC1 & HA2

Source: Website registration      Type: Support      Mode: Written      Status: Maintained

Document: Draft Deposit Map Document 2015, p.50

Map: P24A: Knighton - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HC1 & HA2

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V44** 20/07/2015  Summary: Knighton - Sites Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.50

Site: 1246//P24 HA2 Site of former Motorway mouldings factory

Map: P24A: Knighton - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Issues and Infrastructure (Appendix 1 - Settlement Allocations).

Part of site in DAM C2 flood zone. We note that outline permission have been issued and finished floor levels have been set through conditions. We recommend that if any future application is submitted the developer revisits the FCA to ensure flood risk is up to date.

We agree with the content of the 'Issues' column. However, in view of the extant planning permission that exists for this site, we question why this site is included as an allocation and not a commitment.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Part of site in DAM C2 flood zone. We note that outline permission have been issued and finished floor levels have been set through conditions. We recommend that if any future application is submitted the developer revisits the FCA to ensure flood risk is up to date.

We agree with the content of the 'Issues' column. However, in view of the extant planning permission that exists for this site, we question why this site is included as an allocation and not a commitment.

Council Response: 0



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6119 R J Watts Ltd.**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6119.V1** 15/07/2015  Summary: Knighton - Addition of New Site for Housing

Source: Post or in person Type: Objection Mode Written Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.50

New Site

Map: P24A: Knighton - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: I would like to request that an area of land on the boundary of Knighton shown in the attached Plan, which I have enclosed, be included in the proposed LDP.

The site would be developed to accommodate affordable and open market housing to help maintain a sustainable community.

ADDITIONAL SUPPORTING EVIDENCE

A) Colour copy of Inset Map P24A (Knighton west) showing the proposed area of new site highlighted in red, together with a highlighted access route from Knucklas Road

B) Land Registry 1:1250 scale map showing site boundary and access point

C) Severn Trent Water search document showing water and sewerage provision adjacent to site

D) Powys County Council Official Certificate of Search and Standard Enquiries document for land next to Little Finches Knighton

E) RPS Consultants Home Check Professional Certificate of Search and Search Enquiries document for land at the Paddocks (next to Little Finches) Knighton

F) Completed Powys County Council SA/SEA for site next to Little Finches, Knighton

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Include a new area of land for housing

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Land next to Little Finches, Knucklas Road, Knighton

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6119.V2** 15/07/2015  Summary: Knighton - Amend Development Boundary to include New Housing Site

Source: Post or in person Type: Objection Mode Written Status Maintained

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Additional material submitted

Document:Draft Deposit Map Document 2015, p.50

Dev Boundary  
Amendment

Map: P24A: Knighton - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: I would like to request that the settlement boundary for west Knighton be moved to incorporate more areas of land which will allow that area to be developed, such as the Land next to Little Finches, Knucklas Road, Knighton.

We have received the support from the Town Council in this matter which is very significant as well.

Additional Supporting Evidence:

A) Copy of Inset Map P24A Showing showing proposed development boundary change to include land next to Little Finches, Knighton

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Adjust Development Boundary for Knighton

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V13** 17/07/2015  Summary: Knighton P24 HC1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.50

Site: 1252//P24 HC1 Former clothing factory, West Street.

Map: P24A: Knighton - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Welsh Water is the statutory undertaker for water only in Knighton.  
•We are aware that the site has planning permission and we do not wish to comment further.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P24 HC1

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V15** 17/07/2015  Summary: Knighton P24 HA2

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.50

Site: 1246//P24 HA2 Site of former Motorway mouldings factory

Map: P24A: Knighton - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Welsh Water is the statutory undertaker for water only in Knighton.  
•A water supply can be provided to serve these sites. Off-site mains may be required to serve HA3 Prestigne Road. These can be provided through a water requisition scheme under Sections 41 – 44 of the Water Industry Act 1991.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P24 HA2

08/12/2015

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V15** 17/07/2015  Summary: Knighton P24 HA2

Source: Email

Type: Comment

Mode Written

Status Maintained

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Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.47 Knighton**

**2923 Ian Pryce Property Services**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2923.V3** 20/07/2015  Summary: Knighton - Alternative Site (CS 940)

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.51

New Site

Map: P24B: Knighton - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The existing UDP clearly indicates Llanshay Farm development site R59 HA1. The development land has been removed from the proposed LDP but the land is already subject to an active outline planning application PR630300 which has been a detailed, lengthy and costly application over many years. It is a material consideration that the land is an allocated site and there is therefore a presumption in favour of the housing development.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Reinstate the Llanshay site (R59 HA1) within the LDP.

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: 940 - Land at Llanshay Farm, Knighton

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5960 Edwards, Bernard & Diane**

*Agent:* **Urban Futures**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5960.V1** 20/07/2015  Summary: Knighton - Support for approach taken in Knighton

Source: Email Type: Support Mode: Written Status: Maintained

Additional material submitted

Document: Draft Deposit Map Document 2015, p.51

Map: P24B: Knighton - 2015

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your representation concerning the LDP growth strategy and proposed land allocations in Knighton. This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: I refer to the current public exhibition of the Draft Powys Local Development Plan. As long-term residents of the Knighton community, we have contributed to and fully support the direction of the Draft Powys Local Development Plan for the following reasons.  
 Powys - Central growth corridor  
 The proposed central growth corridor running north to south through the centre of Powys is an important spatial planning concept that will define the future structure and socio-economic growth of Powys and is fully supported. This proposed central growth corridor will enable a rationalisation and concentration of economic activity and growth, infrastructure development and increased provision of services. To be successful, it is critical that the implementation of this corridor is coordinated and integrated with similar initiatives in adjoining counties, consistent with the intent of the Spatial Plan for Wales. The proposed growth of Powys to be distributed in accordance with the hierarchy of settlements is also supported.  
 This strategy will inevitably lead to greater growth allocations (dwellings and jobs) directed to settlements that form part of, or are closely related to the central growth corridor. The corollary of this central growth corridor strategy is that small towns that do not form part of the corridor, are likely to have reduced growth in both jobs and demand for housing. For towns located outside the corridor, the reduced growth prospects will present challenges for locally sustainable economic and population growth. The Preferred Strategy proposed that the LDP provide 7,700 dwellings and 42 hectares of employment land up to 2026 is supported.  
 Knighton in context of the central growth corridor  
 Knighton is a small town located in the east of the county and on the border with England and does not form part of the central growth corridor. The town has an estimated residential population of 3,000 persons, which equates to 2.4% of the Powys population of 126,247 persons.  
 In 2008, Powys demonstrated an average household size 2.27 persons per household. Due to demographic change during the life of the plan, it is estimated that this will reduce to 2.02 persons per household in 2033.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5960.V1** 20/07/2015  Summary: Knighton - Support for approach taken in Knighton

Source: Email

Type: Support

Mode Written

Status Maintained

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According to the Draft LDP, the population of Knighton is projected to grow modestly by up to 10% for the year plan period to 2026. If achieved, this will equate to an increase in population of approximately 300 persons and a housing demand of between 132 and 148 dwellings. It is estimated that at an average density of 20 dwellings per hectare, the actual amount of land required within the town of Knighton for the new dwellings to service the projected population increase to 2026 is between 6.15 and 7.4 hectares.

In the context of Knighton, this quantum of housing land is not considered particularly significant. The real issue for the growth of Knighton to 2026 is where this housing land is best located to support and sustain the economic and social life of the town and minimise its environmental and built footprint. Knighton – Compact, contained and sustainable growth

At the start of the Draft LDP process, 11 possible Candidate Sites sites were originally identified for new development in or close to the town of Knighton. These 11 sites represented a total area of 32 hectares of potential development land, identified for a mix of future uses, but with the majority proposed for residential uses.

In its review of the Candidate Sites and the preparation of the policy framework of the Draft Powys LDP, Powys County Council quite rightly determined that these 11 sites would present a significant future oversupply of residential land.

In our previous submission to the Draft LDP, we argued that the majority of Knighton's projected housing supply of up to 7.5 hectares to 2026 could be delivered on one or two of the site closer to the town centre.

The Draft LDP strategy for the sustainable growth of Knighton now supports a similar approach. We also support this approach, as we think it represents the best strategy for the town's future as a compact, contained, walkable and sustainable community. We do not support the redevelopment of rural sites at the fringe of the town that do not meet Powys County Council's contemporary sustainability and environmental assessment criteria.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6152 Watson, Mr John**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6152.V2** 19/07/2015  Summary: Knighton - P24 HA3 - Amend Allocated Site

Source: Email Type: Objection Mode Written Status Maintained

Additional material submitted

Document: Draft Deposit Map Document 2015, p.51 Site: 779/5652/P24 HA3 Land at Presteigne Road, Knighton, LD7 Amend Site  
1LN

Map: P24B: Knighton - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: 35.47 Map 24B, Site P24 HA3, Presteigne Road, Knighton

Question 2 of the site appraisal in Appendix 5 of the Sustainability Report asks:  
Is the site free from flood risk or has it been proven that any flood risk can be acceptably managed?

To which Powys County Council has replied:

Impact: Very positive  
Magnitude: Moderate  
Probability: High  
Significance: Green 18 Significant

This assessment is based on an incorrect assumption about groundwater flood risk — that no information means low risk - which boosts the acceptability of this site for development.

On page 27 of its Strategic Flood Consequence Assessment Stage 1, Powys County Council concluded that:  
"there is no local information on historic groundwater flooding, which suggests that the risk of groundwater flooding in Powys is low."

It explains that groundwater flooding occurs when water levels in the ground rise above surface level, It is most likely to occur in areas underlain by permeable rocks, called aquifers. These can be extensive, regional aquifers, such as chalk or sandstone, or may be more local sand or river gravels in valley bottoms underlain by less permeable rocks.

If Powys County Council had consulted the British Geological Survey, which it did not, it would have been told that due to the geological conditions there is a high susceptibility to groundwater flooding in this area and this hazard should be considered in all land-use planning decisions. This information is readily available from the British Geological Survey Enquiry Service.

To demonstrate that this is a real issue, residents of Presteigne Road are well aware of a series of springs on this land. Some of these run most of the time, others after heavy rain. The water runs through the gardens of houses on the west side of Presteigne Road, then down into Presteigne Road itself and thence down Presteigne Road into the town. Water from these springs has been observed to run for weeks on end and to overwhelm the drains in a stream 3 to 5 feet wide.

Building on this land may compromise the drainage of houses built there and the drainage of existing houses in Presteigne Road. Development on this land would contravene objective 4 of the LOP which refers to "directing development away from high flood risk".



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6152.V2** 19/07/2015  Summary: Knighton - P24 HA3 - Amend Allocated Site

Source: Email

Type: Objection

Mode Written

Status Maintained

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Additional Supporting Information

A) Email from the County Councillor for Knighton completely endorsing the above Representation

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The risk of groundwater flooding should be included in the limitations of the site set out in:

Document 34 Powys Local Development Plan 2011 — 2026 Written Statement, Appendix 1 Settlement Allocations

Document 37 Sustainability Report Appendices 5 and 6

Document 36 Environmental Report Appendices 3b and 8

I suggest the following text:

'The British Geological Survey considers that due to the geological conditions there is a high susceptibility to groundwater flooding in this area and this hazard should be considered in all land-use planning decisions.'

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P24 HA3 Map 24B Presteigne Road, Knighton

Council Response:

0

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## Appendix 1 - Deposit LDP Repts & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

### 6348 Dwr Cymru Welsh Water

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6348.V14 17/07/2015  Summary: Knighton P24 HA1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.51

Site: 203/5404/P24 HA1 Site adjacent to Shirley, Knighton

Map: P24B: Knighton - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

#### Question: 3d. (i) Representation Details

Representation Texts: Welsh Water is the statutory undertaker for water only in Knighton.  
 •A water supply can be provided to serve these sites. Off-site mains may be required to serve HA3 Prestigne Road. These can be provided through a water requisition scheme under Sections 41 – 44 of the Water Industry Act 1991.

Council Response: 0

#### Question: 3e. (ii) Allocation No:

Representation Texts: P24 HA1

Council Response: 0

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6348.V16 17/07/2015  Summary: Knighton P24 HA3

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.51

Site: 779/5652/P24 HA3 Land at Presteigne Road, Knighton, LD7  
 1LN

Map: P24B: Knighton - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

#### Question: 3d. (i) Representation Details

Representation Texts: Welsh Water is the statutory undertaker for water only in Knighton.  
 •A water supply can be provided to serve these sites. Off-site mains may be required to serve HA3 Prestigne Road. These can be provided through a water requisition scheme under Sections 41 – 44 of the Water Industry Act 1991.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V16** 17/07/2015  Summary: Knighton P24 HA3

Source: Email

Type: Comment

Mode Written

Status Maintained

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**Question: 3e. (ii. Allocation No:**

Representation Texts: P24 HA3

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.48 Knucklas**

**9 Beguildy Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**9.V2** 16/07/2015  Summary: Knucklas - Supporting Allocation P25 HA1 (Candidate Site 1048)

Source: Email Type: Support Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.52

Site: 1048/5757/P25 HA1 Land to North of Station, Knucklas

Map: P25: Knucklas - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Comments on candidate sites:  
1048-Members recommend approval

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: CS1048 (P25 HA1)

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**9.V3** 16/07/2015  Summary: Knucklas - Comment re Candidate Site 786

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.52

Site: 786/5660 Land Adjoining Knucklas ByPass, Knighton

Map: P25: Knucklas - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Comments on candidate sites:  
786-Members have grave concerns in that part of this field is subject to flooding.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**9.V3** 16/07/2015  Summary: Knucklas - Comment re Candidate Site 786

Source: Email Type: Comment Mode Written Status Maintained

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**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: CS 786

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**9.V6** 16/07/2015  Summary: Knucklas - Supporting Candidate Site CS413

Source: Email Type: Objection Mode Written Status Maintained

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Document: Draft Deposit Map Document 2015, p.52 Site: 413/5497 Beacon Filling Station, Lloyney New Site  
 Map: P25: Knucklas - 2015 Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Comments on candidate sites

413- Members recommend approval

Council Response: 0

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**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: CS 413

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**9.V9** 16/07/2015  Summary: Knucklas - Support for Candidate Site 12

Source: Email Type: Objection Mode Written Status Maintained

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Document: Draft Deposit Map Document 2015, p.52 Site: 12/5312 Knucklas Castle and fields New Site  
 Map: P25: Knucklas - 2015 Issue: 2015: Deposit Draft-12. Alternative Sites

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>9.V9</b>		16/07/2015	<input type="checkbox"/>			Summary: Knucklas - Support for Candidate Site 12

Source: Email	Type: Objection	Mode: Written	Status: Maintained
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<i>Question</i>	<i>Representation Texts</i>
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**Question: 3d. (i) Representation Details**

Representation Texts: Comments on candidate sites

12- Members recommend approval

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: CS 12

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V69** 17/07/2015  Summary: Knucklas P25 HA1

Source: Email

Type: Comment

Mode Written

Status Maintained

Document:Draft Deposit Map Document 2015, p.52

Site: 1048/5757/P25 HA1 Land to North of Station, Knucklas

Map: P25: Knucklas - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question*

*Representation Texts*

**Question: 3d. (i)**

**Representation Details**

Representation Texts: Welsh Water is the statutory undertaker for water only in Knighton.  
 •A water supply can be provided to serve this site.

Council Response:

0

**Question: 3e. (ii)**

**Allocation No:**

Representation Texts: P25 HA1

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.49 Llanbrynmair****477 Llanbrynmair Community Council**

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
477.V1		21/07/2015	<input checked="" type="checkbox"/>			Summary: Llanbrynmair - P26 HC1 - Support for Allocated Site
Source: Email		Type: Support		Mode		Written
				Status		Maintained
Document:Draft Deposit Map Document 2015, p.53			Site: 1290//P26 HC1		Bryncoch	
			Map: P26: Llanbrynmair - 2015		Issue: 2015: Deposit Draft-11. Allocated Sites	
<i>Question</i>		<i>Representation Texts</i>				
<b>Question:</b>		<b>Council Response</b>				
Representation Texts:		This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.				
Council Response:		0				
<b>Question: 3d. (i)</b>		<b>Representation Details</b>				
Representation Texts:		Llanbrynmair Community Council confirm their support for the current Planning Permission granted for five properties at Bryn-coch (P26 HC1).				
Council Response:		0				
<b>Question: 3d. (ii)</b>		<b>Desired changes to Document</b>				
Representation Texts:		None				
Council Response:		0				
<b>Question: 3e. (ii)</b>		<b>Allocation No:</b>				
Representation Texts:		P26-HC1				
Council Response:		0				
Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
477.V2		21/07/2015	<input checked="" type="checkbox"/>			Summary: Llanbrynmair - P26 HA1 - Objection to Allocated Housing Site
Source: Email		Type: Objection		Mode		Written
				Status		Maintained
Document:Draft Deposit Map Document 2015, p.53			Site: 716/5637/P26 HA1		Land to West of Bryncoch, Llanbrynmair	
					Delete Site	



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
477.V2		21/07/2015	<input checked="" type="checkbox"/>			Summary: Llanbrynmair - P26 HA1 - Objection to Allocated Housing Site
Source: Email		Type: Objection		Mode	Written	Status Maintained
Map: P26: Llanbrynmair - 2015			Issue: 2015: Deposit Draft-11. Allocated Sites			

Question	Representation Texts	Council Response
<b>Question:</b>	<b>Council Response</b>	
Representation Texts:	The Council disagree with the proposed changes requested by the Representer. The representer does not raise any new issues or evidence which lead the Local Planning Authority to change its conclusions. In considering the suitability of housing allocations within the Depsoit LDP the Council assessed the impact of developments on landscape quality within close proximity to the site.	
Council Response:		0

Question: 3d. (i)	Representation Details	Council Response
Representation Texts:	Llanbrynmair Community Council strongly opposes the designation of the adjoining plot P26 HA1 for further Housing Land Allocation. The further development of this site beyond the five properties already granted Planning Permission would result in an overly large development that would we totally out of keeping with the location and would have a significant detrimental effect on the character of the village and community.	
Council Response:		0

Question: 3d. (ii)	Desired changes to Document	Council Response
Representation Texts:	Delete Housing Allocation P26-HA1, Llanbrynmair	
Council Response:		0

Question: 3e. (ii)	Allocation No:	Council Response
Representation Texts:	P26 - HA1 Llanbrynmair	
Council Response:		0

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
477.V3		21/07/2015	<input checked="" type="checkbox"/>			Summary: Llanbrynmair - Alternative Site
Source: Email		Type: Objection		Mode	Written	Status Maintained
Document:Draft Deposit Map Document 2015, p.53			New Site			
Map: P26: Llanbrynmair - 2015			Issue: 2015: Deposit Draft-12. Alternative Sites			





by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6154 On behalf of Group of Llanbrynmair residents**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6154.V1 20/07/2015  Summary: Llanbrynmair - Delete Allocation P26 HA1

Source: Email Type: Objection Mode Written Status Maintained

Petition of 44 signatures

Additional material submitted

Document:Draft Deposit Map Document 2015, p.53

Site: 716/5637/P26 HA1 Land to West of Bryncoch, Llanbrynmair Delete Site

Map: P26: Llanbrynmair - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: Council Response**

Representation Texts: "Wedi ystyried y sylwadau a waned ar ddyrannu'r safle yma, argymhellir bod y safle'n cael ei gadw fel dyraniad preswyl o fewn y Cynllun Datblygu Lleol am y rhesymau canlynol:1. Mae'r safle'n darparu cyfraniad pwysig i gyflawni gofynion tir preswyl yr anheddiad yn y dyfodol – rhaid i'r Cynllun datblygu Lleol ddarparu digon o ddyraniadau tir ar gyfer tai i ddiwallu anghenion tai'r Cyngor hyd at 2026; 2. Wrth gyflawni amcanion cynaliadwyedd y cynllun, mae'r Cynllun Datblygu Lleol wedi dyrannu safleoedd preswyl gan ddilyn hierarchaeth aneddiadau strategol sy'n cydnabod gallu anheddiad i gynnwys datblygiadau o ystyried gwasanaethau a seilwaith yr anheddiad;3. Nid yw'r Cyngor yn ymwybodol o unrhyw gyfyngiadau technegol a/neu amgylcheddol sy'n atal datblygiad y safle yma. Mae unrhyw broblemau y mae angen eu hystyried wedi'u rhestru yn Atodiad 1 Datganiad Ysgrifenedig y Cynllun Datblygu Lleol; Bydd disgwyl i ddatblygwyr sicrhau bod eu bod yn darparu unrhyw welliannau angenrheidiol neu ofynnol i'r seilwaith yn sgil y datblygiad arfaethedig; ac4. Mae'r safle wedi'i leoli yn yr hyn sy'n cael ei ystyried yn lleoliad cynaliadwy o ran cyfleusterau a gwasanaethau lleol. Hefyd, o ran y ddarpariaeth dai, wedi ystyried y sylwadau a'r dystiolaeth ategol a baratowyd, ystyrir bod yr elfen yma o ddarpariaeth tai yn parhau i fod yn briodol i sicrhau bod y Cynllun Datblygu Lleol yn gallu cyflenwi'r Strategaeth a'i brif amcanion cymdeithasol ac economaidd, ac yn sicrhau cymaint â phosibl o hyblygrwydd wrth ymateb i dwf economaidd yn y dyfodol. Ystyrir y byddai unrhyw wro o'r ddarpariaeth cyflenwad tai yma yn peryglu cadernid y cynllun wrth ddiwallu'r amcanion hyn.O ran angen a dosbarthiad anghenion lleol, cynhaliwyd swm sylweddol o ymchwil a chasglu tystiolaeth wrth baratoi'r Cynllun Datblygu Lleol i ystyried cyfleoedd priodol i gael tai yn y sir, ac i fynd i'r afael ag anghenion tai lleol a dosbarthiad y tai. Mae'r Cyngor yn ystyried bod dosbarthiad y tai ar draws yr Hierarchaeth Aneddiadau yn seiliedig ar egwyddor gadarn sy'n cynorthwyo i gyflenwi Strategaeth y Cynllun a hyfywedd yr aneddiadau yn y tymor hir wrth allu cynnal twf cynaliadwy. Mae'r Cyngor yn cydnabod pwysigrwydd laith a Diwylliant Cymraeg ym Mhowys ac maent yn cynnig newid ei ymagwedd polisi tuag at yr laith Gymraeg a'r Diwylliant Cymreig i fynd i'r afael yn well â'r problemau a godwyd yn y sylwadau ac i sicrhau bod hyn yn gyson â Pholisi Cenedlaethol. Mae'r cynllun yn cydnabod sensitifrwydd ieithyddol cymunedau Cymraeg eu hiaith fel Llanbrynmair ac yn cynnwys polisi sy'n ceisio lliniaru effaith datblygiadau mawr o dai o fewn yr ardaloedd hynny. Gweler Newidiadau Arbennig am fanylion

.Having considered the representations made on the allocation of this site, it is recommended that the site be retained as a residential allocation within the Local Development Plan for the following reasons: 1. The site provides an important contribution to meeting future residential land requirements of the settlement - The LDP must provide sufficient housing land allocations to meet the future housing needs of the County up to 2026; 2. In meeting the plan's sustainability objectives the LDP has allocated residential sites according to a strategic settlement hierarchy, which recognises a settlement's capacity to accommodate development taking into account the services and infrastructure of the settlement; 3. The Council is unaware of any technical and/or environmental constraints that prevent the development of this site. Any issues that need to be taken into consideration are listed in Appendix 1 of the LDP Written Statement; Developers will be expected to ensure that any necessary infrastructure improvements required or resulting from the proposed development are provided; and4. The site is located in what is considered to be a sustainable location accessible to local facilities and services. Further, in regard to housing provision, having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the Local Development Plan (LDP) is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the plan in being able to meet these objectives. In regard to local housing need and distribution, a significant amount of research and evidence gathering was undertaken during the preparation of the LDP to consider appropriate housing opportunities for the county and to address local housing need and housing distribution. The Council considers 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. The Council recognise the importance of Welsh Language and Culture in Powys and propose to amend its policy approach to Welsh Language and Culture to better address issues raised in the representation and to ensure its policy approach is consistent with National Policy. The plan recognises the linguistic

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6154.V1 20/07/2015  Summary: Llanbrynmair - Delete Allocation P26 HA1

Source: Email

Type: Objection

Mode Written

Status Maintained

sensitivity of Welsh speaking communities such as Llanbrynmair and includes policy that seeks to mitigate against the impact of large housing developments within these areas. See Focused Changes for details."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: We wish to raise objections to the inclusion of sites P26 HA1 and P26 HC1 Llanbrynmair in the settlement allocation.

This is a joint representation by a sample group of residents all living in the parish of Llanbrynmair. Attached as an additional sheet is a list of their names and addresses.

The proposed allocation contradicts the policies and strategies noted within the LDP itself. Policies contradicted by these allocated sites include those related to realistic housing growth, appropriate housing density, phasing developments in ways that mitigate impacts on local communities, and taking meaningful account of Welsh language and culture, especially in areas such as Llanbrynmair:

1. It is essential to take into account the nature of the Llanbrynmair area. Both sites together would include 22 houses. One site, for example, would place 17 houses in an area of 0.68 hectares – 25 houses per hectare. Such a high density of housing is inappropriate for an area like Llanbrynmair, which is dispersed over a large geographic area. While Llanbrynmair is classed as a 'Large Village' on account of the number of residents in the parish, it is unusual in that it consists of a series of hamlets and several small centres of population, and the central hamlet (Wynnstay) thus has the character of a small village. As a result of not taking account of the nature of the parish, the 'development boundary' around part of the Wynnstay area is wholly inappropriate. To classify Llanbrynmair as a Large Village therefore displays a total ignorance of the nature of the area. Consequently the allocation of a single large development is totally inappropriate and will stifle other potential developments that would be more suitable over the next generation.

2. The density of proposed housing is not appropriate for Llanbrynmair. According to the LDP document, 'Smaller households, and changes to the welfare system, will increase the need and demand for 1 and 2 bedroom properties, although these must be designed with adequate amenity space'. At 25 homes per hectare, the properties will not have any amenity space of their own, which will not be in keeping with prior development in the area. The high density would be out of character for this area. The existing houses in the vicinity of the proposed development are less than 5 houses per hectare.

3. Lack of local employment opportunities and transport links. There are few employment opportunities within the area. New developments of this scale would be better placed near existing centres of employment and industry. In Planning Policy Wales (PPW), it states that 'One of its key priorities is to ensure access to affordable homes (to buy or rent) in locations which are convenient for local work'. The LDP document states that 'Sustainable travel to work opportunities should be promoted through the LDP co-locating employment, housing and public transport...'. It also states that an aim of the LDP will be 'to direct development to accessible locations which ideally provide a choice of transport modes such as walking, cycling and public transport'. The sites in Llanbrynmair do not meet that criterion, as distance from employment centres and the paucity of the public transport service preclude those modes of travel being used to access employment (there is no rail service and only a very limited bus service).

4. Protecting Welsh language and culture. One of the LDP's key objectives (objective 15), is to 'support and protect Welsh language and culture in Powys and specifically the Welsh speaking strongholds of the north-west and south-west'. The proposed development is likely to attract 22 mainly non Welsh-speaking families into the area. This will only contribute to the further decline in the percentage of Welsh speakers in the parish – continuing the trend of weakening the linguistic nature of the area and would be counter to the stated key objective of the LDP.

5. Need. According to the LDP document, there are currently more than 5,000 vacant residences in Powys, yet it is proposed to allocate a further 6,071 dwellings against an anticipated need of 4,087 (of which around 400 are expected to remain vacant). Loss of these allocated sites will not therefore affect Powys' ability to deliver appropriate levels of new housing.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6154.V1 20/07/2015  Summary: Llanbrynmair - Delete Allocation P26 HA1

Source: Email

Type: Objection

Mode Written

Status Maintained

6. Local Demand. There is clearly no demand locally for such a large number of new dwellings. The site for 5 houses for which permission has already been granted has remained unsold for over 12 years. Houses in the area do not sell quickly (usually they only sell after several years on the market), and local planning applications in the past for dwellings have even been refused on the basis of lack of demand. A new large development will further stagnate the local housing market, reducing mobility of the population. What Llanbrynmair needs is a collection of much smaller sites spread through the whole parish, to be developed in appropriate ways and at relevant timescales to meet real local need.

Rydym am wrthwynebu cynnwys safleoedd P26 HA1 a P26 HC1 Llanbrynmair o fewn y safleoedd a nodir.

Mae hwn yn ymateb ar y cyd gan grwp sampl o drigolion sydd i gyd yn byw ym mhlwyf Llanbrynmair. Mae rhestr o enwau a chyfeiriadau ar daflen ychwanegol.

Mae'r safleoedd a awgrymir yn gwrth-ddweud y polisiau a strategaethau a nodir o fewn y CDLI ei hun. Mae'r polisiau sydd i'r gwrthwyneb i'r argymhellion yn cynnwys rhai sy'n nodi'r angen am dwf realistig o ran tai, dwysedd addas o dai, sicrhau bod datblygiadau yn digwydd dros gyfnodau sy'n lleihau effeithiau ar gymunedau lleol, a cymeryd ystyriaeth go iawn o'r iaith a'r diwylliant Cymraeg, yn arbennig mewn ardaloedd fel Llanbrynmair:

1. Mae'n angenrheidiol cofio natur ardal Llanbrynmair. Byddai'r safleoedd gyda'i gilydd yn cynnwys 22 o dai. Bydd un safle, er enghraifft, yn gosod 17 o dai mewn ardal o 0.68 heceter – 25 tŷ yr heceter. Mae'r math yna o ddwysedd uchel o dai yn anaddas i ardaloedd fel Llanbrynmair, sydd yn ardal ddaearyddol gwasgaredig iawn. Er bod Llanbrynmair wedi ei nodi fel 'Pentref Mawr' achos cyfanswm poblogaeth y plwyf, mae'n anarferol gan ei fod mewn gwirionedd yn gyfres o glystyrau o dai a canolfannau bychain o boblogaeth, ac mae'r ardal canolig (Wynnstay) yn bentref bychan o ran natur. Fel canlyniad i beidio cymeryd ystyriaeth o natur y plwyf, mae'r 'ffin datblygu' o gwmpas rhan o ardal Wynnstay yn gyfngwbl anaddas. Mae nodi Llanbrynmair fel Pentref Mawr felly yn dangos anwybodaeth lwyr o natur yr ardal. Felly mae nodi un safle datblygu mawr yn hollol anaddas ac fe fyddai'n llesteirio datblygiadau posib eraill mwy cydnaws dros y genhedlaeth nesaf.

2. Mae dwysedd y tai awgrymir yn anaddas i Llanbrynmair. Yn ôl dogfen y CDLI, 'Bydd teuluoedd llai, a newidiadau i'r sistem lles, yn cynyddu'r angen a'r galw am eiddo 1 neu 2 stafell wely, er bydd angen eu cynllunio gyda gofod addas o'u cwmpas.' Ar raddfa o 25 o gartrefi yr heceter, ni fydd yr eiddo a digon o ofod o'u cwmpas eu hunain, a fyddai'n anghyson a datblygiadau blaenorol yn yr ardal. Bydd dwysedd uchel yn groes i gymeriad yr ardal. Mae'r tai yng nghyffuniau'r datblygiad arfaethedig ar llai na 5 tŷ yr heceter.

3. Diffyg cyfleoedd gwaith a chysylltiadau trafniadaeth. Ychydig o gyfleoedd gwaith sydd o fewn yr ardal. Byddai datblygiadau newydd ar y raddfa yma yn fwy addas yn agos at ganolfannau gwaith a diwydiant. O fewn Polisi Cynllunio Cymru, fe nodir 'Un o'r blaenoriaethau allweddol yw sicrhau mynediad i dai fforddiadwy (i'w prynu neu renti) mewn lleoliadau cyfleus ar gyfer gwaith lleol.' O fewn y CDLI nodir 'Dylid hyrwyddo cyfleoedd teithio i waith cynladwy trwy'r CDLI yn cyd-leoli cyflogaeth, tai a trafniadaeth gyhoeddus...'. Yn ogystal fe nodir mai nod y CDLI bydd 'cyfeirio datblygiadau i leoliadau sydd â mynediad yn ddelfrydol yn darparu dewis o drafniadaeth fel cerdded, seiclo a trafniadaeth gyhoeddus.' Nid yw'r safleoedd yn Llanbrynmair yn cwrrd â'r gofynion hyn, gan bod y pellter i ganolfannau gwaith a prinder trafniadaeth gyhoeddus yn golygu na ellir defnyddio'r dulliau hyn o deithio at waith (gan nad oes mynediad i wasanaeth trên ac mae gwasanaethau bws yn gyfyngedig iawn).

4. Amddiffyn yr iaith a'r diwylliant Cymraeg. Un o amcanion allweddol y CDLI (amcan 15) yw i 'gefynogi ac amddiffyn yr iaith a'r diwylliant Cymraeg ym Mhowys yn arbennig yng nghadarnleoedd yr iaith yn y gogledd-orllewin a'r de-orllewin'. Mae'r datblygiad arfaethedig yn debyg o ddenu 22 o deuluoedd di-Gymraeg yn bennaf i'r ardal. Bydd hyn yn ond yn cyfrannu at ddirywiad pellach yng nghanrannau siaradwyr Cymraeg yn y plwyf – gan barhau'r tueddiadau a welwyd o wanbau natur ieithyddol yr ardal ac a fydd yn groes i'r amcan allweddol a nodir yn y CDLI.

5. Angen. Yn ôl dogfen y CDLI, mae dros 5,000 eiddo gwag ym Mhowys ar hyn o bryd, serch hynny bwriedir clustnodi 6,071 o unedau pellach yn cyfateb a galw arfaethedig o 4,087 (gan ddisgwyl bydd tua 400 yn aros yn wag). Felly byddai colli'r safleoedd hyn ddim yn effeithio gallu Powys i ddarparu lefelau addas o dai newydd.

6. Galw lleol. Mae'n amlwg nad oes galw lleol ar gyfer gymaint o dai newydd. Mae'r safle ar gyfer 5 tŷ sydd eisoes a caniatad wedi bod heb ei werthu ers dros 12 mlynedd. Nid yw tai yn yr ardal yn gwerthu'n gyflym (fel arfer maent ond yn gwerthu wedi bod ar y farchnad am llawer o flynyddoedd), ac mae ceisiadau cynllunio yn y gorffennol ar gyfer tai wedi eu gwrthod ar sail diffyg galw. Byddai datblygiad mawr newydd yn golygu bydd y farchnad dai lleol yn dirywio ymhellach gan leihau symudoledd y boblogaeth. Beth sydd angen ar

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
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<b>6154.V1</b>		20/07/2015	<input type="checkbox"/>			Summary: Llanbrynmair - Delete Allocation P26 HA1
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Source: Email	Type: Objection	Mode: Written	Status: Maintained
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Llanbrynmair yw casgliad o safleoedd llawer llai wedi eu gwasgaru drwy'r plwyf i gyd, i'w datblygu mewn ffyrdd addas ac ar amserlenni ar gyfer cyfarfod â galw lleol.

Representation made by a sample group of residents - list attached with 44 names and addresses.

Council Response: 0

### Question: 3d. (ii) Desired changes to Document

Representation Texts: We would like both sites to be removed from the settlement allocation.  
Hoffem weld dileu'r 2 safle o'r dyraniad safleoedd.

Council Response: 0

### Question: 3e. (ii) Allocation No:

Representation Texts: P26 HA1

Council Response: 0

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
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<b>6154.V2</b>		20/07/2015	<input type="checkbox"/>			Summary: Llanbrynmair - Delete Allocation P26 HC1
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Source: Email	Type: Objection	Mode: Written	Status: Maintained
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Petition of 44 signatures

Additional material submitted

Document: Draft Deposit Map Document 2015, p.53

Site: 1290//P26 HC1 Bryncoch

Delete Site

Map: P26: Llanbrynmair - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question	Representation Texts
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### Question: Council Response

Representation Texts: Mae'r sylwadau hyn wedi'u nodi. Fodd bynnag mae P26 HC1 - Bryncoch yn Safle wedi'i Glustnodi, ac mae Caniatâd Cynllunio wedi'i roi ar ei gyfer.  
These comments are noted however P26 HC1 - Bryncoch is a Committed Site and benefits from Planning Permission.

Council Response: 0

### Question: 3d. (i) Representation Details

Representation Texts: We wish to raise objections to the inclusion of sites P26 HA1 and P26 HC1 Llanbrynmair in the settlement allocation.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6154.V2 20/07/2015  Summary: Llanbrynmair - Delete Allocation P26 HC1

Source: Email

Type: Objection

Mode Written

Status Maintained

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Rydym am wrthwynebu cynnwys safleoedd P26 HA1 a P26 HC1 Llanbrynmair o fewn y safleoedd a nodir.

Mae hwn yn ymateb ar y cyd gan grwp sampl o drigolion sydd i gyd yn byw ym mhlwyf Llanbrynmair. Mae rhestr o enwau a chyfeiriadau ar daflen ychwanegol.



by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6154.V2 20/07/2015  Summary: Llanbrynmair - Delete Allocation P26 HC1

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Status Maintained

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1. Mae'n angenrheidiol cofio natur ardal Llanbrynmair. Byddai'r safleoedd gyda'i gilydd yn cynnwys 22 o dai. Bydd un safle, er enghraifft, yn gosod 17 o dai mewn ardal o 0.68 heceter – 25 tŷ yr heceter. Mae'r math yna o ddwysedd uchel o dai yn anaddas i ardaloedd fel Llanbrynmair, sydd yn ardal ddaearyddol gwasgaredig iawn. Er bod Llanbrynmair wedi ei nodi fel 'Pentref Mawr' achos cyfanswm poblogaeth y plwyf, mae'n anarferol gan ei fod mewn gwirionedd yn gyfres o glystyrau o dai a canolfannau bychain o boblogaeth, ac mae'r ardal canolig (Wynnstay) yn bentref bychan o ran natur. Fel canlyniad i beidio cymeryd ystyriaeth o natur y plwyf, mae'r 'ffin datblygu' o gwmpas rhan o ardal Wynnstay yn gyfangwbl anaddas. Mae nodi Llanbrynmair fel Pentref Mawr felly yn dangos anwybodaeth lwyf o natur yr ardal. Felly mae nodi un safle datblygu mawr yn hollol anaddas ac fe fyddai'n llesteirio datblygiadau posib eraill mwy cydnaws dros y genhedlaeth nesaf.

2. Mae dwysedd y tai awgrymir yn anaddas i Llanbrynmair. Yn ôl dogfen y CDLI, 'Bydd teuluoedd llai, a newidiadau i'r sistem lles, yn cynyddu'r angen a'r galw am eiddo 1 neu 2 stafell wely, er bydd angen eu cynllunio gyda gofod addas o'u cwmpas.' Ar raddfa o 25 o gartrefi yr heceter, ni fydd yr eiddo a digon o ofod o'u cwmpas eu hunain, a fyddai'n anghyson a datblygiadau blaenorol yn yr ardal. Bydd dwysedd uchel yn groes i gymeriad yr ardal. Mae'r tai yng nghyffiniau'r datblygiad arfaethedig ar llai na 5 tŷ yr heceter.

3. Diffyg cyfleoedd gwaith a chysylltiadau trafndiaeth. Ychydig o gyfleoedd gwaith sydd o fewn yr ardal. Byddai datblygiadau newydd ar y raddfa yma yn fwy addas yn agos at ganolfannau gwaith a diwydiant. O fewn Polisi Cynllunio Cymru, fe nodir 'Un o'r blaenoriaethau allweddol yw sicrhau mynediad i dai fforddiadwy (i'w prynu neu renti) mewn lleoliadau cyfleus ar gyfer gwaith lleol.' O fewn y CDLI nodir 'Dylid hyrwyddo cyfleoedd teithio i waith cynladwy trwy'r CDLI yn cyd-leoli cyflogaeth, tai a trafndiaeth gyhoeddus...'. Yn ogystal fe nodir mai nod y CDLI bydd 'cyfeirio datblygiadau i leoliadau sydd â mynediad yn ddelfrydol yn darparu dewis o drafndiaeth fel cerdded, seiclo a trafndiaeth gyhoeddus.' Nid yw'r safleoedd yn Llanbrynmair yn cwrrd â'r gofynion hyn, gan bod y pellter i ganolfannau gwaith a prinder trafndiaeth gyhoeddus yn golygu na ellir defnyddio'r dulliau hyn o deithio at waith (gan nad oes mynediad i wasanaeth trên ac mae gwasanaethau bws yn gyfyngedig iawn).

4. Amddiffyn yr iaith a'r diwylliant Cymraeg. Un o amcanion allweddol y CDLI (amcan 15) yw i 'gefnogi ac amddiffyn yr iaith a'r diwylliant Cymraeg ym Mhowys yn arbennig yng nghadarnleoedd yr iaith yn y gogledd-orllewin a'r de-orllewin'. Mae'r datblygiad arfaethedig yn debyg o ddenu 22 o deuluoedd di-Gymraeg yn bennaf i'r ardal. Bydd hyn yn ond yn cyfrannu at ddirywiad pellach yng nghanrannau siaradwyr Cymraeg yn y plwyf – gan barhau'r tueddiadau a welwyd o wanhau natur ieithyddol yr ardal ac a fydd yn groes i'r amcan allweddol a nodir yn y CDLI.

5. Angen. Yn ôl dogfen y CDLI, mae dros 5,000 eiddo gwag ym Mhowys ar hyn o bryd, serch hynny bwriedir clustnodi 6,071 o unedau pellach yn cyfateb a galw arfaethedig o 4,087 (gan ddisgwyl bydd tua 400 yn aros yn wag). Felly byddai colli'r safleoedd hyn ddim yn effeithio gallu Powys i ddarparu lefelau addas o dai newydd.

6. Galw lleol. Mae'n amlwg nad oes galw lleol ar gyfer gymaint o dai newydd. Mae'r safle ar gyfer 5 tŷ sydd eisoes a caniatad wedi bod heb ei werthu ers dros 12 mlynedd. Nid yw tai yn yr ardal yn gwerthu'n gyflym (fel arfer maent ond yn gwerthu wedi bod ar y farchnad am llawer o flynyddoedd), ac mae ceisiadau cynllunio yn y gorffennol ar gyfer tai wedi eu gwrthod ar sail diffyg galw. Byddai datblygiad mawr newydd yn golygu bydd y farchnad dai lleol yn dirywio ymhellach gan leihau symudoedd y boblogaeth. Beth sydd angen ar Llanbrynmair yw casgliad o safleoedd llawer llai wedi eu gwasgaru drwy'r plwyf i gyd, i'w datblygu mewn ffyrdd addas ac ar amserlenni ar gyfer cyfarfod â galw lleol.

Representation made by a sample group of residents - list attached with 44 names and addresses.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We would like both sites to be removed from the settlement allocation.

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6154.V2** 20/07/2015  Summary: Llanbrynmair - Delete Allocation P26 HC1

Source: Email

Type: Objection

Mode Written

Status Maintained

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Hoffem weld dileu'r 2 safle o'r dyraniad safleoedd.

Council Response:

0

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**Question: 3e. (ii. Allocation No:**

Representation Texts: P26 HC1

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6267 Roger Parry & Partners**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6267.V19 16/07/2015  Summary: Llanbrynmair - Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.53

New Site

Map: P26: Llanbrynmair - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts***Question: Council Response**

Representation Texts: The representor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. It is not considered that the inclusion of this site would be in the public interest. The site is in isolation from a public highway and therefore no means of access can be identified as as such the Highway Authority does not support its allocation. Sufficient allocations in Llanbrynmair, which are well served by local facilities and services, have been proposed in order to meet the land use needs of the area over the plan period.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: 1.Introduction  
 1.1This report has been compiled in response to Powys County Councils 'Call for Potential Development Sites' document published in February 2011.  
 1.2Powys County Council is preparing a Local Development Plan (LDP) due for publication in 2014; the LDP will guide development in Powys (excluding land within Brecon Beacons National Park) up to 2026.  
 1.3The LDP will identify land which addresses the Countys needs for development, to include proposals for housing, employment, retail, recreation, leisure, transport and health, or a mix of such uses. The Plan will also identify sites for minerals and waste development.  
 1.4Candidate sites will be placed on a register and made available for public inspection and thereafter assessed against the Councils criteria.

2.Sustainable Development  
 2.1Sustainable development is a pattern of resource use that aims to meet the human needs while preserving the environment so that these needs can be met not only in the present, but also for generations to come. It is development that "meets the needs of the present without compromising the ability of future generations to meet their own needs."  
 2.2The Welsh Assembly Government has a legal duty to sustainable development; a move towards sustainable development can occur by improving the economy and the social and environmental wellbeing of people and communities; promoting fair and safe communities and equal opportunities and; supporting the natural and cultural environments and respecting their limits.  
 2.3Design is defined in Planning Policy Wales as 'the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings.'  
 2.4Planning Policy Wales states that "Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and provides buildings and environments that are convenient and enjoyable to use for everyone."  
 2.5Technical Advice note (TAN) 12: Design (2009) states that "Good design is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales."  
 2.6The LDP will assess whether the location of the candidate site is considered sustainable. In assessing the suitability of candidate sites within the LDP, Powys County Council will adhere to National Planning Policy guidance. National planning policy provides the following guidance: the proximity to public transport network or accessibility by pedestrians

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6267.V19 16/07/2015  Summary: Llanbrynmair - Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

or cyclists; ability of a site to accommodate a mixed development or ability to contribute to a sustainable mix of uses in the area; proximity of a site to existing settlements; efficient use of land to include development or re-use of previously developed land; presumption against isolated rural developments and presumption of favouring development adjoining existing rural communities; ability of development to sensitively balance the goals of sustainability; positioning of development to encourage residents to live a healthier lifestyle; avoid loss of the best agricultural land; development which is well serviced by existing infrastructure and free from unstable or contaminated land or land liable to flooding and; development which tackles the causes/consequences of climate change.

## 3.The Candidate Site

## 3.1Location

3.1.1The Candidate Site (the site) is referred to as Land adjacent to proposed land west of Bryncoch reference should be made to Appendix 1.

3.1.2The site is located adjacent to the proposed settlement boundary of Llanbrynmair.

## 3.2The Settlement

3.2.1The site is located south of the settlement of Llanbrynmair.

3.2.2The settlement of Llanbrynmair is approximately 11 miles from Machynlleth.

3.2.3Under the Powys Unitary Development Plan (UDP) Llanbrynmair was identified as a Large Village.

3.2.4The UDP (UDP Policy UDP SP2) identifies the settlement hierarchy as:

Area Centre

Key Settlements

Large Villages

Small Villages

Rural Settlements

Countryside

3.2.5Under the current UDP Llanbrynmair does have a defined settlement boundary and the site is located south of the settlement boundary.

3.2The village has a primary school, playgrounds, post office, hotel/public house, shops, garage, funeral directors and public toilets.

3.3The site would form an acceptable extension of the proposed village boundary.

## 3.4Delivery of The Site

3.4.6The site is within the ownership of the proposer.

3.4.7There are no ownership constraints or problems.

3.4.8The market for residential development in this area is strong.

## 3.5Quality of The Site and Wider Environment

3.5.6The site has been in agricultural use and no land remediation is required; no contamination land issues are known.

3.5.7An existing highways infrastructure to the site is in place; there would be no need for major improvements to existing road junctions.

3.5.8The site is currently serviced in terms of utilities; mains electricity, water and telecommunications are available within or adjacent to the site.

3.5.9The site is adjoining proposed residential and agricultural land use and it is understood that there are no issues with neighbourly disputes.

3.5.10The site is within walking distance from some key facilities which provide for day-to-day needs.

## 3.6Access

3.6.1The site is easily accessible by pedestrians and cyclists; the site is minutes walking distance from some key facilities which provide for day-to-day needs.

## 3.7Environmental Sustainability

3.7.1The site is a greenfield site

3.7.2The site is located on intensive pasture land and development of the site would not involve loss of prime agricultural land.

3.7.3The site is located adjoining existing residential development and the development of the site will not result in development in the open countryside.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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6267.V19		16/07/2015	<input type="checkbox"/>			Summary: Llanbrynmair - Alternative Site	
Source:	Website registration	Type:	Objection	Mode:	Written	Status:	Maintained

- 3.7.4 The development of the site would be in context of the surrounding local area and respect the surrounding character.
- 3.7.5 The site is not within the Environment Agency fluvial flood risk area and the site is not known to flood.
- 3.7.6 It is understood that there are no environmental constraints or designations affecting the site.
- 3.7.7 Residential development of the site would comply with the Code for Sustainable Homes; renewable energy and natural resource protection and recycling measures will be included where possible.
- 3.8 Well Being
- 3.8.1 The site is located close to local facilities and services.
- 3.8.2 The site is located within close proximity of green space and recreational space.
- 3.8.3 The site is located close to walking and cycling opportunities.
- 3.9 Sustainability
- 3.9.1 The site could accommodate a mix of housing including a number of affordable homes which would provide for all sectors of the housing market.
- 3.9.2 The proposed development would ensure a balance of jobs and housing and services in the local area.
- 3.9.3 Sustainable development is a pattern of resource use that aims to meet the human needs while preserving the environment so that these needs can be met not only in the present, but also for the generations to come. It is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The proposed development balances the environment with the social and economic needs of the area. Well designed residential development to the Code of Sustainable Homes will bring people to the area, which in turn supports the local services and the economic and social sustainability of the area.
4. Candidate Site Proposal
- 4.1 The candidate site would be developed for residential use. The site is currently under agricultural use but there are existing structures on site.
- 4.2 The National Planning Policy for Housing is embodied in the Welsh National Assembly Governments Planning Policy Wales. The guidance acknowledges the importance of promoting sustainable rural communities with access to high quality public services through the efficient use of land, by encouraging mixed tenure communities, that are well designed and located in close proximity to services, employment and other facilities.
- 4.3 Guidance can also be found in Planning Guidance TAN 1 Joint housing Land Availability studies and TAN2 Planning and Affordable Housing. These notes indicate that a five year continuous supply of housing is genuinely available and TAN2 recognises the importance of providing affordable housing and provides advice for developing suitable policies.
- 4.4 There is no substantial planning history for the site.
- 4.5 The allocation and zoning of this land for residential use would fulfil a number of the criteria that is set out in the current UDP, namely that the council considers sustainable communities to be cohesive focal points for community life providing appropriate services and facilities in keeping with their status and with the capacity to support the housing needs of all. The provision of good quality housing of the right size, type and tenure enables choice and contributes towards securing a better social mix and tied in with an employment use would be a very sustainable development.
- 4.6 Small scale development in this area would promote sustainable development and focus development on a location which has easy access to basic services, as highlighted as development strategy in the Tan documents.
- 4.7 Our client has the benefit of owning some land around the site and also the access and the frontage to the site. Therefore, our client would be in a position to carry out any required works to improve visibility and site lines
- 4.8 The proposal would be for residential development with an appropriate proportion of local needs dwellings.
- 4.9 The completed Candidate Site Proposal Form, February 2011 is attached in Appendix 3.
- 4.10 The estimated site capacity is 8 to 10 residential units per acre with the primary factor affecting the site capacity being its size and topography.
- 4.11 Our client has the benefit of owning some land around the site and also the access and frontage to the site. Therefore our client would be in a position to carry out any required works to improve visibility and site lines for the access. The proposed development would be for residential development with an appropriate proportion of local needs dwellings.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6267.V19** 16/07/2015  Summary: Llanbrynmair - Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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5. Conclusion

5.1 The candidate site is referred to as Land adjacent to proposed land west of Bryncoch and is located adjacent to the development boundary of the Key settlement of Llanbrynmair.

5.2 The site would be developed for mixed residential use and employment use.

5.3 Sustainable development is a pattern of resource use that aims to meet the human needs while preserving the environment so that these needs can be met not only in the present, but also for the generations to come. The proposed development balances the environment with the social and economic needs of the area. Well designed residential development to the Code of Sustainable Homes will bring people to the area, which in turn supports the local services and the economic and social sustainability of the area.

5.4 Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs; the proposed development of this candidate site achieves the aims of sustainable development and therefore should be included within the Local Development Plan for the proposed use.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocate the site "Land adjacent to proposed land west of Bryncoch" within the LDP for Llanbrynmair for future housing development

Council Response:

0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Land adjacent to proposed land west of Bryncoch

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

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**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V70** 17/07/2015  Summary: Llanbrynmair P26 HC1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.53

Site: 1290//P26 HC1 Bryncoch

Map: P26: Llanbrynmair - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Welsh Water is the statutory undertaker for sewerage services only in Llanbrynmair.  
•We are aware that this site has planning permission and we do not wish to comment further.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P26 HC1

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V71** 17/07/2015  Summary: Llanbrynmair P26 HA1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.53

Site: 716/5637/P26 HA1 Land to West of Bryncoch, Llanbrynmair

Map: P26: Llanbrynmair - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6348.V71</b>		17/07/2015	<input type="checkbox"/>			Summary: Llanbrynmair P26 HA1
Source: Email		Type: Comment		Mode	Written	Status Maintained
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<i>Question</i>	<i>Representation Texts</i>					
<b>Question:</b>	<b>Council Response</b>					
Representation Texts:	This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.					
Council Response:						0
<hr/>						
<b>Question: 3d. (i)</b>	<b>Representation Details</b>					
Representation Texts:	Welsh Water is the statutory undertaker for sewerage services only in Llanbrynmair. <ul style="list-style-type: none"> <li>•Our local sewerage network can accommodate foul flows from the proposed development.</li> <li>•Llanbrynmair Wastewater Treatment Works (WwTW) can accommodate the foul flows from this proposed development site.</li> </ul>					
Council Response:						0
<hr/>						
<b>Question: 3e. (ii)</b>	<b>Allocation No:</b>					
Representation Texts:	P26 HA1					
Council Response:						0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.50 Llandinam****6361 Wyro Developments Ltd***Agent:* **Charles Cowan***Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary***6361.V1** 20/07/2015  Summary: Llandinam - Request for Addition of a Site

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Map Document 2015, p.54

New Site

Map: P27: Llandinam- 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

<i>Question</i>	<i>Representation Texts</i>
<b>Question: 3d. (i)</b>	<b>Representation Details</b>
Representation Texts:	<p>1. We did not submit the site as a Candidate Site because we assumed that it would be included in the LDP as a committed site because it has current planning approvals for housing and a new road access and roundabout: M2006/0215 (Outline approval for 50 dwellings subject to a 106 agreement for 17 affordable dwellings) &amp; M2006/0526 (Full consent). Officer note - Full consent refers to the construction of roundabout on A470 and formation of access road.</p> <p>2. Existing approvals have been included in the LDP in other Large Villages (Crossgates, Castle Caereinion, Churchstoke, Kerry (subject to a 106 Agreement), Llansilin &amp; Trefeglwys), but excluded in Llandinam, which we believe is inconsistent.</p> <p>3. The current allocation of 8 new dwellings in Llandinam is well below the level of growth apportioned to other Large Villages in the County.</p> <p>4. Llandinham has a better infrastructure and community facilities than most other Large Villages in Powys (8 No as shown in Appendix B of the 'Powys Local Development Plan Topic Paper LDP Strategy Deposit Version Paper June 2015') and therefore needs greater growth than the pro-rata allocation to support and sustain these desirable facilities.</p> <p>5. This site is the only candidate site in Llandinham to capable of accommodating additional housing that accords with the 'Candidate Site Process and Site Assessment Methodology'. That is:</p> <ul style="list-style-type: none"> <li>- It has already been included in the Settlement boundary of the UDP</li> <li>- It has an excellent new road access that has received full planning consent (M2006/0526)</li> <li>- It lies outside the C2 Flood Area and all ecological issues have been resolved</li> <li>- It has easy and safe connectivity with the centre of the village and all the community facilities</li> </ul> <p>6. The assumption that additional growth is required in Llangurig to offset the lack of suitable housing sites in Llandinam is incorrect - see page 47 Appendix D of the 'Powys Local Development Plan Topic Paper LDP Strategy Deposit Version Paper June 2015'.</p> <p>7. The site has been approved by all the statutory consultees and the following studies have been commissioned by the applicant and approved by PCC during the planning process:</p> <ul style="list-style-type: none"> <li>- Bat Survey</li> <li>- Reptile Survey</li> <li>- Ecological Survey</li> <li>- Archaeological Survey</li> <li>- Flood Consequence Assessment</li> </ul>

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6361.V1** 20/07/2015  Summary: Llandinam - Request for Addition of a Site

Source: Email

Type: Objection

Mode Written

Status Maintained

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8. The proposed roundabout and access road were fully designed, detailed and approved by the Welsh Office and PCC before planning consent was granted due to the position on the Manchester to Swansea trunk road.

9. The existing approval includes the provision of 17 no. affordable homes to meet local demand, together with the provision of a number of different sized properties which will provide a mixed development that will cater for the whole community.

10. The development has the support of County Councillor Roach Davies and the local community because it will help support the local primary school, the community centre and the local businesses. They also support the provision of a new roundabout at the entrance to the village which will slow the traffic down and help mark the village boundary.

11. The two existing approvals (P2006/0215 & P2006/0526) were finally granted on 1st December 2011. The land is owned by a number of different parties, which has added to the complexity of ratifying the 106 agreement. The Developer has invested considerable time and money in getting the project to this stage, discussions are underway with all parties and he expects the development to be completed within the lifespan of the LDP as the economy in Mid Wales improves aided by the proposed improvements to the traffic flow around Newtown.

Officer Note: The representation submission comprised:

Site location Plan

Deposit Stage Representation Form

Copy of Approval M2006/0526.

Planning documents comprising illustrative layout for the housing site and a design statement together with site plans showing the boundaries of each application.

Details of the proposed roundabout.

Copies of all the supporting report documents relating to approvals M2006.0215 and M2006.0526 - 1. Archaeological Desk Top Assessment & Field Survey for CPAT Curatorial Section 2. Bat Survey 3. Reptile Survey and Mitigation Strategy 4. Ecological Survey

Additional LDP information in support of the new site - 1. Sustainability Appraisal & Strategic Environmental Assessment 2. Documentation that the site accords with the LDP Strategy.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Addiiton of site - Land near Plas Dinam Sawmills, Llandinam

Include the sites approved under P2006/0215 and P2006/0526 and shown as HA1 and HA2 in the UDP in the Local Development Plan (LDP) 2011-2026. (Officer note - correct planning references are M2006/0215 and M2006/0526).

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.51 Llandrindod Wells**

**1612 Radnorshire Wildlife Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1612.V5** 15/07/2015  Summary: Llandrindod Wells - Objection to allocation at Crabtree Green

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.55

Site: 173/1918/P28 HA1 Crabtree Green, Llandrindod Wells

Map: P28A: Llandrindod Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The issues raised within the representation have been considered by the Council through consultations with stakeholders as part of the current planning application process (P/2013/0444) and in its resolution to grant permission for the development subject to the signing of a section 106 agreement. The impact of the development of this site on the SAC/SSSI has been assessed as part of the planning application process. According to the Committee report in respect of the application, additional information was required to assess the impacts and a detailed Pollution Prevention Plan, project was screened and HRA carried out. NRW removed objection and stated that the proposed measures, if implemented, will prevent any harm to the SSSI. NRW has also recommended that any grant of consent includes a condition to manage the surface drainage of the site to address hydrological and hydrogeological impacts. A condition is also to be attached requiring a buffer zone scheme.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Powys County Council have acknowledged the risk posed to the natural heritage of Powys when allocating the site at Crabtree Green, Llandrindod for housing development during the life of this plan: "(The) site lies adjacent to a SSSI / SAC; any planning application submitted will be required to demonstrate that the development does not have an adverse effect on these designations."

Powys County Council also acknowledge flood risk: "Eastern edge of the site is within TAN 15 C2 zone, this area will not be developed."

The Wildlife Trust have been concerned about these proposals and this allocation for the last ten years. We have appealed to both Natural Resources Wales (NRW) and their predecessor Countryside Council for Wales (CCW) and the Powys County Council to fulfil their obligations under NERC Act, 2006 section 40 and have regard to protecting biodiversity. Neither NRW, nor CCW, nor PCC planning officers objected to its original inclusion as an allocated site within the Powys UDP, nor did they object to a subsequent planning application for 50 houses on the field.

The Wildlife Trust has requested that research be carried out to assess the impact of this housing development upon the adjacent Crabtree Green Meadow SSSI. To our knowledge no such detailed research has been carried out. The SSSI represents 25% of the national (Welsh) resource of lowland floodplain meadow.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocation of site P28 HA1 - land adjacent to Crabtree Green SSSI without any detailed knowledge of the likely impact upon the SSSI risks infringing NERC Act 2006, section 40. Therefore, as it stands we believe this part of the LDP deposit draft remains unlawful.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>1612.V5</b>		15/07/2015	<input type="checkbox"/>			Summary: Llandrindod Wells - Objection to allocation at Crabtree Green
Source: Email		Type: Objection		Mode	Written	Status Maintained

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Council Response: 0

**Question: 3e. (ii. Allocation No:**

Representation Texts: P28 HA1

Council Response: 0

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by: Representation No

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**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V36** 20/07/2015  Summary: Llandrindod Wells - Site Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.55

Site: 173/1918/P28 HA1 Crabtree Green, Llandrindod Wells

Map: P28A: Llandrindod Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council agree to amend details for site allocation P28 HA1 in Appendix 1 to correct the site boundaries identified as within the Zone C2.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Typo. The text in the 'Issues' column (Appendix 1 - Settlement Allocations) should read: The "northern and western boundaries of this site are within Zone C2 of the TAN15 Development Advice Map; this area will not be able to be developed".

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Amend the text.

Council Response: 0

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by: Representation No

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**6204 PAR Homes**

*Agent:* **Barton Willmore**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6204.V6** 20/07/2015  Summary: Llandrindod Wells P28 HA1 - Question Deliverability

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document: Draft Deposit Map Document 2015, p.55

Site: 173/1918/P28 HA1 Crabtree Green, Llandrindod Wells

Map: P28A: Llandrindod Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. This has included extensive consultation with internal Council departments and statutory consultees to identify any site constraints, which are detailed within the appendices of the LDP. Information has also been collated with regards to developer intentions. In particular, the constraints raised within this representation have been addressed as part of the current planning application in that it has been resolved to grant planning permission subject to the signing of a section 106 agreement. The impact of development of this site on the SAC/SSSI has been assessed and it has been concluded that the development would not be harmful to these designations subject to control and mitigation measures required by conditions. In relation to the overhead lines, information obtained from the developer confirms that the high voltage overhead cables that were across the site have been moved, to reroute them underground along the main road and across the top edge of Phase 1. The low voltage supply has also been installed within Phase 2. These works were completed on 6.10.15

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: P28 HA1 – LAND ADJACENT TO CRABTREE GREEN

Whilst we raise no objection in principle to the allocation of this site, we would question the deliverability of the site within the Plan period given:  
1. It lies adjacent to a SSSI / SAC and has power lines crossing it which will impact upon delivery.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In order to present our case and representations verbally to the Inspector and to address any questions or comments of the Inspector or the Council.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6204.V7** 20/07/2015  Summary: Llandrindod Wells P28 HA3 - Question Deliverability

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.55

Site: 71/5330/P28 HA3 Land East of Ithon Road, Llandrindod Wells

Map: P28A: Llandrindod Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. This has included extensive consultation with internal Council departments and statutory consultees to identify any site constraints, which are detailed within the appendices of the LDP. Information has also been collated with regards to developer intentions. In response to the specific constraints identified in this representation 1) The site is on a gradual slop, however the topography is not considered to be a major constraint on the development. 2) The site may lie near to the possible route of a Roman road, however there is no evidence to suggest that it runs close or immediately adjacent to this site. Comments received from CPAT indicate that there may be surviving prehistoric or Roman period sub-surface archaeology in this area, which may result in the need for archaeological survey work, however this is not expected to prevent the development of the site. 3) No concerns regarding ecological impact have been raised by consultees. 4) The Highway Authority has accepted the site subject to appropriate access arrangements with full visibility, possible footway improvements and an extension to the speed limit this site is suitable for development. 5) Welsh Water have indicated that there will be requirements for a hydraulic modelling assessment to determine the point of connection to the public sewerage system, however Welsh Water have not not raised major objections that indicate the delivery of this site cannot be achieved within the proposed Plan Period.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: P28 HA3 – LAND AT ITHON ROAD  
 Whilst we raise no objection in principle to the allocation of this site, we would question the deliverability of the site within the Plan period given:  
 1. The sloping nature of the site will need to be considered together with archaeological and ecological constraints which will impact upon the viability and the ability to provide adequate access and drainage connections.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In order to present our case and representations verbally to the Inspector and to address any questions or comments of the Inspector or the Council.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V17** 17/07/2015  Summary: Llandrindod Wells P28 HC1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.55

Site: 1253//P28 HC1 Land at Gate Farm

Map: P28A: Llandrindod Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: •We are aware that these sites have planning permission and we do not wish to comment further.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P28 HC1

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V20** 17/07/2015  Summary: Llandrindod Wells P28 HA1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.55

Site: 173/1918/P28 HA1 Crabtree Green, Llandrindod Wells

Map: P28A: Llandrindod Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V20** 17/07/2015  Summary: Llandrindod Wells P28 HA1

Source: Email Type: Comment Mode Written Status Maintained

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts:

- A water supply can be provided to serve this site.
- Our local sewerage network can accommodate foul flows from the proposed development site.
- Our Llandrindod Wells Wastewater Treatment Works (WwTW) can accommodate the foul flows from this proposed development site.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P28 HA1

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V24** 17/07/2015  Summary: Llandrindod Wells P28 EA1

Source: Email Type: Comment Mode Written Status Maintained

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Document: Draft Deposit Map Document 2015, p.55 Site: 108/1934/P28 EA1 Land at Heart of Wales Business Park

Map: P28A: Llandrindod Wells - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts:

- A water supply can be provided to serve this site.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V24** 17/07/2015  Summary: Llandrindod Wells P28 EA1

Source: Email

Type: Comment

Mode Written

Status Maintained

- 
- Our local sewerage network can accommodate foul flows from the proposed development site. Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.
  - Llandrindod Wells Wastewater Treatment Works (WWTW) can accommodate the foul flows from this proposed development site.

Council Response:

0

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**Question: 3e. (ii. Allocation No:**

Representation Texts: P28 EA1

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.52 Llandrindod Wells**

**2239 Spencer-White, Mr**

*Agent:* **McCartneys (Builth Wells)**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2239.V1** 13/07/2015  Summary: Llandrindod Wells - inclusion of candidate site within development boundary

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.56

Dev Boundary  
Amendment

Map: P28B: Llandrindod Wells - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed change requested by the Representer to amend the development boundary to include Candidate site 24 and 953. The Representer does not raise new issues or evidence which lead the LPA to change its conclusions. Having considered the representation it is recommended that the site is not included within the development boundary of the Local Development Plan for the following reasons:  
1. Sufficient allocated land or sites with the benefit of planning permission are available elsewhere within the settlement and plan area to meet future residential land requirements. 2. The Council is proposing to extend the development boundary to cover part of these candidate site, however it is not considered appropriate to include the entirety of the land requested in the development boundary as this constitute undesirable encroachment into the open countryside. The proposed approach will also provide for a buffer between any development and the adjacent woodland and Local Nature Reserve.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts:

The assessment of Candidate site 24 appears to have been carried out in isolation.

An opportunity exists to consider Candidate site 24, together with Candidate site 953 and the land around the derelict Southfields building, which would provide a large area of development land both utilising a brown field site and also low grade agricultural land.

Sufficient land would be brought forward to enable a sustainable, economically viable development using minimal infrastructure capital.

Access to the development could be achieved from the West, and this would also bring forward financial benefits to the County Council by triggering uplift clauses associated with the land.

The larger development area would help support the vitality of one of the county's main centres

It would also contribute to the sustainability aims of the plan in that the development would have easy access to areas of employment, education, leisure health and retail.

This more rounded approach would overcome the access and land drainage issues identified as constraints in the original site assessments

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>2239.V1</b>		13/07/2015	<input type="checkbox"/>			Summary: Llandrindod Wells - inclusion of candidate site within development boundary
Source: Email		Type: Objection		Mode	Written	Status Maintained

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Include Candidate site 24 as well as 953 within the development limits for Llandrindod Wells

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Sit 24 - Land to rear of Woodlands and Hillside, Llandrindod Wells

Council Response: 0

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**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5330 Bufton, Mr G**

*Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5330.V1** 17/07/2015  Summary: Llandrindod Wells - support of housing allocation

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.56

Site: 71/5330/P28 HA3 Land East of Ithon Road, Llandrindod Wells

Map: P28B: Llandrindod Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: "This representation is considered to be consistent with and in support of the DLDP Strategy and Policies. No change is therefore considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is supported with regard to the identification of land east of Ithon Road, Llandrindod Wells and its inclusion in the site schedule in Appendix 1.(P28 HA3)

We note that the policy also seeks to maintain a 5 year housing land supply. For reasons explained in the accompanying Submission Document (See accompanying Submission Document) we confirm that the release of the land for housing will contribute to achieving a 5 year land supply on adoption of the LDP as required by the new TAN 1.

Separate forms refer to objections to the omission of land to the West of Ithon Road.

ADDITIONAL SUPPORTING EVIDENCE

A) Site Map showing boundary of site "Land to the East of Ithon Road "

B) Submission document in response to Powys LDP Deposit Draft (June 2015) "Land to the East of Ithon Road, Llandrindod Wells"

C) Access Strateegy Document

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None in respect of site allocated.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5330.V1** 17/07/2015  Summary: Llandrindod Wells - support of housing allocation

Source: Email Type: Support Mode Oral (Examination) Status Maintained

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Representation Texts: P28-HA3

Council Response: 0

**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: Candidate Site Number 71 - Land to the East of Ithon Road, Llandrindod Wells

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To support the Council's case for allocating the site in the presence of any objectors.

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5330.V4** 17/07/2015  Summary: Llandrindod Wells - proposed new housing allocation

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Document:Draft Deposit Map Document 2015, p.56 Additional material submitted SA/SEA submitted New Site  
 Map: P28B: Llandrindod Wells - 2015 Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations on this site, it is recommended that the site is not identified as a residential allocation or included within the development limits within the local Development Plan for the following reasons: 1) sufficient allocated land or sites with the benefit of planning permission are available elsewhere within the settlement to meet future residential land requirements. 2) In the absence of an overriding need, the development of this site would constitute undesirable encroachment into the open countryside.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is objected to on the basis of the reduced housing land target (see separate form). The non-inclusion of the land to the West of Ithon Road, Llandrindod Wells and its omission from the site schedule in Appendix 1 – Settlement Allocations

The Alternative Site proposed could potentially deliver 150 dwellings in accordance with Policy H3 which provides for average densities of 25 dwellings per hectare on sites in

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5330.V4** 17/07/2015  Summary: Llandrindod Wells - proposed new housing allocation

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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towns and large villages. It would also aim to be compatible with Policy H2 - Housing Delivery.

Representation cross references Refpoint R34.104

**ADDITIONAL SUPPORTING EVIDENCE**

A) Submission in Response to Powys LDP Deposit Draft (June 2015) Land to the West of Ithon Road, Llandrindod Wells

B) Appendix A: Site Boundary

C) Appendix B: Options Appraisal Tool Submission Document

D) Appendix C: Access Statement

E) Appendix D: Compatibility with Environmental Report (SEA)

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocation of the site at Ithon Road, Llandrindod Wells.

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 70 – Land to West of Ithon Road, Llandrindod Wells

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding the scale of development proposed.

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V19** 17/07/2015  Summary: Llandrindod Wells P28 HC3

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.56

Site: 1255//P28 HC3 Site adj, Autopalace

Map: P28B: Llandrindod Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: •We are aware that these sites have planning permission and we do not wish to comment further.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P28 HC3

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V21** 17/07/2015  Summary: Llandrindod Wells P28 HA2

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.56

Site: 1247//P28 HA2 Tremont Park extension

Map: P28B: Llandrindod Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites





**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V22** 17/07/2015  Summary: Llandrindod Wells P28 HA3

Source: Email

Type: Comment

Mode Written

Status Maintained

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Representation Texts: 

- A water supply can be provided to serve this site. Off site mains may be required to serve the site. These can be provided through a water requisition scheme under Sections 41 – 44 of the Water Industry Act 1991.
- A hydraulic modelling assessment (HMA) is required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages.
- Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.
- Llandrindod Wells Wastewater Treatment Works (WwTW) can accommodate the foul flows from this proposed development site.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P28 HA3

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.53 Llandrindod Wells**

**6204 PAR Homes**

*Agent:* **Barton Willmore**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6204.V9** 20/07/2015  Summary: Llandrindod Wells - Support Allocation P28 HA4

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Additional material submitted

Document: Draft Deposit Map Document 2015, p.57

Site: 1109/2674/P28 HA4 Land at Ridgebourne Drive, Llandrindod Wells

Map: P28C: Llandrindod Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be consistent with and in support of the DLDP Strategy and Policies. No change is therefore considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: These representations have been prepared by Barton Willmore LLP on behalf of PAR Homes, the landowners of the proposed allocation of Land at Ridgebourne Drive, Llandrindod Wells (hereinafter referred to as 'the site') which is allocated for residential development under Policy H1 and Appendix 1 (ref: P28 HA4) of the Powys Deposit Local Development Plan (LDP), July 2014.

Further evidence has been submitted as a Report to set out the merits of the proposed allocation of the site for residential development and to assist the Council in formulating its Local Development Plan, having particular regard to the situation at Llandrindod Wells and the deliverability of the Land at Ridgebourne Drive over the first five year period of the Plan.

Further Evidence - Site Specific Representation - Land at Ridgebourne Drive, Llandrindod Wells (September 2014)

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P28 HA4

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6204.V9** 20/07/2015  Summary: Llandrindod Wells - Support Allocation P28 HA4

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In order to present our case and representations verbally to the Inspector and to address any questions or comments of the Inspector or the Council.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6204.V10** 20/07/2015  Summary: Llandrindod Wells - Alternative Site

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.57

New Site

Map: P28C: Llandrindod Wells - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations made on this site, it is recommended that the site is not identified as a residential allocation as sufficient allocated land or sites with the benefit of planning permission are available elsewhere within the settlement to meet the future residential land requirements of the town. The land has been included within the development boundary and therefore any proposed development would be considered through the normal planning application process where it would be assessed against the relevant policies from within the Plan. It is recognised that planning permission has previously been refused on this land and an appeal against this decision was dismissed. These decisions were based on the policies and circumstances at the time, and do not prejudice the submission of an alternative scheme that may address the issues identified in the previous planning and appeal decisions.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: These representations have been prepared by Barton Willmore LLP on behalf of PAR Homes, the landowners of Land at Pentrosfa Road, Llandrindod Wells (hereinafter referred to as 'the site') which lies within the settlement boundary of Llandrindod Wells as defined by the Powys Deposit Local Development Plan (LDP), July 2014 and was previously promoted via the Candidate Sites process (ref: 1111).

The aim of this submitted Report is to set out the merits of the proposed allocation of the site for residential development and to assist the Council in formulating its Local Development

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6204.V10** 20/07/2015  Summary: Llandrindod Wells - Alternative Site

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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Plan, having particular regard to the situation at Llandrindod Wells and the deliverability of the Land at Pentrosfa Road over the first five year period of the Plan.

Additonal Evidence: Site Specific Representation – Land at Pentrosfa Road, Llandrindod Wells (September 2014)

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Addition of Alternative Site - See Additonal Evidence

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Land at Pentrosfa Road, Llandrindod Wells (ref: 1111)

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In order to present our case and representations verbally to the Inspector and to address any questions or comments of the Inspector or the Council.

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V18** 17/07/2015  Summary: Llandrindod Wells P28 HC2

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.57

Site: 1254//P28 HC2 Highland Moors

Map: P28C: Llandrindod Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: •We are aware that these sites have planning permission and we do not wish to comment further.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P28 HC2

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V23** 17/07/2015  Summary: Llandrindod Wells P28 HA4

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.57

Site: 1109/2674/P28 HA4 Land at Ridgebourne Drive, Llandrindod Wells

Map: P28C: Llandrindod Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V23** 17/07/2015  Summary: Llandrindod Wells P28 HA4

Source: Email

Type: Comment

Mode Written

Status Maintained

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response:

0

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**Question: 3d. (i) Representation Details**

Representation Texts:   
 •A water supply can be provided to serve this site.   
 •Our local sewerage network can accommodate foul flows from the proposed development site however off site sewers may be required. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.   
 •Llandrindod Wells Wastewater Treatment Works (WwTW) can accommodate the foul flows from this proposed development site.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P28 HA4

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.54 Llandrinio**

**6063 Clare, Mr Derek**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6063.V1** 09/07/2015  Summary: Llandrinio - Proposed new site (Candidate site 620)

Source: Post or in person Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.58

New Site

Map: P29: Llandrinio - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: We feel this parcel of land (Candidate site 620) is much too small for modern day farming and would be ideal for residential development.

It is virtually surrounded by houses and more or less would be infill. It is very well situated for services. There are 2 post offices (Four Crosses & Llandrinio) 2 village halls, doctors surgery, 2 playing fields and several retail outlets, including hairdressers, public houses, petrol station etc. All of which are within easy walking distance most on existing pavements.

We also believe the site is close to bus routes. The site lies within a speed restricted area and has mains water connected. The mains sewer and electricity border the site.

Additional Information submitted: Attachment 1 - Site Plan

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocate candidate site 620 for residential development.

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate site 620

Council Response: 0



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6164 SAVAGE, Mr NICK**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6164.V1** 19/07/2015  Summary: New Site Llandrinio - CS 453 (Land adjacent to Eagles Glen)

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.58

New Site

Map: P29: Llandrinio - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: I consider that the proposals as laid out for Llandysilio are unsound.The development boundary has not been enlarged from the current and outdated development plan.There is only 1 area scheduled for development and I feel that this will encourage a densely built housing estate yet again. Llandysilio has suffered from this type of development for the past 20 years with firstly Foxen Manor and more recently the development off Domgay Road of 50 plus properties.  
I consider the non adoption of any of the sites adjacent to the existing development boundary  
Is unwise as these sites could be ideal for a development of only a few properties with much larger plots and consequently provide a much more diverse range of property type and design.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: I would like to see the inclusion of candidate sites adjacent to the current development boundary.

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site No. 453 - Land adjacent to Eagles Glen

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I would like to speak about the whole of my representation and consider it a democratic right to be able to do so.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6267 Roger Parry & Partners**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6267.V1 16/07/2015  Summary: Llandrinio - Proposed Alternative Site

Source: Website registration Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.58

New Site

Map: P29: Llandrinio - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Introduction

Powys County Council has prepared its deposit proposals document for the Powys Local Development Plan (LDP) which upon adoption will replace the Powys Unitary Development Plan and will be the basis for decisions on land use planning for all of Powys. This deposit proposals document includes the Authority's vision for housing site allocations and we hereby wish to make comment about such site allocations.

Candidate Site 460 was proposed during the call for Candidate Sites in April 2011 and has subsequently failed to be allocated as a housing site within the village of Llandrinio. We hereby appeal this non-allocation and are of the opinion that the Local Development Plan fails on the ground of soundness.

Soundness of Local Development Plan

The Local Development Plan fails on the ground of soundness criteria CE2. The site allocations do not realistically nor appropriately consider the relevant alternatives nor are they allocated on a robust or credible evidence Base. Site allocations have not been considered with consistent weighting to the sustainable development aims.

Candidate Site 460

Candidate Site 460 has road access from the south and west frontages. The site would form a logistical and proportionate natural extension to the village. The site represents sustainable development within a sustainable village and it is a deliverable site; there are no constraints and the site is capable of development within the next plan period.

The Site Appraisal Report submitted with the Candidate Site Proposal Form concluded that the site was suitable to a residential or community site allocation on the grounds of settlement; delivery; site quality; and the wider environment; public transport and access; environmental sustainability; well being and; sustainability.

Candidate Site 460 is an appropriate site for housing in Llandrinio. The LDP designates Llandrinio as a "large village" on the basis it has a good range of services and community amenities; the village is therefore recognized as a sustainable location.

â€f

Housing Allocation, Llandrinio

There is one site allocation for housing in Llandrinio. However, Candidate Site 460 appears to form the natural expansion of future housing in Llandrinio as it adjoins existing housing developments.

Candidate Site Suitability

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
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<b>6267.V1</b>		16/07/2015	<input type="checkbox"/>			Summary: Llandrinio - Proposed Alternative Site
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Source: Website registration	Type: Objection	Mode: Written	Status: Maintained
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Candidate Site 460 has road access. The site owner has control of the roadside boundary and can therefore provide satisfactory highway access.

Overall, Site 460 provides a huge amount of benefit to the local community of Llandrinio, the housing would be adjacent to existing housing in the village.

The Candidate Site Report stated that all mains services were in place close by and the site could be easily connected to current services and infrastructure.

The site is a deliverable site and the site owner would be willing to enter into a planning obligation to reduce the time limits on development to deliver the site in a shorter time period and to provide the required local needs housing numbers and community contributions.

Conclusion

Candidate Site 460 therefore fulfils the LDP Sustainable Development Aims. The site is a suitable residential site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability. The site is an appropriate site for a housing allocation in Llandrinio and its range of services and community amenities; a development of this size would not be limited by any environmental and infrastructure capacity constraints. We would welcome a site visit to discuss the site and proposed housing allocation. Candidate site 460 is therefore preferable to all the other site allocations and the Local Development Plan should be amended accordingly.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocate Candidate Site 460 within the LDP for Llandrinio for future housing development.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: Candidate Site 460

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 460

Council Response: 0

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
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<b>6267.V10</b>		15/07/2015	<input type="checkbox"/>			Summary: Llandrinio - Alternative Site
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Source: Website registration	Type: Objection	Mode: Written	Status: Maintained
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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6267.V10 15/07/2015  Summary: Llandrinio - Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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Additional material submitted

Document:Draft Deposit Map Document 2015, p.58

New Site

Map: P29: Llandrinio - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts:      Introduction

Powys County Council has prepared its deposit proposals document for the Powys Local Development Plan (LDP) which upon adoption will replace the Powys Unitary Development Plan and will be the basis for decisions on land use planning for all of Powys. This deposit proposals document includes the Authority's vision for housing site allocations and we hereby wish to make comment about such site allocations.

Candidate Site 365 was proposed during the call for Candidate Sites in April 2011 and has subsequently failed to be allocated as a housing site within the large village of Four Crosses. We hereby appeal this non-allocation and are of the opinion that the Local Development Plan fails on the ground of soundness.

Soundness of Local Development Plan

The Local Development Plan fails on the ground of soundness criteria CE2. The site allocations do not realistically nor appropriately consider the relevant alternatives nor are they allocated on a robust or credible evidence Base. Site allocations have not been considered with consistent weighting to the sustainable aims.

Candidate Site 371

Candidate Site 365 lies near the centre of Llandrinio, with existing housing developments to both the east and west of the site. The site would form a logistical and proportionate extension to the village. The site represents sustainable development within a sustainable village and it is a deliverable site; there are no constraints and the site is capable of development within the next plan period. There is enough land within the applicant's ownership to resolve any issues that may arise with access to the site.

The Site Appraisal Report submitted with the Candidate Site Proposal Form concluded that the site was suitable to a residential site allocation on the grounds of settlement; delivery; site quality; and the wider environment; public transport and access; environmental sustainability; well being and; sustainability.

Candidate Site 365 is an appropriate site for a housing allocation in Llandrinio. The LDP designates Llandrinio as a "large village" on the basis it has a good range of services and community amenities; the village is therefore recognized as a sustainable location.

â€f

Housing Allocation P29 HA1, Llandrinio

LDP housing allocation Site P29 HA1 is set to the rear of an existing housing development in Llandrinio. It is questioned whether the existing access to this housing development is of a highway standard to cater for more housing in the future without out any major road improvement works.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary	
6267.V10		15/07/2015	<input type="checkbox"/>			Summary: Llandrinio - Alternative Site	
Source:	Website registration	Type:	Objection	Mode:	Written	Status:	Maintained

Candidate Site 365 forms the natural expansion of future housing in Llandrinio with the linking up of a smaller housing development to the larger housing site above (to the front of Site P29 HA1).

**Candidate Site Suitability**

Candidate Site 365 has a road frontage and a highways infrastructure to the site with compliant visibility splays could be put in place to serve residential development. The site owner has control of the roadside boundary and can therefore provide satisfactory highway access. The site is within 5 minutes walk of the key village services and facilities which provide for day-to-day needs. We note that there is currently no pavement access directly to the heart of the village. The site owner has stated that he would be willing to enter into a planning obligation with the Council to financially contribute to the construction of a new pavement.

The Candidate Site Report stated that all mains services were in place close by and the site could be easily connected to current services and infrastructure.

The site is a deliverable site and the site owner would be willing to enter into a planning obligation to reduce the time limits on development to deliver the site in a shorter time period.

**Conclusion**

Candidate Site 365 therefore fulfils the LDP Sustainable Development Aims, with specific reference to energy and climate change (1) and (2); waste and water (1; and housing (1). The site is a suitable residential site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability. The site is an appropriate site for a housing allocation in Llandrinio and its range of services and community amenities; a development of this size would not be limited by any environmental and infrastructure capacity constraints. We would welcome a site visit to discuss the site and proposed housing allocation. Candidate site 365 is therefore preferable to site allocation P29 HA1 and the Local Development Plan should be amended accordingly.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Candidate Site 365 is to be allocated for future housing development

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: Candidate Number 365

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Number 365

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

08/12/2015

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6267.V10		15/07/2015	<input type="checkbox"/>			Summary: Llandrinio - Alternative Site

Source: Website registration      Type: Objection      Mode: Written      Status: Maintained

Representation Texts:

Council Response: 0

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6267.V11		15/07/2015	<input type="checkbox"/>			Summary: Llandrinio - Deletion of Allocation P29 HA1

Source: Website registration      Type: Objection      Mode: Written      Status: Maintained

Additional material submitted

Document: Draft Deposit Map Document 2015, p.58      Site: 760/2067/P29 HA1 Gwernybatto Land, Llandrinio, Llanymynech      Delete Site

Map: P29: Llandrinio - 2015      Issue: 2015: Deposit Draft-11. Allocated Sites

Question      Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Introduction

Powys County Council has prepared its deposit proposals document for the Powys Local Development Plan (LDP) which upon adoption will replace the Powys Unitary Development Plan and will be the basis for decisions on land use planning for all of Powys. This deposit proposals document includes the Authority's vision for housing site allocations and we hereby wish to make comment about such site allocations.

Candidate Site 365 was proposed during the call for Candidate Sites in April 2011 and has subsequently failed to be allocated as a housing site within the large village of Four Crosses. We hereby appeal this non-allocation and are of the opinion that the Local Development Plan fails on the ground of soundness.

Soundness of Local Development Plan

The Local Development Plan fails on the ground of soundness criteria CE2. The site allocations do not realistically nor appropriately consider the relevant alternatives nor are they allocated on a robust or credible evidence Base. Site allocations have not been considered with consistent weighting to the sustainable aims.

Candidate Site 371

Candidate Site 365 lies near the centre of Llandrinio, with existing housing developments to both the east and west of the site. The site would form a logistical and proportionate extension to the village. The site represents sustainable development within a sustainable village and it is a deliverable site; there are no constraints and the site is capable of development within the next plan period. There is enough land within the applicant's ownership to resolve any issues that may arise with access to the site.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6267.V11 15/07/2015  Summary: Llandrinio - Deletion of Allocation P29 HA1

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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The Site Appraisal Report submitted with the Candidate Site Proposal Form concluded that the site was suitable to a residential site allocation on the grounds of settlement; delivery; site quality; and the wider environment; public transport and access; environmental sustainability; well being and; sustainability.

Candidate Site 365 is an appropriate site for a housing allocation in Llandrinio. The LDP designates Llandrinio as a "large village"™ on the basis it has a good range of services and community amenities; the village is therefore recognized as a sustainable location.

â€f

Housing Allocation P29 HA1, Llandrinio

LDP housing allocation Site P29 HA1 is set to the rear of an existing housing development in Llandrinio. It is questioned whether the existing access to this housing development is of a highway standard to cater for more housing in the future without out any major road improvement works.

Candidate Site 365 forms the natural expansion of future housing in Llandrinio with the linking up of a smaller housing development to the larger housing site above (to the front of Site P29 HA1).

Candidate Site Suitability

Candidate Site 365 has a road frontage and a highways infrastructure to the site with compliant visibility splays could be put in place to serve residential development. The site owner has control of the roadside boundary and can therefore provide satisfactory highway access. The site is within 5 minutes walk of the key village services and facilities which provide for day-to-day needs. We note that there is currently no pavement access directly to the heart of the village. The site owner has stated that he would be willing to enter into a planning obligation with the Council to financially contribute to the construction of a new pavement.

The Candidate Site Report stated that all mains services were in place close by and the site could be easily connected to current services and infrastructure.

The site is a deliverable site and the site owner would be willing to enter into a planning obligation to reduce the time limits on development to deliver the site in a shorter time period.

Conclusion

Candidate Site 365 therefore fulfils the LDP Sustainable Development Aims, with specific reference to energy and climate change (1) and (2); waste and water (1; andhousing (1). The site is a suitable residential site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability. The site is an appropriate site for a housing allocation in Llandrinio and its range of services and community amenities; a development of this size would not be limited by any environmental and infrastructure capacity constraints. We would welcome a site visit to discuss the site and proposed housing allocation. Candidate site 365 is therefore preferable to site allocation P29 HA1 and the Local Development Plan should be amended accordingly.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Candidate Site 365 is to be allocated for future housing development

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6267.V11** 15/07/2015  Summary: Llandrinio - Deletion of Allocation P29 HA1

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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**Question: 3e. (ii. Allocation No:**

Representation Texts: P29 HA1

Council Response:

0

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**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: Candidate Number 365

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.55 Llanfair Caereinion****5318 Griffiths, Mr N**

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
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5318.V1		16/07/2015	<input type="checkbox"/>			Summary: Allocations and Housing Numbers in Llanfair Caereinion
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Source: Post or in person

Type: Objection

Mode: Written

Status: Maintained

Document: Draft Deposit Map Document 2015, p.59

Map: P30: Llanfair Caereinion - 2015

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

Question	Representation Texts
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**Question: Council Response**

Representation Texts:	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.
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Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts:	My representation is in relation to the 'Coherence and Effectiveness Test' — CE2. I would like to request the Council and/or the Independent Inspector please consider the following:
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Increasing the number of new dwellings planned for Llanfair Caereinion over the life of the LDP

a) The Council's UDP states 'as the local market town (Llanfair Caereinion) has the largest range of community services and facilities and the greatest capacity to accommodate additional development in the locality in terms of infrastructure, as well as visually and socially and has been classified as an Area Centre'. I assume this remains the case and the town's services and facilities mean it still has the greatest capacity in the area to accommodate the building of new dwellings. The draft LDP proposes some 50 new dwellings in the town up to 2026 which is 1% of the 5000 new dwellings planned to be built in Powys during the 10 year period. As Llanfair Caereinion is a designated Area Centre in the UDP, and one of the 15 towns in Powys that 'top' the settlement hierarchy in the draft LDP, a 1% allocation of the total number of proposed new dwellings in the County appears to be a little small.

b) Sustainability of communities is one of the Council's top objectives in the draft LDP. Many people living in a declining market town like Llanfair Caereinion, and the surrounding rural area, believe it is virtually the only consideration. Sustainability is a huge problem in Llanfair Caereinion. Although the town has some wonderful facilities including fantastic Welsh-medium primary and secondary schools, a medical centre, a sports centre and a dental surgery, it has over recent years been on a downward spiral. There are real problems with vacant business premises, empty shops and a lack of jobs. The number of banks, retail outlets and public houses in the town continues to decline. The secondary school is under threat of closure. If this were to happen it would be a disaster for the town and the surrounding area. One of the banks has closed in the last few weeks and the post office has recently moved to a smaller, shared premises — leaving yet more empty buildings. The major factor in all this is the lack of people using the facilities. The best — and in many peoples' eyes the only - way to prevent this downward spiral, alleviate future threats and promote sustainability is to significantly increase the number of adults and children living in the town and using the facilities — particularly the schools. This will, in turn, require more dwellings — particularly mid-range family houses — to be built. The 50 new dwellings planned over 10 years doesn't appear to be sufficient to reverse the destructive trends of recent times and ensure Llanfair Caereinion is revitalised and becomes — as it has been in the past - a vibrant place to live and work.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5318.V1** 16/07/2015  Summary: Allocations and Housing Numbers in Llanfair Caereinion

Source: Post or in person Type: Objection Mode Written Status Maintained

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c) The UDP states that Llanfair Caereinion is a settlement where the Welsh language has been identified as being important to the social, cultural and community fabric and will be a material consideration when determining development proposals'. The draft LDP also emphasises the importance of sustaining/promoting the use of the Welsh language. For the Council to achieve this aim, we need many more people living in the town to sustain the viability of our two Welsh-medium schools and thereby grow the use of the Welsh language.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Increase the number of new dwellings in towns such as Llanfair Caereinion to make them more sustainable.

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5318.V2** 16/07/2015  Summary: Extension of allocated site in Llanfair Caereinion

Source: Post or in person Type: Objection Mode Written Status Maintained

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Additional material submitted

Document: Draft Deposit Map Document 2015, p.59 Site: 31/5318/P30 HA1 Land at Tanyfron, Llanfair Caereinion Amend Site  
 Map: P30: Llanfair Caereinion - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This requested area of land to be added to the allocation is divorced from the P30 HA1 by a lane and is higher up the hill looking down onto Llanfair Caereinion having implications on the landscape. This is further evidenced by being in a different aspect area in LANDMAP for the visual and sensory layer. Although both areas have a score of moderate (in the LANDMAP visual and sensory layer) in the LANDMAP Evaluation matrix the additional site (subject to this representation) scores high for Scenic Quality. Furthermore P30 HA1 has been allocated against the recommendations of the Town Council on the basis that the site will be developed sensitively, overcoming highway constraints.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: My Representation is in relation to the 'Coherence and Effectiveness Test' - CE2. I would like to request the Council and/or Independent Inspector please consider the following:

Increasing the area of development land and the number of new dwellings — from 30 to up to 40 - at Tanyfron, Llanfair Caereinion (P30- HA1)

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

5318.V2 16/07/2015  Summary: Extension of allocated site in Llanfair Caereinion

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

a) My original submission to the Council included a map (copy enclosed marked 1) which identified the land at Tanyfron — shown as sites A, B and C — that I requested be considered for residential development in the LDP. Site 2 was added later to facilitate the provision of a new access to sites A, B and C. The Council has included sites A, B and 2 in the draft LDP but excluded site C as, I understand, it was thought to be too steep for development. I would like to request that this decision be reconsidered on the following grounds:

i) I understand one of the Council's main aims when allocating land for residential dwellings is to maximise the development viability of the chosen sites. Whilst the building of 30 houses on sites A and B — as per the draft LDP - is clearly viable, there will be significant infrastructure costs involved including decontamination of the land at the garage/petrol station (site 2), building a bridge over the stream separating site 2 and site B, and the provision of new roads and services to sites A and B. The overall viability of sites A, B and 2 to a developer would be greatly increased if an additional row of houses could also be built on site C. I have asked the opinion of a local architect and estate agent on this. Their view is the same; that the sites as proposed are certainly viable as they stand but the attractiveness of the site as a whole to a developer would be greatly enhanced if a row of up to 10 mid-range family houses — the type very much needed in Llanfair Caereinion to help increase the sustainability of the town - could be included on site C. They are happy to provide written confirmation of this if the Council and/or the Inspector requires it.

ii) The inclusion of site C would require only a small adjustment to that part of the development boundary which, as currently proposed, runs along one-side of Broncafnant Lane along the length of site B. For a row of houses to be included on site C, the boundary would only need to be moved some 20 yards on the other side of Broncafnant Lane. Plan 2 (enclosed) outlines the requested change to the development boundary — shown in green. It is for illustrative purposes only and not to scale.

iii) I would request that the Council and/or the Inspector please consider the following points regarding the topography of site C: - Llanfair Caereinion is situated in a valley with steep sides. Virtually every housing development — and certainly all the major ones - undertaken in recent years have been on steep ground on the sides of the valley as there is no more flat land left within the town on which to build houses. All of these developments have been on land much steeper and much more visually intrusive than the single row of houses proposed on site C. The developments have also been on a far greater size and scale than that proposed on site C. - A row of houses on site C would not be visually intrusive. They would not be visible from the town centre and would be almost entirely hidden from view from the main town access road to Broncafnant Lane Watergate St — due to the location of existing houses along Watergate St and the position of established treelines.

- There are many precedents for allowing houses in Powys to be built on steep sites. There are 100's if not 1000's of houses in County built on steeper and more visually intrusive land than site C. Examples of large, recent developments on steep sites include those on Red Bank, Welshpool (P2011 0402) and Milford Road, Newtown (P20 1 1 0590). There are many more examples in Welshpool and Newtown and in other towns in the County.

- More locally, planning permission for two houses has recently been granted in the nearby village of Pontrobert (P2013 0630) on a site which is steeper and much more visually intrusive than site C. Permission was granted by the Council as the designs for the houses 'responded to the steep topography of the site' and because '... the ground floor elevation will retain the ground behind it. This will ensure the dwellings are set into the hillside'. Houses built on site C could easily accommodate the same planning conditions and requirements.

- There are already three houses by the side, and at either end, of Broncafnant Lane. One of these — Broncafnant Cottage — is located in the middle of site C. Further houses on site C would be in-fill.

b) Last week I was contacted by a member of the Council's Building Control Section who wanted to discuss how any 'barriers' hindering the building of houses on the Tanyfron land could be lifted and the development viability of the site maximised. I understand this is part of a Welsh Government initiative to increase the amount of land available for housing. I met with the officer and went through the points in a (i —iii) above. He concluded there was a 'good and logical' case for the inclusion of site C as it would remove a 'barrier' to development of the Tanyfron land by spreading infrastructure costs over more houses and increasing the overall viability of the site as a whole. I understand this view will be included in his feedback to the Welsh Government.

c) I have been informed by the Council that the Tanyfron land complies with many, if not all, the major criteria for residential development applied during its LDP site assessment

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5318.V2** 16/07/2015  Summary: Extension of allocated site in Llanfair Caereinion

Source: Post or in person Type: Objection Mode Written Status Maintained

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process. It is close to the town centre, within walking distance of all the town's facilities including the schools (a major consideration given Llanfair Caereinion's acute traffic problems), already has a public footpath serving the site, is adjacent to another main residential area along Watergate St, is not a green belt site, is not part of economically viable farm land etc. All these matched criteria apply equally to site C as to sites A, B and 2.

d) There are major highway and highway safety gains to be made when sites A, B and 2 are developed. The Council's Highway Department want to close the two dangerous junctions at the end of Broncafnant Lane/Gibbet Road U60271B4389) and the western access point to site 2/B4389. This can only be achieved if sites A, B and 2 are successfully developed and a new access road built. The increase to the development viability of these sites through the addition of site C would hasten the closure of the two junctions.

**ADDITIONAL SUPPORTING DOCUMENTS:**

A) Colour copy of P30 Inset Map Llanfair Caereinion showing the position of Site C fo raddition to the map.

B) H.M. Land Registry plan to 1:2,500 sclae showing the positions of Sites 1,2, A, B, C as referred to in the Representation. Site C shows original boundary submitted as a candidate site and the revised boundary for this Representation.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Change housing allocation P30-HA boundary to incorporate northern strip of Site C on south side of Broncafnant Lane, Llanfair Caereinion.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P30 - HA1 adjacent

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Original Candidate Site No 31 / Land at Tanyfron, Llanfair Caereinion.

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6267 Roger Parry & Partners**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6267.V5** 16/07/2015  Summary: Llanfair Caereinion Alternative Site

Source: Website registration Type: Objection Mode Written Status Maintained

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Additional material submitted

Document:Draft Deposit Map Document 2015, p.59

New Site

Map: P30: Llanfair Caereinion - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations on this site, it is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan for the following reasons the issues remain that there is no provision of footpaths along the C2197 to allow pedestrian access into town. and that highways have deemed the C2013 a narrow country road unsuitable for additional traffic.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Introduction

Powys County Council has prepared its deposit proposals document for the Powys Local Development Plan (LDP) which upon adoption will replace the Powys Unitary Development Plan and will be the basis for decisions on land use planning for all of Powys. This deposit proposals document includes the Authority's vision for housing site allocations and we hereby wish to make comment about such site allocations.

Candidate Site 136 was proposed during the call for Candidate Sites in April 2011 and has subsequently failed to be allocated as a housing site within the village of Llanfair Caereinion. We hereby appeal this non-allocation and are of the opinion that the Local Development Plan fails on the ground of soundness.

Soundness of Local Development Plan

The Local Development Plan fails on the ground of soundness criteria CE2. The site allocations do not realistically nor appropriately consider the relevant alternatives nor are they allocated on a robust or credible evidence Base. Site allocations have not been considered with consistent weighting to the sustainable development aims.

Candidate Site 136

Candidate Site 136 has road access and backs on to existing housing sites. The site would form a logistical and proportionate natural extension to the village. The site represents sustainable development within a sustainable village and it is a deliverable site; there are no constraints and the site is capable of development within the next plan period.

The Site Appraisal Report submitted with the Candidate Site Proposal Form concluded that the site was suitable to a residential or community site allocation on the grounds of settlement; delivery; site quality; and the wider environment; public transport and access; environmental sustainability; well being and; sustainability.

Candidate Site 136 is an appropriate site for housing in Llanfair Caereinion. The LDP designates Llanfair Caereinion as a "large village" on the basis it has a good range of services and community amenities; the village is therefore recognized as a sustainable location.

â€f

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary	
6267.V5		16/07/2015	<input type="checkbox"/>			Summary: Llanfair Caereinion Alternative Site	
Source:	Website registration	Type:	Objection	Mode:	Written	Status:	Maintained

Housing Allocation, Llanfair Caereinion

There are two site allocations for housing in Llanfair Caereinion. However, Candidate Site 136 appears to form the natural expansion of future housing in Llanfair Caereinion as it adjoins existing housing and has good access from the road.

Candidate Site Suitability

Candidate Site 136 has road access. The site owner has control of the roadside boundary and can therefore provide satisfactory highway access.

Overall, Site 136 provides a huge amount of benefit to the local community of Llanfair Caereinion; the housing would be adjacent to existing housing in the village.

The Candidate Site Report stated that all mains services were in place close by and the site could be easily connected to current services and infrastructure.

The site is a deliverable site and the site owner would be willing to enter into a planning obligation to reduce the time limits on development to deliver the site in a shorter time period and to provide the required local needs housing numbers and community contributions.

Conclusion

Candidate Site 136 therefore fulfils the LDP Sustainable Development Aims. The site is a suitable residential site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability. The site is an appropriate site for a housing allocation in Llanfair Caereinion and its range of services and community amenities; a development of this size would not be limited by any environmental and infrastructure capacity constraints. We would welcome a site visit to discuss the site and proposed housing allocation. Candidate site 136 is therefore preferable to all the other site allocations and the Local Development Plan should be amended accordingly.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Include Candidate Site 136 within the LDP for Llanfair Caereinion for future housing development

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: Candidate Site 136

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 136

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6267.V5</b>		16/07/2015	<input type="checkbox"/>			Summary: Llanfair Caereinion Alternative Site
Source: Website registration		Type: Objection		Mode	Written	Status Maintained

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6267.V6</b>		16/07/2015	<input type="checkbox"/>			Summary: Llanfair Caereinion Alternative Site
Source: Website registration		Type: Objection		Mode	Written	Status Maintained

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Additional material submitted

Document:Draft Deposit Map Document 2015, p.59

New Site

Map: P30: Llanfair Caereinion - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question*                      *Representation Texts*

**Question:                      Council Response**

Representation Texts:    Having considered the representations on this site, it is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan for the following reason; no evidence has been submitted to address the highway concerns raised in the Site Status Report.

Council Response:

0

**Question: 3d. (i)    Representation Details**

Representation Texts:    Introduction

Powys County Council has prepared its deposit proposals document for the Powys Local Development Plan (LDP) which upon adoption will replace the Powys Unitary Development Plan and will be the basis for decisions on land use planning for all of Powys. This deposit proposals document includes the Authority's vision for housing site allocations and we hereby wish to make comment about such site allocations.

Candidate Site 119 was proposed during the call for Candidate Sites in April 2011 and has subsequently failed to be allocated as a housing site within the village of Llanfair Caereinion. We hereby appeal this non-allocation and are of the opinion that the Local Development Plan fails on the ground of soundness.

Soundness of Local Development Plan

The Local Development Plan fails on the ground of soundness criteria CE2. The site allocations do not realistically nor appropriately consider the relevant alternatives nor are they allocated on a robust or credible evidence Base. Site allocations have not been considered with consistent weighting to the sustainable development aims.

Candidate Site 119

Candidate Site 119 has road access and is adjacent to existing housing sites. The site would form a logistical and proportionate natural extension to the village. The site represents sustainable development within a sustainable village and it is a deliverable site; there are no constraints and the site is capable of development within the next plan period.

The Site Appraisal Report submitted with the Candidate Site Proposal Form concluded that the site was suitable to a residential or community site allocation on the grounds of

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6267.V6** 16/07/2015  Summary: Llanfair Caereinion Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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settlement; delivery; site quality; and the wider environment; public transport and access; environmental sustainability; well being and; sustainability.

Candidate Site 119 is an appropriate site for housing in Llanfair Caereinion. The LDP designates Llanfair Caereinion as a "large village"™ on the basis it has a good range of services and community amenities; the village is therefore recognized as a sustainable location.

â€f

Housing Allocation, Llanfair Caereinion

There are two site allocations for housing in Llanfair Caereinion. However, Candidate Site 119 appears to form the natural expansion of future housing in Llanfair Caereinion as it is adjacent to existing housing sites.

Candidate Site Suitability

Candidate Site 119 has road access. The site owner has control of the roadside boundary and can therefore provide satisfactory highway access.

Overall, Site 119 provides a huge amount of benefit to the local community of Llanfair Caereinion; the housing would be adjacent to existing housing in the village.

The Candidate Site Report stated that all mains services were in place close by and the site could be easily connected to current services and infrastructure.

The site is a deliverable site and the site owner would be willing to enter into a planning obligation to reduce the time limits on development to deliver the site in a shorter time period and to provide the required local needs housing numbers and community contributions.

Conclusion

Candidate Site 119 therefore fulfils the LDP Sustainable Development Aims. The site is a suitable residential site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability. The site is an appropriate site for a housing allocation in Llanfair Caereinion and its range of services and community amenities; a development of this size would not be limited by any environmental and infrastructure capacity constraints. We would welcome a site visit to discuss the site and proposed housing allocation. Candidate site 119 is therefore preferable to all the other site allocations and the Local Development Plan should be amended accordingly.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Include Candidate site 119 as one of allocated sites in the LDP for future housing development

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: Candidate Site 119

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6267.V6** 16/07/2015  Summary: Llanfair Caereinion Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: Candidate Site 119

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.56 Llanfechain**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V19** 09/07/2015  Summary: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HA1

Source: Website registration Type: Support Mode Written Status Maintained

Document: Draft Deposit Map Document 2015, p.60

Site: 711/1948/P31 HA1 Land north of Church, Llanfechain

Map: P31: Llanfechain - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HA1

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**487 Llanfechain Community Council**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

487.V4 19/07/2015  Summary: Llanfechain - Delete Allocation

Source: Email

Type: Comment

Mode Written

Status Maintained

Document:Draft Deposit Map Document 2015, p.60

Site: 711/1948/P31 HA1 Land north of Church, Llanfechain

Delete Site

Map: P31: Llanfechain

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question**Representation Texts***Question: Council Response**

Representation Texts: In allocating the site P31 HA1 the Council has considered its relevant planning merits and has concluded that the site is the most appropriate to meet the needs identified. In allocating the site 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. The Council will require a development brief to be prepared prior to any planning application to establish how the site should be developed to take into account the issues/constraints raised by various stakeholders.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: If Llanfechain remains designated a 'Large Village' the Llanfechain Community Council asks that you reconsider the allocation of site 711 as the preferred site for development.

Our previous submission to you judged site 711 to be 'amber' meaning that development was possible but there were some difficulties/objections. They deserve repeating with some addition.

First, the development is beside the conservation area and therefore any development needs to be in sympathy with the existing buildings;

second, several houses within the conservation area that lie alongside site 711 should be provided with gardens not least for privacy;

third, two footpaths cross this area one of which forms part of the community's 'circular trail';

fourth, the entrance to the sewage facility crosses this area; and fifth, the northern part is close to the flood plain.

In addition, you will be aware that both an electricity line and sewage pipe run through this site. We are also very concerned that there will be an increase in traffic through the main entrance to the village which, as we noted in our original submission, has to cope with quite a lot of agricultural and other industrial traffic as well as most of the domestic traffic of the community. It is also an entrance that is on an 'S' bend on a road where there have been accidents; we have been engaged with PCC seeking road safety improvement.

Our submission judged site 1068 to be 'green'; there were no obvious difficulties. One important consideration had been that when the estates to the east and west of the village had been built (i.e. the Mount and Maes Derw/Pen-y-Maes) neither had vehicle or foot access to the core of the village (pub, school, Hall, Church, and more recently shop) so residents had to go out onto the main road if they wanted to get into the core of the village. This we felt mitigated against good community access not, in our opinion, good for the aging population the housing type has accommodated.

Our hope therefore was that if site 1068 was chosen a safe vehicle or just foot path access connecting Maes Derw with Maes Dinas might alleviate this access problem. If a

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>487.V4</b>		19/07/2015	<input type="checkbox"/>			Summary: Llanfechain - Delete Allocation

Source: Email	Type: Comment	Mode: Written	Status: Maintained
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vehicle access was decided it might have enabled the bus route to pass through the village rather than having to stop on the main road which, as noted, has its dangers; it too is an issue we have raised with PCC and the bus company. Moreover, a second entrance to the village would have provided an alternative entrance for any emergency. While noting this may increase traffic a little in Maes Derw it would relieve traffic from the main entrance to the village. Any such road connection could be constructed to limit excessive usage i.e. have bumps etc.

In conclusion, if we remain a 'Large Village', the Llanfechain Community Council asks that you reconsider your decision to favour site 711 before site 1068 for housing development.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: That site 1068 is selected as the best site for development.

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site No. 1068 - Land off Maes Drew, Llanfechain

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>487.V5</b>		19/07/2015	<input type="checkbox"/>			Summary: Llanfechain Alternative Site - Candidate Site 1068,

Source: Email	Type: Comment	Mode: Written	Status: Maintained
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Document: Draft Deposit Map Document 2015, p.60

New Site

Map: P31: Llanfechain

Issue: 2015: Deposit Draft-12. Alternative Sites

<i>Question</i>	<i>Representation Texts</i>
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**Question: Council Response**

Representation Texts: Having considered the representations on this site, it is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan for the following reasons: a) it does not look like both access points can be used to alleviate PCC Highway concerns b) this site is situated closer to the sewage treatment works.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**487.V5** 19/07/2015  Summary: Llanfechain Alternative Site - Candidate Site 1068,

Source: Email Type: Comment Mode Written Status Maintained

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**Question: 3d. (i) Representation Details**

Representation Texts: If Llanfechain remains designated a 'Large Village' the Llanfechain Community Council asks that you reconsider the allocation of site 711 as the preferred site for development.

Our previous submission to you judged site 711 to be 'amber' meaning that development was possible but there were some difficulties/objections. They deserve repeating with some addition.

First, the development is beside the conservation area and therefore any development needs to be in sympathy with the existing buildings;

second, several houses within the conservation area that lie alongside site 711 should be provided with gardens not least for privacy;

third, two footpaths cross this area one of which forms part of the community's 'circular trail';

fourth, the entrance to the sewage facility crosses this area; and fifth, the northern part is close to the flood plain.

In addition, you will be aware that both an electricity line and sewage pipe run through this site. We are also very concerned that there will be an increase in traffic through the main entrance to the village which, as we noted in our original submission, has to cope with quite a lot of agricultural and other industrial traffic as well as most of the domestic traffic of the community. It is also an entrance that is on an 'S' bend on a road where there have been accidents; we have been engaged with PCC seeking road safety improvement.

Our submission judged site 1068 to be 'green'; there were no obvious difficulties. One important consideration had been that when the estates to the east and west of the village had been built (i.e. the Mount and Maes Derw/Pen-y-Maes) neither had vehicle or foot access to the core of the village (pub, school, Hall, Church, and more recently shop) so residents had to go out onto the main road if they wanted to get into the core of the village. This we felt mitigated against good community access not, in our opinion, good for the aging population the housing type has accommodated.

Our hope therefore was that if site 1068 was chosen a safe vehicle or just foot path access connecting Maes Derw with Maes Dinas might alleviate this access problem. If a vehicle access was decided it might have enabled the bus route to pass through the village rather than having to stop on the main road which, as noted, has its dangers; it too is an issue we have raised with PCC and the bus company. Moreover, a second entrance to the village would have provided an alternative entrance for any emergency. While noting this may increase traffic a little in Maes Derw it would relieve traffic from the main entrance to the village. Any such road connection could be constructed to limit excessive usage i.e. have bumps etc.

In conclusion, if we remain a 'Large Village', the Llanfechain Community Council asks that you reconsider your decision to favour site 711 before site 1068 for housing development.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: That site 1068 is selected as the best site for development.

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**487.V5** 19/07/2015  Summary: Llanfechain Alternative Site - Candidate Site 1068,

Source: Email

Type: Comment

Mode Written

Status Maintained

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Representation Texts: Candidate Site No. 1068 - Land off Maes Drew, Llanfechain

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**2101 Fitzgerald, Mr JP**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2101.V1** 16/07/2015  Summary: Llanfechain - objection to candidate sites

Source: Post or in person Type: Objection Mode Written Status Maintained

Petition of 3 signatures

Additional material submitted

Document:Draft Deposit Map Document 2015, p.60

Map: P31: Llanfechain - 2015

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. It is accepted that Llanfechain did not receive any housing allocations in the UDP to reflect the housing development that had taken place in previous years, but the population and services sustained by the village make it comparable to other large villages in the hierarchy.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: 1) PREAMBLE  
Llanfechain is a small village, which has already accommodated major housing developments. The planners acknowledged that in their current UDP. They go on to confirm that there has been a large amount of housing development and they did not anticipate any significant development in the foreseeable future.

To expect the community to accept a further 11% in new housing is totally unreasonable.

A small development of affordable housing, for local needs, say five or six units, might be acceptable. It is likely that a Housing Association would provide these. A small site for this could be found closer to the village centre.

The development of land on the outskirts of the village is not inevitable. The mere fact that someone has purchased land in this area, in the hopes of gaining planning permission to build, is simply a speculative gamble.

This is prime agricultural land, which forms an important wildlife habitat. It should be jealously guarded against any further development and preserved for future generations to enjoy. The massive amount of damage to the natural environment would be irreparable.

There are plenty of fully serviced areas within the central village core which could accommodate the small scale developments which would satisfy the village needs in the foreseeable future.

2) HISTORICAL EVIDENCE

In the 1950's and 1960's, before any new housing developments, there were 3 Shops, a full time Post Office and 2 Pubs. The Primary School had between 30 & 40 pupils. There were 2 chapels and the church, together with a vicarage, chapel ministers house and schoolmasters house.

In the intervening years the new housing developments have probably doubled the number of houses in the village.

Despite this we are now left without any private shops and one pub. The Post Office, which is housed in the community shop, is for one day a week only and it now seems likely

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2101.V1** 16/07/2015  Summary: Llanfechain - objection to candidate sites

Source: Post or in person Type: Objection Mode Written Status Maintained

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that the church will have to close it's doors for regular services. Both chapels have closed and the rectory, chapel and school houses sold off. In later years a petrol filling and shop situated on the B393 failed. This was despite the fact that the new housing developments had, by this time, been completed.

The Primary School now has around 30 pupils. There has been no significant increase in pupil numbers.

The evidence of history clearly shows that simply building more houses will have little positive effect on the community, it's services and businesses. If the authority truly wishes to help sustain the community then it's efforts would be better put to job creation. This is the only way that young people will be retained in the locality.

Unfortunately the down side of development is an increase in demand of the already overstretched health and care services, particularly in respect of the elderly.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Llanfechain is a small village, which has already accommodated major housing developments. The planners acknowledged that in their current UDP. They go on to confirm that there has been a large amount of housing development and they did not anticipate any significant development in the foreseeable future.

To expect the community to accept a further 11% in new housing is totally unreasonable.

A small development of affordable housing, for local needs, say five or six units, might be acceptable. It is likely that a Housing Association would provide these. A small site for this could be found closer to the village centre.

The development of land on the outskirts of the village is not inevitable. The mere fact that someone has purchased land in this area, in the hopes of gaining planning permission to build, is simply a speculative gamble.

This is prime agricultural land, which forms an important wildlife habitat. It should be jealously guarded against any further development and preserved for future generations to enjoy. The massive amount of damage to the natural environment would be irreparable.

There are plenty of fully serviced areas within the central village core which could accommodate the small scale developments which would satisfy the village needs in the foreseeable future.

Council Response:

0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2101.V5** 16/07/2015  Summary: Supporting Allocated Site P31 HA1

Source: Post or in person Type: Support Mode Written Status Maintained

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Petition of 3 signatures

Additional material submitted

Document:Draft Deposit Map Document 2015, p.60

Site: 711/1948/P31 HA1 Land north of Church, Llanfechain



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**2101.V5** 16/07/2015  Summary: Supporting Allocated Site P31 HA1

Source: Post or in person

Type: Support

Mode Written

Status Maintained

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Map: P31: Llanfechain - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response:

0

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**Question: 3d. (i) Representation Details**

Representation Texts: POWYS LOCAL DEVELOPMENT PLAN - LLANFECHAIN AGREEMENT WITH 'PREFERRED SITE' CHOICE

Whilst we are generally against current housing development, it is felt that candidate site ZiJ. is the most suitable to serve future housing needs in the village. The reasons for this are as follows:

1) Natural site for development.

The site is closest to the old village centre and is the natural area to be developed first. Common sense would dictate that this site takes precedence over an area of prime agricultural land on the outskirts of the village (candidate site 1068, the site proposed by the Community Council ) which provides a wildlife habitat for, amongst others, Curlews, Pipitrel Bats and Barn Owls.

2) Drains and services are available.

Mains water, electricity, Telecom and foul and surface water drains are readily available. Of particular importance is the fact that foul and surface water drains can be connected to the public sewer by gravity. The readily availability of services will reduce development costs, thus making it easier to provide affordable housing for local people. In contrast there are no sewage connections on the other sites and expensive pumped systems will have to be constructed which will become a long term maintenance liability for the rate payers. The ready availability of services will reduce development costs, thus making it easier to provide affordable housing.

3) Access to the B393

a) The preferred Site 711 [P31 HA1] uses the existing village access to the B393 and whilst this is not perfect, it is preferable to the alternative Maes Derw access. Visibility splays to the existing village access could be improved, possibility from the 'community money', arising from the housing development. Visibility to the Llanfyllin side of the junction, could be dramatically improved, by re-aligning the hedge which projects beyond the visibility splay wall. These improvements at the junction would benefit the whole village.

b) The alternative access to the B393 at Maes Derw, which serves Site 1068, has a major problem in respect of speeding and overtaking vehicles. It is understood that the Community Council has suggested that this estate access be upgraded to provide a 'through traffic' route. These measures would be universally opposed by persons living on the estate and adjacent housing. Any proposal to increase traffic usage of this access would require major traffic calming measures. These would include speed bumps and a 10 mph speed limit on the estate road and Speed Bumps and restrictions on the B393 main road.

It would be reckless and irresponsible to allow an increase in traffic at the Maes Derw junction.

4) Inadequate Sewage System

The Llanfechain sewage works and infrastructure was constructed almost 50 years ago and to serve a much smaller village. In the intervening years the number of dwellings has

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

2101.V5 16/07/2015  Summary: Supporting Allocated Site P31 HA1

Source: Post or in person

Type: Support

Mode Written

Status Maintained

probably doubled. The modern family lifestyle also means a much greater water usage for the individual householder. There is obviously potential for over-load of the sewage treatment plant, at peak times, which would lead to environmental pollution. If the village is re-classified as a "large village" this will trigger additional "Windfall developments". Which would create a greater load on the plant.

The Severn Trent Water Authority should be lobbied to upgrade / re-construct the works. This should be a comprehensive civil engineering project to include new trunk sewers to serve not only the new areas, but also to existing dwellings, not on the mains system. This should be undertaken before any further housing development areas are identified

It would be criminally irresponsible of the Authority to schedule any further housing whilst knowing that there is a major and increasing risk of environmental pollution.

It is noted a new "state of the art" sewage works has been completed at Llanfyllin. This fully complies with E.U. regulations in respect of effluent discharge requirements. This is another reason supporting major housing developments in Llanfyllin town.

Clearly the question of which candidate site to adopt is proving very divisive and unfortunately it will not now be possible to obtain an objective decision locally. The final decision should be based on professional knowledge and fact and free from the influences of vested interests and "nimbyism".

Yours faithfully,

Council Response:

0

### Question: 3d. (ii) Desired changes to Document

Representation Texts: POWYS LOCAL DEVELOPMENT PLAN - LLANFECHAIN AGREEMENT WITH 'PREFERRED SITE' CHOICE

Whilst we are generally against current housing development, it is felt that candidate site ZiJ. is the most suitable to serve future housing needs in the village. The reasons for this are as follows:

1) Natural site for development.

The site is closest to the old village centre and is the natural area to be developed first. Common sense would dictate that this site takes precedence over an area of prime agricultural land on the outskirts of the village (candidate site 1068, the site proposed by the Community Council ) which provides a wildlife habitat for, amongst others, Curlews, Pipistrel Bats and Barn Owls.

2) Drains and services are available.

Mains water, electricity, Telecom and foul and surface water drains are readily available. Of particular importance is the fact that foul and surface water drains can be connected to the public sewer by gravity. The readily availability of services will reduce development costs, thus making it easier to provide affordable housing for local people. In contrast there are no sewage connections on the other sites and expensive pumped systems will have to be constructed which will become a long term maintenance liability for the rate payers. The ready availability of services will reduce development costs, thus making it easier to provide affordable housing.

3) Access to the B393

a) The preferred Site 711 [P31 HA1] uses the existing village access to the B393 and whilst this is not perfect, it is preferable to the alternative Maes Derw access. Visibility splays to the existing village access could be improved, possibility from the 'community money', arising from the housing development. Visibility to the Llanfyllin side of the junction, could be dramatically improved, by re-aligning the hedge which projects beyond the visibility splay wall.

These improvements at the junction would benefit the whole village.

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2101.V5** 16/07/2015  Summary: Supporting Allocated Site P31 HA1

Source: Post or in person

Type: Support

Mode Written

Status Maintained

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b) The alternative access to the B393 at Maes Derw, which serves Site 1068, has a major problem in respect of speeding and overtaking vehicles. It is understood that the Community Council has suggested that this estate access be upgraded to provide a 'through traffic' route. These measures would be universally opposed by persons living on the estate and adjacent housing. Any proposal to increase traffic usage of this access would require major traffic calming measures. These would include speed bumps and a 10 mph speed limit on the estate road and Speed Bumps and restrictions on the B393 main road.

It would be reckless and irresponsible to allow an increase in traffic at the Maes Derw junction.

#### 4) Inadequate Sewage System

The Llanfechain sewage works and infrastructure was constructed almost 50 years ago and to serve a much smaller village. In the intervening years the number of dwellings has probably doubled. The modern family lifestyle also means a much greater water usage for the individual householder. There is obviously potential for over-load of the sewage treatment plant, at peak times, which would lead to environmental pollution. If the village is re-classified as a "large village" this will trigger additional "Windfall developments". Which would create a greater load on the plant.

The Severn Trent Water Authority should be lobbied to upgrade / re-construct the works. This should be a comprehensive civil engineering project to include new trunk sewers to serve not only the new areas, but also to existing dwellings, not on the mains system. This should be undertaken before any further housing development areas are identified

It would be criminally irresponsible of the Authority to schedule any further housing whilst knowing that there is a major and increasing risk of environmental pollution.

It is noted a new "state of the art" sewage works has been completed at Llanfyllin. This fully complies with E.U. regulations in respect of effluent discharge requirements. This is another reason supporting major housing developments in Llanfyllin town.

Clearly the question of which candidate site to adopt is proving very divisive and unfortunately it will not now be possible to obtain an objective decision locally. The final decision should be based on professional knowledge and fact and free from the influences of vested interests and "nimbyism".

Yours faithfully,

Council Response:

0

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**Question: 3e. (ii. Allocation No:**

Representation Texts: P31 HA1

Council Response:

0

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**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: 711

Council Response:

0

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Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**3372 Ward, Mr DR**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

3372.V2 17/07/2015  Summary: Supports allocation P31 HA1 Llanfechain

Source: Post or in person Type: Support Mode Written Status Maintained

Petition of 31 signatures

Additional material submitted

Document:Draft Deposit Map Document 2015, p.60

Site: 711/1948/P31 HA1 Land north of Church, Llanfechain

Map: P31: Llanfechain - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Acting as agent/spokesperson for a large group of residents, I would like to voice our support for the site 711 (P31 HA1) proposed for future development in Llanfechain.

We support the Planning department's proposal for this site as a logical extension to the village with good access to the village centre, but feel that our Community Council has a not to hidden agenda by proposing an alternative site. Behind it all appears to be the pursuit of another main route into Llanfechain. This would open a road through quiet residential cul-de-sacs to detriment of existing residents and create probably a more dangerous route than the existing one to the village centre.

To reinforce their argument the community council have previously described these residents as 'an isolated sub-community', divorced from the village centre by having to walk a short stretch of the B4393 and as a result 'mitigating them from community involvement'. This is totally untrue as these residents play a full and active role within Llanfechain community which can easily be verified. Quite often we are described as 'the wrong demographic' and see the Community Council's attitude to us as hostile.

Although there had been plenty of time to preare the Council's response to the LDP it did not come up for discussion until 14th July and we will have no time to consider it in full even if we see it before 20th July deadline, but we believe it to similar to their previous submission and have based our representation on that.

Additional evidence submitted:  
1. Copy of Petition

Council Response:

0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P31 HA1

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V57** 20/07/2015  Summary: Llanfechain - Site Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document: Draft Deposit Map Document 2015, p.60

Site: 711/1948/P31 HA1 Land north of Church, Llanfechain

Map: P31: Llanfechain - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Email received from NRW that confirms "there was an 'administrative error', the site is outside DAM C2 with the redrawn boundary and so the representation was a mistake".

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Issues and Infrastructure (Appendix 1 - Settlement Allocations).

We recommend area at risk of flooding is excluded by boundary change or designate area as open space. This should be demonstrated through FCA at the planning application stage. See SFCA table 3.1

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We recommend area at risk of flooding is excluded by boundary change or designate area as open space. This should be demonstrated through FCA at the planning application stage. See SFCA table 3.1

Council Response: 0

**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6118 N/A**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6118.V1** 06/07/2015  Summary: Amendment to Allocation P31 HA1 Llanfechain

Source: Email Type: Objection Mode Written Status Maintained

Petition of 65 signatures

Additional material submitted

Document:Draft Deposit Map Document 2015, p.60

Site: 711/1948/P31 HA1 Land north of Church, Llanfechain

Amend Site

Map: P31: Llanfechain - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: In allocating the site at P31 HA1 the Council has considered its relevant planning merits and has concluded that the site is the most appropriate to meet the needs identified. In allocating the site 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. In response to the concerns raised in the various representations a Development Brief will be required for this site prior to the submission of a planning application, this will give stakeholders an opportunity for their concerns to be addressed through the design process. An FCA has been carried out on this site to determine the nature of any groundwater flooding this will need to be updated and reviewed. To date there is no evidence that the site boundary needs to be amended.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Please review additional 16 page document with supporting photos as attached to the submission email for full details.

Summary of document from submission email included below:

The nomination of the field for planning appears not to have followed the objective methodology set out within the LDP process.

The scoring for each of the fields does not appear to have been totalled correctly.

The scoring for each field is not on an equitable basis, the fact the owners of site P31 have suggested that they would be willing to develop the ground should be discounted, as it is not part of the planning matrix- this is outside influence.

Any development on the field should be subject to a design brief that reduced the impact on the residents who directly border the field.

The allocation should be formally adjusted at this stage to prevent built development other than to the eastern half of the field, allowing a decent buffer zone for the existing houses, and preventing building on the area of the field that floods.

Any planning has to take into account the presence of great crested newts and a suitable habitat survey should be carried out, a green corridor should at least be created along the western boundary of the field.

For a similar purpose due to the nature of the houses to the western boundary provision for privacy should be allocated, potentially for gardens- this would pacify the strong feeling of loss of integrity for the conservation area and those homeowners.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6118.V1</b>		06/07/2015	<input type="checkbox"/>			Summary: Amendment to Allocation P31 HA1 Llanfechain
Source: Email		Type: Objection		Mode	Written	Status Maintained
<p>Essentially if you consider all the constraints then the development cost of this site would be significant and affect the overall viability of development and the value of the site to the owners would be impacted (irrespective of their intent to develop).</p> <p>Additional evidence submitted: Submission document Petition against the site (65 names)</p> <p>Council Response: 0</p>						
<b>Question: 3d. (ii) Desired changes to Document</b>						
Representation Texts: As per the attached document (summarised in Q3 (i) above), either the site should not receive planning or a much reduced allocation, taking into account the existing dwellings.						
Council Response: 0						
<b>Question: 3e. (ii) Allocation No:</b>						
Representation Texts: P31 HA1 - Land north of the church, Llanfechain						
Council Response: 0						

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6118.V2</b>		06/07/2015	<input type="checkbox"/>			Summary: Deletion of Allocation P31 HA1, Llanfechain
Source: Email		Type: Objection		Mode	Written	Status Maintained
<p>Petition of 65 signatures</p> <p>Additional material submitted</p> <p>Document: Draft Deposit Map Document 2015, p.60</p> <p>Site: 711/1948/P31 HA1 Land north of Church, Llanfechain</p> <p>Map: P31: Llanfechain - 2015</p> <p>Delete Site</p> <p>Issue: 2015: Deposit Draft-11. Allocated Sites</p>						

<i>Question</i>	<i>Representation Texts</i>
<b>Question:</b>	<b>Council Response</b>
Representation Texts:	In allocating the site at P31 HA1 the Council has considered its relevant planning merits and has concluded that the site is the most appropriate to meet the needs identified. In allocating the site 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. In response to the concerns raised in the various representations a Development Brief will be required for this site prior to the submission of a planning application, this will give stakeholders an opportunity for their concerns to be addressed through the design process. An FCA has been carried out on this site to determine the nature of any groundwater flooding this will need to be updated and reviewed. To date there is no evidence that the site needs to be deleted.



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
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6118.V2		06/07/2015	<input type="checkbox"/>			Summary: Deletion of Allocation P31 HA1, Llanfechain
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Source: Email

Type: Objection

Mode: Written

Status: Maintained

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Please review additional 16 page document with supporting photos as attached to the submission email for full details.

Summary of document from submission email included below:

The nomination of the field for planning appears not to have followed the objective methodology set out within the LDP process.

The scoring for each of the fields does not appear to have been totalled correctly.

The scoring for each field is not on an equitable basis, the fact the owners of site P31 have suggested that they would be willing to develop the ground should be discounted, as it is not part of the planning matrix- this is outside influence.

Any development on the field should be subject to a design brief that reduced the impact on the residents who directly border the field.

The allocation should be formally adjusted at this stage to prevent built development other than to the eastern half of the field, allowing a decent buffer zone for the existing houses, and preventing building on the area of the field that floods.

Any planning has to take into account the presence of great crested newts and a suitable habitat survey should be carried out, a green corridor should at least be created along the western boundary of the field.

For a similar purpose due to the nature of the houses to the western boundary provision for privacy should be allocated, potentially for gardens- this would pacify the strong feeling of loss of integrity for the conservation area and those homeowners.

Essentially if you consider all the constraints then the development cost of this site would be significant and affect the overall viability of development and the value of the site to the owners would be impacted (irrespective of their intent to develop).

Additional evidence submitted:

Submission document

Petition against the site (65 names)

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: As per the attached document (summarised in Q3 (i) above), either the site should not receive planning or a much reduced allocation, taking into account the existing dwellings.

Council Response:

0

**Question: 3e. (ii) Allocation No:**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6118.V2** 06/07/2015  Summary: Deletion of Allocation P31 HA1, Llanfechain

Source: Email

Type: Objection

Mode Written

Status Maintained

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Representation Texts: P31 HA1 - Land north of the church, Llanfechain

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6145 Weston, Mr Adrian**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6145.V1 20/07/2015  Summary: Llanfechain - Reduction in size of allocation

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.60

Site: 711/1948/P31 HA1 Land north of Church, Llanfechain

Amend Site

Map: P31: Llanfechain - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: Council Response**

Representation Texts: In allocating the site at P31 HA1 the Council has considered its relevant planning merits and has concluded that the site is the most appropriate to meet the needs identified. In allocating the site 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. In response to the concerns raised in the various representations a Development Brief will be required for this site prior to the submission of a planning application, this will give stakeholders an opportunity for their concerns to be addressed through the design process. An FCA has been carried out on this site to determine the nature of any groundwater flooding this will need to be updated and reviewed. To date there is no evidence that the site boundary needs to be amended. Severn Trent have confirmed that they have plans to upgrade the Sewage Treatment Works in the near future which shall serve to address the issues raised regarding infrastructure capacity.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts:

My main objection is that the site slopes down into an area prone to flooding (although the formal Flood Zone is not apparently impinged upon) and is situated above a river which is very prone to burst its banks. This makes the site in my view clearly inappropriate for accommodating 25 houses which would appear to be in contravention of:

“4.2 Development Management Policies:

Policy DM1 - Strategic Planning Matters @ 34.26

All proposals for development must not compromise, or unacceptably adversely affect, either on their own or in combination with existing or approved development, the following

:

4.2.20 Flooding . Development is directed away from areas at high risk from flooding and must not increase flood risk elsewhere, and where possible should allow floodplains to provide water storage to reduce flooding in the catchment”.

Further, the sewage treatment plant would be unable to cope since it is known I believe that during periods of heavy rain raw sewage is flushed into the river which must be in contravention of 4.2.15 Achievement of Water Quality Standards in line with the Water Framework Directive. Presumably any new development would require a major upgrade to the sewage system.

I also believe this would potentially increase traffic through the heart of what used to be a small village until recently, become “large” only by virtue of much recent building without any real increase in amenities.

Under Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 31/12/2013) if “the existing unadopted highway would need to be upgraded and offered for adoption in order to serve the allocation” refers to the road running through the centre of the village past the church, then this would appear impossible without

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6145.V1** 20/07/2015  Summary: Llanfechain - Reduction in size of allocation

Source: Email Type: Objection Mode Written Status Maintained

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encroaching on the ancient churchyard and properties either side, so I presume this refers to highway between “the adjacent housing estate Phase II Maes Dinas (U4978)” and the main road B4393. Otherwise highway safety as alluded to under 4.2.40 Transport. “Highway access and parking requirements are important considerations for most developments, especially the implications they have for highway safety, the environment, local communities and the economy”, would be compromised and the conservation area significantly and deleteriously altered.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Development of only the top part of the area designated P31 HA1 would be less liable to cause problems; a few houses might serve as a pilot to ensure there are no unintended or unanticipated problems while allowing more area to install suitable 4.2.32 Sustainable Drainage Systems and less consequent traffic out of the village.

Better still would be development to the east which is already more developed and closer to the main road facilitating access. It seems wholly counter intuitive to develop the heart of the village by “infill” when it is the very nature of that heart which cannot support such development due to proximity to the river and a very narrow village main street which has no pavement and could not accommodate one.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P31 HA1

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6145.V2** 20/07/2015  Summary: Llanfechain -Alternative Site CS1068

Source: Email Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.60

New Site

Map: P31: Llanfechain - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations on this site, it is recommended that candidate site 1068 is not identified as a residential allocation or included within the development boundary of the Local Development Plan for the following reasons: a) it does not look like both access points can be used to alleviate PCC Highway concerns b) this site is situated closer to the sewage treatment works.

Council Response: 0



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6145.V2** 20/07/2015  Summary: Llanfechain -Alternative Site CS1068

Source: Email

Type: Objection

Mode Written

Status Maintained

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Representation Texts: Candidate Site 1068

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6166 Stevens, Mrs Jackie**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6166.V1** 20/07/2015  Summary: Llanfechain - P31 HA1 - Objection to Allocated Site and Delete from LDP

Source: Post or in person Type: Objection Mode Written Status Maintained

Petition of 14 signatures

Additional material submitted

Document: Draft Deposit Map Document 2015, p.60

Site: 711/1948/P31 HA1 Land north of Church, Llanfechain

Delete Site

Map: P31: Llanfechain - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: In allocating the site at P31 HA1 the Council has considered its relevant planning merits and has concluded that the site is the most appropriate to meet the needs identified. In allocating the site 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. In response to the concerns raised in the various representations a Development Brief will be required for this site prior to the submission of a planning application, this will give stakeholders an opportunity for their concerns to be addressed through the design process. An FCA has been carried out on this site to determine the nature of any groundwater flooding this will need to be updated and reviewed. To date there is no evidence that the site needs to be deleted.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: See Additional Supporting Evidence in Dossier

**ADDITIONAL SUPPORTING EVIDENCE**

- A) Dossier Contents
- B) Petition objecting to site P31 HA1 being made part of Powys County Council's LDP
- C) Llanfechain: Situation Report
- D) Village Plan Strategic Focal Points
- E) Farm Gate Vistas
- F) Conservation Society Administrative Connections
- G) Flooding Retention Ponds
- H) Traffic
- I) Llanfechain Settlement Status River Cain Bridge
- J) St Garmon's Church
- K) Montgomery Papers – Preaching Mound
- L) Economics of recreating a sustainable hayfield as an 'amenity open space'
- M) Comments on candidate sites

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

08/12/2015

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6166.V1** 20/07/2015  Summary: Llanfechain - P31 HA1 - Objection to Allocated Site and Delete from LDP

Source: Post or in person Type: Objection Mode Written Status Maintained

Representation Texts: Delete Allocated Site P31 HA1 in Llanfechain

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P31 HA1

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 711 - Land north of Church, Llanfechain

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6166.V2** 20/07/2015  Summary: Llanfechain - Objection to and removal of Candidate Site (CS 1068)

Source: Post or in person Type: Comment Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.60

Map: P31: Llanfechain - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted, however this site was not included in the Deposit Plan (2015) therefore it cannot be deleted.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: See Additional Supporting Evidence in Dossier

ADDITIONAL SUPPORTING EVIDENCE

A) Dossier Contents



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6166.V2** 20/07/2015  Summary: Llanfechain - Objection to and removal of Candidate Site (CS 1068)

Source: Post or in person Type: Comment Mode Written Status Maintained

- B) Petition objecting to site P31 HA1 being made part of Powys County Council's LDP
- C) Llanfechain: Situation Report
- D) Village Plan Strategic Focal Points
- E) Farm Gate Vistas
- F) Conservation Society Administrative Connections
- G) Flooding Retention Ponds
- H) Traffic
- I) Llanfechain Settlement Status River Cain Bridge
- J) St Garmon's Church
- K) Montgomery Papers – Preaching Mound
- L) Economics of recreating a sustainable hayfield as an 'amenity open space'
- M) Comments on candidate sites

Council Response: 0

**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: Candidate Site 1068 - Land off Maes Drew, Llanfechain

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6166.V4** 20/07/2015  Summary: Llanfechain - Proposed New Site for Housing Allocation

Source: Post or in person Type: Objection Mode Written Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.60

New Site

Map: P31: Llanfechain - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations on this site, it is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan for the following reason it is unclear whether a safe means of access could be created due to the small frontage abutting the county highway. The site is further away from the heart of the settlement and facilities than the site allocation proposed in the Deposit plan.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6166.V4</b>		20/07/2015	<input type="checkbox"/>			Summary: Llanfechain - Proposed New Site for Housing Allocation

Source: Post or in person	Type: Objection	Mode: Written	Status: Maintained
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**Question: 3d. (i) Representation Details**

Representation Texts: See Additional Supporting Evidence in Dossier

ADDITIONAL SUPPORTING EVIDENCE

- A) Dossier Contents
- B) Petition objecting to site P31 HA1 being made part of Powys County Council's LDP
- C) Llanfechain: Situation Report
- D) Village Plan Strategic Focal Points
- E) Farm Gate Vistas
- F) Conservation Society Administrative Connections
- G) Flooding Retention Ponds
- H) Traffic
- I) Llanfechain Settlement Status River Cain Bridge
- J) St Garmon's Church
- K) Montgomery Papers – Preaching Mound
- L) Economics of recreating a sustainable hayfield as an 'amenity open space'
- M) Comments on candidate sites

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Add new site for housing allocation

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Not previously a Candidate Site - Land at Maesteg Fields

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6166.V5</b>		20/07/2015	<input type="checkbox"/>			Summary: Llanfechain - Proposed new site for Housing Allocation

Source: Post or in person	Type: Objection	Mode: Written	Status: Maintained
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Additional material submitted      SA/SEA submitted

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6166.V5** 20/07/2015  Summary: Llanfechain - Proposed new site for Housing Allocation

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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Document: Draft Deposit Map Document 2015, p.60

New Site

Map: P31: Llanfechain - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

---

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations on this site, it is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan for the following reasons: the site is further away from the heart of the settlement and facilities than the site allocation proposed in the Deposit plan, the site is a lot larger than what is required and it is unclear who the landowner(s) are/ is and their intentions.

Council Response:

0

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**Question: 3d. (i) Representation Details**

Representation Texts: See Additional Supporting Evidence in Dossier

ADDITIONAL SUPPORTING EVIDENCE

- A) Dossier Contents
- B) Petition objecting to site P31 HA1 being made part of Powys County Council's LDP
- C) Llanfechain: Situation Report
- D) Village Plan Strategic Focal Points
- E) Farm Gate Vistas
- F) Conservation Society Administrative Connections
- G) Flooding Retention Ponds
- H) Traffic
- I) Llanfechain Settlement Status River Cain Bridge
- J) St Garmon's Church
- K) Montgomery Papers – Preaching Mound
- L) Economics of recreating a sustainable hayfield as an 'amenity open space'
- M) Comments on candidate sites

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Add new housing allocation site for Llanfechain

Council Response:

0

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**Question: 3e. (ii) Candidate Site No/Name**

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6166.V5** 20/07/2015  Summary: Llanfechain - Proposed new site for Housing Allocation

Source: Post or in person Type: Objection Mode Written Status Maintained

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Representation Texts: Not previously a Candidate Site - Land south of B4393 Domen Gastell to Old Station Yard

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6166.V6** 20/07/2015  Summary: Llanfechain - Proposed new site for Housing allocation

Source: Post or in person Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.60

Map: P31: Llanfechain - 2015

SA/SEA submitted  
New Site  
Issue: 2015: Deposit Draft-12. Alternative Sites

---

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations on this site, it is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan for the following reasons: the site is further away from the heart of the settlement and facilities than the site allocation proposed in the Deposit plan, the site is a lot larger than what is required and it is unclear who the landowner(s) are/ is and their intentions. This site would not be able to be developed without the site referred to in 6166.V5.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: See Additional Supporting Evidence in Dossier

### ADDITIONAL SUPPORTING EVIDENCE

- A) Dossier Contents
- B) Petition objecting to site P31 HA1 being made part of Powys County Council's LDP
- C) Llanfechain: Situation Report
- D) Village Plan Strategic Focal Points
- E) Farm Gate Vistas
- F) Conservation Society Administrative Connections
- G) Flooding Retention Ponds
- H) Traffic
- I) Llanfechain Settlement Status River Cain Bridge

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6166.V6</b>		20/07/2015	<input type="checkbox"/>			Summary: Llanfechain - Proposed new site for Housing allocation
Source: Post or in person		Type: Objection		Mode	Written	Status Maintained
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		J) St Garmon's Church K) Montgomery Papers – Preaching Mound L) Economics of recreating a sustainable hayfield as an 'amenity open space' M) Comments on candidate sites				
Council Response:						0
<b>Question: 3d. (ii) Desired changes to Document</b>						
Representation Texts:	Add new housing allocation site for Llanfechain					
Council Response:						0
<b>Question: 3e. (ii) Candidate Site No/Name</b>						
Representation Texts:	Not previously a Candidate Site - Land south of Old Railway Line Gwern to Fridd Haulage Coal Yard					
Council Response:						0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6167 Stevens, Mr E**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6167.V1 20/07/2015  Summary: Llanfechain - P31 HA1 - Objection to Allocated Site and Delete from LDP

Source: Post or in person Type: Objection Mode Oral (Examination) Status Maintained

Petition of 14 signatures

Additional material submitted

Document:Draft Deposit Map Document 2015, p.60

Site: 711/1948/P31 HA1 Land north of Church, Llanfechain

Delete Site

Map: P31: Llanfechain - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: Council Response**

Representation Texts: In allocating the site at P31 HA1 the Council has considered its relevant planning merits and has concluded that the site is the most appropriate to meet the needs identified. In allocating the site 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. In response to the concerns raised in the various representations a Development Brief will be required for this site prior to the submission of a planning application, this will give stakeholders an opportunity for their concerns to be addressed through the design process. An FCA has been carried out on this site to determine the nature of any groundwater flooding this will need to be updated and reviewed. To date there is no evidence that the site needs to be deleted.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: See Additional Supporting Evidence in Dossier

ADDITIONAL SUPPORTING EVIDENCE

- A) Dossier Contents
- B) Petition objecting to site P31 HA1 being made part of Powys County Council's LDP
- C) Llanfechain: Situation Report
- D) Village Plan Strategic Focal Points
- E) Farm Gate Vistas
- F) Conservation Society Administrative Connections
- G) Flooding Retention Ponds
- H) Traffic
- I) Llanfechain Settlement Status River Cain Bridge
- J) St Garmon's Church
- K) Montgomery Papers – Preaching Mound
- L) Economics of recreating a sustainable hayfield as an 'amenity open space'
- M) Comments on candidate sites

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

08/12/2015

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6167.V1** 20/07/2015  Summary: Llanfechain - P31 HA1 - Objection to Allocated Site and Delete from LDP

Source: Post or in person Type: Objection Mode Oral (Examination) Status Maintained

Representation Texts: Delete Proposed Housing Allocation P31 HA1 from Llanfechain

Council Response: 0

**Question: 3e. (ii. Allocation No:**

Representation Texts: P31 HA1

Council Response: 0

**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: Candidate Site 711 - Land north of Church, Llanfechain

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Dossier should be self explanatory otherwise details of establishing a Conservation Enhancement Society of Llanfechain (CESL) re finances - charities act - companies act - sustainability

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6167.V2** 20/07/2015  Summary: Llanfechain - Objection to and removal of Candidate Site (CS 1068)

Source: Post or in person Type: Comment Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.60

Map: P31: Llanfechain - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted, however this site was not included in the Deposit Plan (2015) therefore it cannot be deleted.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6167.V2** 20/07/2015  Summary: Llanfechain - Objection to and removal of Candidate Site (CS 1068)

Source: Post or in person Type: Comment Mode Oral (Examination) Status Maintained

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**Question: 3d. (i) Representation Details**

Representation Texts: See Additional Supporting Evidence in Dossier

ADDITIONAL SUPPORTING EVIDENCE

- A) Dossier Contents
- B) Petition objecting to site P31 HA1 being made part of Powys County Council's LDP
- C) Llanfechain: Situation Report
- D) Village Plan Strategic Focal Points
- E) Farm Gate Vistas
- F) Conservation Society Administrative Connections
- G) Flooding Retention Ponds
- H) Traffic
- I) Llanfechain Settlement Status River Cain Bridge
- J) St Garmon's Church
- K) Montgomery Papers – Preaching Mound
- L) Economics of recreating a sustainable hayfield as an 'amenity open space'
- M) Comments on candidate sites

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 1068 - Land off Maes Drew, Llanfechain

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Dossier should be self explanatory otherwise details of establishing a Conservation Enhancement Society of Llanfechain (CESL) re finances - charities act - companies act - sustainability

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6167.V4** 20/07/2015  Summary: Llanfechain - Proposed New Site for Housing Allocation

Source: Post or in person Type: Objection Mode Oral (Examination) Status Maintained

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6167.V4** 20/07/2015  Summary: Llanfechain - Proposed New Site for Housing Allocation

Source: Post or in person Type: Objection Mode Oral (Examination) Status Maintained

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Additional material submitted SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.60

New Site

Map: P31: Llanfechain - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations on this site, it is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan for the following reason it is unclear whether a safe means of access could be created due to the small frontage abutting the county highway. The site is further away from the heart of the settlement and facilities than the site allocation proposed in the Deposit plan.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: See Additional Supporting Evidence in Dossier

ADDITIONAL SUPPORTING EVIDENCE

- A) Dossier Contents
- B) Petition objecting to site P31 HA1 being made part of Powys County Council's LDP
- C) Llanfechain: Situation Report
- D) Village Plan Strategic Focal Points
- E) Farm Gate Vistas
- F) Conservation Society Administrative Connections
- G) Flooding Retention Ponds
- H) Traffic
- I) Llanfechain Settlement Status River Cain Bridge
- J) St Garmon's Church
- K) Montgomery Papers – Preaching Mound
- L) Economics of recreating a sustainable hayfield as an 'amenity open space'
- M) Comments on candidate sites

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Add new site for housing allocation

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6167.V4** 20/07/2015  Summary: Llanfechain - Proposed New Site for Housing Allocation

Source: Post or in person Type: Objection Mode Oral (Examination) Status Maintained

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Not previously a Candidate Site - Land at Maesteg Fields

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Dossier should be self explanatory otherwise details of establishing a Conservation Enhancement Society of Llanfechain (CESL) re finances - charities act - companies act - sustainability

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6167.V5** 20/07/2015  Summary: Llanfechain - Proposed new site for Housing Allocation

Source: Post or in person Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.60

New Site

Map: P31: Llanfechain - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations on this site, it is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan for the following reasons: the site is further away from the heart of the settlement and facilities than the site allocation proposed in the Deposit plan, the site is a lot larger than what is required and it is unclear who the landowner(s) are/ is and their intentions.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: See Additional Supporting Evidence in Dossier

ADDITIONAL SUPPORTING EVIDENCE

- A) Dossier Contents
- B) Petition objecting to site P31 HA1 being made part of Powys County Council's LDP

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6167.V5</b>		20/07/2015	<input type="checkbox"/>			Summary: Llanfechain - Proposed new site for Housing Allocation
Source:	Post or in person	Type:	Objection	Mode:	Oral (Examination)	Status: Maintained
C) Llanfechain: Situation Report D) Village Plan Strategic Focal Points E) Farm Gate Vistas F) Conservation Society Administrative Connections G) Flooding Retention Ponds H) Traffic I) Llanfechain Settlement Status River Cain Bridge J) St Garmon's Church K) Montgomery Papers – Preaching Mound L) Economics of recreating a sustainable hayfield as an 'amenity open space' M) Comments on candidate sites						
Council Response:						0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Add new housing allocation site for Llanfechain

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Not previously a Candidate Site - Land south of B4393 Domen Gastell to Old Station Yard

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Dossier should be self explanatory otherwise details of establishing a Conservation Enhancement Society of Llanfechain (CESL) re finances - charities act - companies act - sustainability

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6167.V6</b>		20/07/2015	<input type="checkbox"/>			Summary: Llanfechain - Proposed new site for Housing Allocation
Source:	Post or in person	Type:	Objection	Mode:	Oral (Examination)	Status: Maintained
Additional material submitted                      SA/SEA submitted						

Document:Draft Deposit Map Document 2015, p.60

New Site

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6167.V6** 20/07/2015  Summary: Llanfechain - Proposed new site for Housing Allocation

Source: Post or in person Type: Objection Mode Oral (Examination) Status Maintained

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Map: P31: Llanfechain - 2015 Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations on this site, it is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan for the following reasons: the site is further away from the heart of the settlement and facilities than the site allocation proposed in the Deposit plan, the site is a lot larger than what is required and it is unclear who the landowner(s) are/ is and their intentions. This site would not be able to be developed without the site referred to in 6167.V5.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: See Additional Supporting Evidence in Dossier

ADDITIONAL SUPPORTING EVIDENCE

- A) Dossier Contents
- B) Petition objecting to site P31 HA1 being made part of Powys County Council's LDP
- C) Llanfechain: Situation Report
- D) Village Plan Strategic Focal Points
- E) Farm Gate Vistas
- F) Conservation Society Administrative Connections
- G) Flooding Retention Ponds
- H) Traffic
- I) Llanfechain Settlement Status River Cain Bridge
- J) St Garmon's Church
- K) Montgomery Papers – Preaching Mound
- L) Economics of recreating a sustainable hayfield as an 'amenity open space'
- M) Comments on candidate sites

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Add new housing allocation for Llanfechain

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6167.V6** 20/07/2015  Summary: Llanfechain - Proposed new site for Housing Allocation

Source: Post or in person

Type: Objection

Mode Oral (Examination)

Status Maintained

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Representation Texts: Not previously a Candidate Site - Land south of Old Railway Line Gwern to Fridd Haulage Coal Yard

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Dossier should be self explanatory otherwise details of establishing a Conservation Enhancement Society of Llanfechain (CESL) re finances - charities act - companies act - sustainability

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6187 Nursall, Mr Francis**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6187.V1 20/07/2015  Summary: Llanfechain - Objection to Allocation P31 HA1

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.60

Site: 711/1948/P31 HA1 Land north of Church, Llanfechain

Delete Site

Map: P31: Llanfechain - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: Council Response**

Representation Texts: In allocating the site P31 HA1 the Council has considered its relevant planning merits and has concluded that the site is the most appropriate to meet the needs identified. In allocating the site 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. All the sites that have been allocated have been discussed in detail with the Council's Highway Engineers, this means that all of the allocations are deliverable without any major highway constraints. At the planning application stage all developments are required to demonstrate that adequate and safe highway access is to be provided for all users, and that it is designed to meet the Council's highway design criteria. The Council shall also seek to ensure that future development mitigates any possible adverse impacts associated with an increase in traffic.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Proposed site P31 HA1:

- 1) The village of Llanfechain is split into 3 areas a) The council housing b) The modern bungalows built in the late 1900's c) The old Village. My objection is that the proposed site is adjacent to the old village when it would blend into the village better adjacent to the modern bungalows.
- 2) Road Safety - Vehicular access is via Maes Dinas. This will feed traffic out onto the B4393 via the village entrance which has particularly poor visibility right and left. A scheme using Maes Derw which has superior visibility would be less risky.
- 3) Noise - The site entrance is narrow and close to the boundary of my property at Church View and the adjacent house ' Central House' This would generate increased traffic noise.
- 4) Privacy - the closeness of the entrance would also reduce privacy.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Relocate your preferred site.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6187.V1** 20/07/2015  Summary: Llanfechain - Objection to Allocation P31 HA1

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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Representation Texts: P31 HA1

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6366 Humphreys, Ms S.**

*Agent:* **Les Stephan Planning Ltd**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6366.V1** 29/07/2015  Summary: Llanfechain - Supporting the Allocation P31 HA1

Source: Email Type: Support Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.60

Site: 711/1948/P31 HA1 Land north of Church, Llanfechain

Map: P31: Llanfechain - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: As promoters for this site, we wish to just re-confirm its suitability and availability for housing and the suggested figure of around 25 dwellings. The flood zone only affects a small corner of the site and can easily be excluded as shown or incorporated into an area of open space in discussion with the LPA.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P31 HA1

Council Response: 0

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Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.57 Llanfyllin**

**4916 Llwyn-Homes Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4916.V1** 08/06/2015  Summary: Support for Llanfyllin Allocation P32 HA1

Source: Website registration Type: Support Mode Written Status Maintained

Document: Draft Deposit Map Document 2015, p.61

Site: 278/4916/P32 HA1 Land opposite Maesydre, Llanfyllin

Map: P32: Llanfyllin - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: As a joint owner of land in Llanfyllin, I wish to support the current LDP proposals to include Site Nos: 277, 278, 309, 310. These parcels of land are well located sites, which adjoin existing settlements on the entrance to the town along the A490, and ground is suitable for all services. Under the old Montgomeryshire Local Plan, full planning for a development site was previously granted on the ground east of Maesydre. There is a lack of housing in the area, including that required for local needs. Additional development will help to protect the local community facilities, and meet future needs. The sites are away from flood areas, in accordance with proposals.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P32 HA1

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts:

Council Response: 0

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4916.V1** 08/06/2015  Summary: Support for Llanfyllin Allocation P32 HA1

Source: Website registration Type: Support Mode Written Status Maintained

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts:

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4916.V2** 08/06/2015  Summary: Support for Llanfyllin Allocation P32 HA2

Source: Website registration Type: Support Mode Written Status Maintained

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Document: Draft Deposit Map Document 2015, p.61

Site: 1248//P32 HA2 Maesydre Field, Llanfyllin

Map: P32: Llanfyllin - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: As a joint owner of land in Llanfyllin, I wish to support the current LDP proposals to include Site Nos: 277, 278, 309, 310. These parcels of land are well located sites, which adjoin existing settlements on the entrance to the town along the A490, and ground is suitable for all services. Under the old Montgomeryshire Local Plan, full planning for a development site was previously granted on the ground east of Maesydre. There is a lack of housing in the area, including that required for local needs. Additional development will help to protect the local community facilities, and meet future needs. The sites are away from flood areas, in accordance with proposals.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P32 HA2

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>4916.V2</b>		08/06/2015	<input type="checkbox"/>			Summary: Support for Llanfyllin Allocation P32 HA2
Source: Website registration		Type: Support		Mode	Written	Status Maintained

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Council Response: 0

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**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts:

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts:

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5365 Jones, Messrs J G & O W**

*Agent:* **Roger Davies Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5365.V1** 03/07/2015  Summary: Amendment to development boundary in Llanfyllin

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.61

Dev Boundary Amendment

Map: P32: Llanfyllin - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representor. The site has not been delivered within the lifetime of the Mont Local Plan or the UDP. No evidence has been recieved to say that the proposer is willing to develop the site within the lifetime of the LDP.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: The area of land referred to, is noted in the candidate sites register as "Site Ref 124 - Land Adjoining Bachie Road, Llanfyllin.

The Representor number is 5635.

This is an infill site set between the Primary School and existing residential development.

The area of land referred to is included in the current UDP as part of housing allocation M157 HA3. However, this has now been excluded from the draft LDP map in total. The exclusion also excludes my client's land from the Town's Development Boundary. (Whilst currently included in the UDP).

In deleting the larger UDP allocation - M157 HA3, my client's site has also been incorrectly removed from within the Town Development Boundary, without any further consultation. We note from the "Sites Status Master" on the LDP website that the comments were as follows: "Mostly greens from stakeholders including Highways (need to provide safe access created onto C2032 requiring extension to 5.5m wide carriageway and continuous 1.8m wide footway across entire site frontage). Ecology concerns regarding bats and hedgerows (orange). Minerals Cat 2 Slate (Orange). We cannot therefore see the justification for removing this site from the plan.

The site location is indicated on the plan copied to the adjoining sheet. My client's land is outlined in red.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: To amend the consultation draft plan development boundaty for Llanfyllin - to include the area of land (outlined in red on the attached plan)

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*  
**5365.V2** 03/07/2015  Summary: Llanfyllin - Alternative Site

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.61

New Site

Map: P32: Llanfyllin - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations on this site, it is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan for the following reasons: -

1. Sufficient allocated land or sites with the benefit of planning permission are available elsewhere within the settlement to meet future residential land requirements.
2. This site is a UDP allocation and a Mont Local Plan allocation before that. The last time planning permission was granted on the land was in 1983, a planning permission that was never implemented. This representation does not provide any further evidence on deliverability.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The area of land referred to, is noted in the candidate sites register as "Site Ref 124 - Land Adjoining Bachie Road, Llanfyllin.

The Representor number is 5635.

This is an infill site set between the Primary School and existing residential development.

The area of land referred to is included in the current UDP as part of housing allocation M157 HA3. However, this has now been excluded from the draft LDP map in total. The exclusion also excludes my client's land from the Town's Development Boundary. (Whilst currently included in the UDP).

In deleting the larger UDP allocation - M157 HA3, my client's site has also been incorrectly removed from within the Town Development Boundary, without any further consultation. We note from the "Sites Status Master" on the LDP website that the comments were as follows: "Mostly greens from stakeholders including Highways (need to provide safe access created onto C2032 requiring extension to 5.5m wide carriageway and continuous 1.8m wide footway across entire site frontage). Ecology concerns regarding bats and hedgerows (orange). Minerals Cat 2 Slate (Orange). We cannot therefore see the justification for removing this site from the plan.

The site location is indicated on the plan copied to the adjoining sheet. My client's land is outlined in red.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: To allocate the site for residential development.

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5365.V2** 03/07/2015  Summary: Llamfyllin - Alternative Site

Source: Email

Type: Objection

Mode Written

Status Maintained

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Representation Texts: Land adjoining Bachie Road Llanfyllin. Candidate Site No. 124.

Council Response:

0

Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6124 Hughes, Mr Robin**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6124.V2 11/06/2015  Summary: Concerns over Allocation P32 HA1 Llanfyllin

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.61

Site: 278/4916/P32 HA1 Land opposite Maesydre, Llanfyllin

Delete Site

Map: P32: Llanfyllin - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: Council Response**

Representation Texts: Having considered the representations made on the allocation of this site, it is recommended that the site be retained as a residential allocation within the Local Development Plan for the following reasons:  
 1. The site provides an important contribution to meeting future residential land requirements of the settlement - The LDP must provide sufficient housing land allocations to meet the future housing needs of the County up to the year 2026.  
 2. In meeting the plan's sustainability objectives the LDP has allocated residential sites according to a strategic settlement hierarchy, which recognises a settlement's capacity to accommodate development taking into account the services and infrastructure of the settlement.  
 3. The Council is unaware of any technical (e.g. highway access, flooding) and/or environmental (e.g. SSSI, SAM) constraints that prevent the development of this site. Any issues that need to be taken into consideration are listed in Appendix 1 of the LDP Written Statement.  
 4. Developers will be expected to ensure that any necessary infrastructure improvements required or resulting from the proposed development are provided.  
 5. The site is located in what is considered to be a sustainable location accessible to local facilities and services.  
 Following careful consideration of the representation made and any associated evidence submitted the Council maintains 1-5 above.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Concerns over the 'over-development' that I think seems to be in your future plans for Llanfyllin, and in particular the small field adjacent to our property (Cymerau Derwlwyn Lane) which is also adjacent to farm buildings

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Concerns over the 'over-development' that I think seems to be in your future plans for Llanfyllin, and in particular the small field adjacent to our property (Cymerau Derwlwyn Lane) which is also adjacent to farm buildings

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P32 HA1

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6183 Kretchmer, Lynnette**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6183.V1** 20/07/2015  Summary: Llanfyllin - Delete Allocation P32 HA2

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.61

Site: 1248//P32 HA2 Maesydre Field, Llanfyllin

Delete Site

Map: P32: Llanfyllin - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations made on the allocation of this site, it is recommended that the site be retained as a residential allocation within the Local Development Plan for the following reasons:

1. The site provides an important contribution to meeting future residential land requirements of the settlement - The LDP must provide sufficient housing land allocations to meet the future housing needs of the County up to the year 2026.
2. In meeting the plan's sustainability objectives the LDP has allocated residential sites according to a strategic settlement hierarchy, which recognises a settlement's capacity to accommodate development taking into account the services and infrastructure of the settlement.
3. The Council is unaware of any technical (e.g. highway access, flooding) and/or environmental (e.g. SSSI, SAM) constraints that prevent the development of this site. Any issues that need to be taken into consideration are listed in Appendix 1 of the LDP Written Statement.
4. Developers will be expected to ensure that any necessary infrastructure improvements required or resulting from the proposed development are provided.
5. The site is located in what is considered to be a sustainable location accessible to local facilities and services.

Following careful consideration of the representation made and any associated evidence submitted the Council maintains 1-5 above.  
 The Representer has further concerns regarding any proposed new development having an unattractive impact on the entrance into the town; it is for this reason that a development brief is to be produced prior to the submission of any planning application.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: P32 HA2 proposes a development of 145 houses. 145 extra houses would be a disproportionately large increase to the town of Llanfyllin – which currently has 675 houses and a population of about 1500. Services are currently at full capacity. Doctors have about 11,000 patients Llanfyllin Primary School is using portacabins Gas provision is not available for new houses Town is largely dependent on a single employer (Stadco) and few other jobs are available Transport links are poor and under threat This massive new estate would provide an unattractive entrance to the town

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Remove P32 HA2 while retaining P32HC1 and P32HA1

Council Response: 0



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6183.V1** 20/07/2015  Summary: Llanfyllin - Delete Allocation P32 HA2

Source: Email

Type: Objection

Mode Written

Status Maintained

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**Question: 3e. (ii. Allocation No:**

Representation Texts: P32 HA1

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6192 Gardiner, Mr Ben**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6192.V3 17/07/2015  Summary: Llanfyllin - General comments & objections

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.61

Map: P32: Llanfyllin - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound. Llanfyllin is classed as a Town in the LDP strategy which adopts the approach of a sustainable settlement hierarchy. As part of this approach the majority of development is directed to towns such as Llanfyllin and large villages. With regards to the allocation (being referred to) acting as an entrance to the town - the plan is to produce a development brief to make sure that the design and layout of the development takes this into consideration and becomes an attractive gateway.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Comments re Local Development Plan Powys 2015

Further to my observations in regard to the Draft Local Development Plan and discussions with Peter Morris, Head of Spatial Planning and built heritage. I would like to state my great concern at the complete failure of Powys County Council to acknowledge the full requirements of the Local Development Plan Guidelines from the Welsh Assembly Government. The Guidelines are comprehensive in their scope to ensure that development in Wales is holistic and not just based around housing.

The problem has been that the Local Development Plan has been viewed as an updated version of the Unitary Development Plan and as it has been generated by the Planning Department alone it has been seen as a planning document rather than a development document.

When I raised this issue with Peter Morris, his inability to comprehend and his unwillingness to acknowledge this observation was very concerning. Looking at the correspondence and Powys County Council regarding the development of the Local Development Plan it is obvious that the Welsh Assembly shares my concerns.

If this is a public consultation there has to be evidence that the public's concerns and views have been fully investigated and addressed. The draft LDP did not conform with Regulation 17 in regard to evidence being available and this occurred again at the consultation, except apparently on line. There is no evidence in the full document that issues raised about the draft document have been considered. The level of the consultation for the full plan was even poorer than for the draft, being only afternoon access in a small number of the conurbations that have a planning office over a period of four days. This meant that most of the population had very limited access to the process and little publicity in regard to the consultations had taken place.

In particular the LDP for Llanfyllin shows only a new mass housing development to the east of the town in open countryside on a north facing slope. The orientation of the housing will make it impossible to conform with low carbon and passive solar gain design standards. The location of the proposed estate's vehicular and pedestrian exit on to the existing road, as required by Highways, will greatly impede elderly and non car access to the town centre. The town is already in the bottom 10% of settlements in Wales for access to services according to Welsh Assembly statistics and this will do nothing to improve the situation in an area with an increasingly elderly and frail population.

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6192.V3** 17/07/2015  Summary: Llanfyllin - General comments & objections

Source: Email

Type: Objection

Mode Written

Status Maintained

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I question whether there is even a need for such a large number of new housing in Llanfyllin. My limited research contacting the local Housing Associations, Powys County Council and estate agents suggests that the requirement is limited to considering only small scale housing, mainly for the elderly and frail.

Llanfyllin has a fortunate position as a gateway to Vyrnwy and the Berwyns which is currently under developed. This LDP proposal will blight the entrance to the town creating a form of ribbon development that goes counter to the WAG guidelines.

The proposed Local development Plan for Llanfyllin does nothing in regard to sustainability of the environment, transport, education, health, tourism, industry or community. Llanfyllin has great potential as a tourist node for a network of cycling, walking and touring breaks in Mid Wales. At present nothing is made of this unique and unspoilt location and character of both town and countryside.

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6263 Tanant Valley Developments**

*Agent:* **Roger Davies Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6263.V1** 13/07/2015  Summary: Llanfyllin - support inclusion of site within development boundary

Source: Email Type: Support Mode Written Status Maintained

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Additional material submitted

Document:Draft Deposit Map Document 2015, p.61

Map: P32: Llanfyllin - 2015

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The proposals for inclusion of Candidate Site 998 within the development boundary for Llanfyllin, are supported, in accordance with the recommended conditions outlined in the "Sites Status Master Deposit 2 - 2015"

ADDITIONAL SUPPORTING EVIDENCE

A) Copy of Site Staus Master Deposit 2 - 2015 Candidate Site Register for Candidate Site 998 "Land Adjacent to Coronation Terrace, Llanfyllin"

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 998 - Land adjacent to Coronation Terrace, Llanfyllin.

Waste/Recycling Former Scrap Yard

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6269 Jones, Mr & Mrs G**

*Agent:* **Davis Meade**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6269.V1** 08/07/2015  Summary: Addition of employment site to LDP Inset map P32: Llanfyllin

Source: Post or in person Type: Objection Mode Written Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.61

New Site

Map: P32: Llanfyllin - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The employment site in Llanfyllin is currently allocated for Employment Use in the current UDP which runs out mid-2016. Therefore there is nothing preventing an application being submitted or pre-application advice being sought now.

With regards to the LDP, the site has not been allocated in the Deposit plan 2015. The reasoning behind this is that by excluding it from the development boundary there would be a presumption against the land being developed by non-employment forms of development, whilst the use of the site for employment would be supported by policy E2 in the deposit plan.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: The site known as Old Station Yard has been detailed on the Local Development Plan inset map for Llanfyllin as a "local nature reserve" and is shown to be outside the development boundary. On the 2010 Unitary Development Plan for Llanfyllin this same area is detailed as a "Local employment site" and is within the development boundary.

The Old Station Yard was the only parcel of land detailed as employment land in Llanfyllin in the UDP. Removing it and consequently having no land within Llanfyllin allocated as employment land is not in line with Powys CC's policy to promote job opportunities and support this local economy.

The loss of the Old Station Yard from Llanfyllin contradicts the Powys CC target for supply of employment land / development. Not only is there a net loss from Powys but a total loss of employment land in Llanfyllin.

The Landowners have in recent times, been approached by a number of local people from Llanfyllin looking to use this site for industrial / employment purposes which demonstrates a clear need for this parcel to stay included as employment land.

There is no reasoning or research behind why this site has been allocated as a local nature reserve.

It is therefore requested that the area known as the Old Station Yard, is changed from being allocated as a local nature reserve to a local employment site and is brought back within the development boundary.

Additional Evidence Submitted:

- 1) UDP Inset Map M157 Llanfyllin
- 2) Draft LDP Map P32 (Ref Point 35.57) showing site coloured yellow
- 3) Proposed site boundary map at 1:1,250 scale
- 4) Document headed "Proposed Use for the Site"

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6269.V1** 08/07/2015  Summary: Addition of employment site to LDP Inset map P32: Llanfyllin

Source: Post or in person Type: Objection Mode Written Status Maintained

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5) Document headed "Sustainability Appraisal" - not a full PCC SA/SEA document

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Re-classification of the land known as Old station Yard from "local nature reserve" to "local employment site". Re-inclusion of the Old Station Yard within the development boundary for Llanfyllin.

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Not submitted as a candidate site as site was included within the UDP as a alocal employment site No. M157. now it has been detailed as a local nature reserve.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.58 Llangurig****5197 Natural Resources Wales**

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
5197.V58		20/07/2015	<input type="checkbox"/>			Summary: Llangurig - Site Issues/Infrastructure Requirements
Source: Email		Type: Comment		Mode		Oral (Examination)
				Status		Maintained

Document:Draft Deposit Map Document 2015, p.62

Site: 1291//P33 HC1 9180 Adj Penybont Farm & Maescurig  
(A/27/001)

Map: P33: Llangurig - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question*      *Representation Texts***Question:**      **Council Response**

Representation Texts:      Having considered the representation made on this site and deliverability in general it is recommended that the site is not identified as a committed site. The majority of this site is located within the floodzone. See focused changes for details.

Council Response:

0

**Question: 3d. (i)**      **Representation Details**

Representation Texts:      Issues and Infrastructure (Appendix 1 - Settlement Allocations).

Site is within the 1% and 0.1% flood zone. We note that this site is a commitment but we advise that there may be difficulties developing this site if flood consequences cannot be made safe, resistant and resilient. If so there may be issues in obtaining insurance. Housing supply may be affected.

Council Response:

0

**Question: 3d. (ii)**      **Desired changes to Document**

Representation Texts:      Site is within the 1% and 0.1% flood zone. We note that this site is a commitment but we advise that there may be difficulties developing this site if flood consequences cannot be made safe, resistant and resilient. If so there may be issues in obtaining insurance. Housing supply may be affected.

Council Response:

0

## Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

### 6348 Dwr Cymru Welsh Water

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6348.V72 17/07/2015  Summary: Llangurig P33 HC1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.62

Site: 1291//P33 HC1 9180 Adj Penybont Farm & Maescurig (A/27/001)

Map: P33: Llangurig - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

#### Question: Council Response

Representation Texts: Having considered the representation made on this site and deliverability in general it is recommended that the site is not identified as a committed site. The majority of this site is located within the floodzone. See focused changes for details.

Council Response: 0

#### Question: 3d. (i) Representation Details

Representation Texts: •We are aware that this site has planning permission and we do not wish to comment further.

Council Response: 0

#### Question: 3e. (ii) Allocation No:

Representation Texts: P33 HC1

Council Response: 0

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6348.V73 17/07/2015  Summary: Llangurig P33 HA1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.62

Site: 663/5613/P33 HA1 Land adj. Maesllan, Llangurig

Map: P33: Llangurig - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6348.V73</b>		17/07/2015	<input type="checkbox"/>			Summary: Llangurig P33 HA1

Source: Email	Type: Comment	Mode: Written	Status: Maintained
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*Question*                      *Representation Texts*

**Question:**                      **Council Response**

Representation Texts:    This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

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**Question: 3d. (i)**    **Representation Details**

Representation Texts:    •Our local sewerage network can accommodate foul flows from the proposed development.  
                                          •Llangurig Wastewater Treatment Works (WwTW) has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.

Council Response: 0

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**Question: 3e. (ii)**    **Allocation No:**

Representation Texts:    P33 HA1

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.59 Llangynog**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V21** 09/07/2015  Summary: Llangynog - CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment

Source: Website registration Type: Support Mode Written Status Maintained

Document: Draft Deposit Map Document 2015, p.63

Site: 561/2034/P34 HA1 Llangynog Glebe, Llangynog

Map: P34: Llangynog - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HA1

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5934 Keenan, Mr Graham**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5934.V1 19/07/2015  Summary: Llangynog - Amend Allocation P34 HA1

Source: Website registration Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.63

Site: 561/2034/P34 HA1 Llangynog Glebe, Llangynog

Amend Site

Map: P34: Llangynog - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: Council Response**

Representation Texts: In response to the concerns and issues raised in the representation: a) It is acknowledged that there is a no build area within the site due to a covenant, discussions with the agent indicate it may be possible to use this area as garden / amenity space. The Council has calculated the dwelling capacity of the site at 25+ dwellings per hectare, which reflects the density of development within Powys and is the standard to be applied to all Towns and Large Villages identified under Policy H3, however it may be the case that this site supports less than the eight specified dwellings. b) it is anticipated that if this site were to be developed for market housing there would be a requirement for one of the dwellings to be affordable. c.). In allocating the site the Council has considered its relevant planning merits and has concluded that the site is the most appropriate to meet the needs identified. In allocating the site in the LDP, the potential impacts that development would have on the historic environment have formed a consideration and the Council is of the view that such detailed issues can be addressed through sensitive site design. d, e, f, g) Following careful consideration of the highway issues raised and detailed consultation with PCC Highway engineers it is proposed that the access road to the proposed development falls further south along the B4391, outside of the development boundary away from the existing access points. This will remove the concerns raised regarding the proximity of the road to Cae Golygfa and the existing access points. This will result in the new access point being created in an area of flood risk which will need to be addressed through a Flood Risk Assessment at the planning application stage.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: a)This site proposal for eight houses appears to be based on the premise that the site is 0.3 ha. The site map includes a no build area recorded in the deeds to 'The Old Vicarage' which limits building within 20 metres of the property fence line. In addition part of this site on the NE of the site includes the garden of the home owned by a local businessman? Finally the sewer that runs across the sight will also restrict building options.The proposed road will reduce the building area available for construction of homes.

b)The site impinges on the present development area for the village, justified by the inclusion of 0.8 of an affordable house. Recent research by the Powys 'Affordable Housing Officer' has confirmed the need for this type of housing therefore affordable housing should be given higher priority if the Development boundary is to change. The need for more substantial properties can be met by smaller developments, less damaging to character of the village. (This would be inline with Policy H 2 i)

c)This site impinges on the historic settlement core and conservation area of Llangynog and the Tanat Valley Registered Historic Landscape. This development would involve major and significant changes to the character of the village as presented as people enter and leave the village. Older properties will be obscured, mature trees felled, an ancient hedgerow removed and possibly stone walls removed.

d) The combined effect of building homes up to the edge of the flood plane and a road onto the flood plane would result in a barrier to an important soak away area for part of the village possibly resulting in new flooding in parts of the community. The B 4391 is subject to regular flooding from the river and up to White Street, a road is likely to channel water on this major through road.Increased flow to the road will increase flood risk to properties on White Street and holiday chalets on the bank of the river.

e) The new road will add a third junction in close proximity to two other dangerous junctions, a restricted width bridge, two severe blind bends and three more access roads at the same site. The new road meets the B4391 at the same point as White Street, Druids Corner access and the exit from the New inn Car park. In addition the new road would restrict the access and parking for users of the Carmel Chappel. The new road would not be in line with PLP policies DM2 4.2.40 Hi 4.5 (transport Infrastructureand Safety)

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5934.V1** 19/07/2015  Summary: Llangynog - Amend Allocation P34 HA1

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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f) The road will run along the fence line of properties on White Street. These homes will be subjected to unacceptable levels of noise, dirt and light pollution. Contrary to Policy DM2 10

g)Cae Golygfa, on White Street will also have the road passing on its SW edge at a distance of approx. 3m from living accommodation and raised above the level of the house. This will involve serious overlooking issues and pressure on retaining wall of the house site.This would be contrary to Policy DM2. 10

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: IN RESPOSE TO THE ABOVE POINTS I SUGGEST THE FOLLOWING

a)The number of homes allocated needs to be reduced to reflect the true size of the plot.

b)Number of affordable houses to reflect the true needs of the population.

c)The need for an assessment of the effect on the image of the village combined with the possible need for archeological intervention should be highlighted in the LDP.

d)New strategic flood risk assessment needed in line with planning policy for Wales and PPS25.The need for extra protection for White Street properties should be included in any plan for a new road.

e) Consider the use of traffic calming strategies, controls and driver aids on the current New Inn junction just 20 metres away.

f) & g) Combined with the new roads location partially on a flood plane and safety concerns this proposed road development should be rejected for inclusion in the DLP.

h) This site is situated at the gateway to the Village. It presents a danger of damaging the ethos of the village which largely relies on tourism. It will threaten increased flooding in both regularity and severity. It will have serious effects on the residents of White Street in terms of there quality of living and in terms of potential damage to properties by water and traffic. It will increases road dangers. This proposal needs to be reconsidered along with other candidate sites which would be less damaging and intrusive.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P34 HA1

Council Response:

0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Llangynog Glebe

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

08/12/2015

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5934.V1** 19/07/2015  Summary: Llangynog - Amend Allocation P34 HA1

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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Representation Texts: Effects on the ethos of the village and the dangers of flooding seem to have been understated or not fully considered. Photographic and verbal evidence is likely to support understanding

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.60 Llanidloes**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V23** 09/07/2015  Summary: Llanidloes- supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment

Source: Website registration Type: Support Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.64

Map: P35A: Llanidloes - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HC1, HC2, HA1 & HA2

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V37** 20/07/2015  Summary: Llanidloes - Site Issues/infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.64

Site: 666/5616/P35 HA1 Land at Penyborfa, Llanidloes

Map: P35A: Llanidloes - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council agree to amend Appendix 1 of the plan as requested by the representor and to include the following text: 'The south eastern boundary of this site abuts zone C2 of the TAN15 Development Advice Map; as a precaution an Flood Consequence Assessment should be undertaken'. See Focused Change for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: There is no mention of flood risk in the 'Issues' column (Appendix 1 - Settlement Allocations), however the boundary of this site has been redrawn to specifically exclude zone C2 of the TAN15 Development Advice Map. Therefore as a precaution, we recommend text should be added as follows: 'The south eastern boundary of this site abuts zone C2 of the TAN15 Development Advice Map; as a precaution an FCA should be undertaken to consider potential flood risk by comparing site levels with the latest available flood level data and thereby ensure that future development is appropriately located and designed.'

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: There is no mention of flood risk in the 'Issues' column, however the boundary of this site has been redrawn to specifically exclude zone C2 of the TAN15 Development Advice Map. Therefore as a precaution, we recommend text should be added as follows: 'The south eastern boundary of this site abuts zone C2 of the TAN15 Development Advice Map; as a precaution an FCA should be undertaken to consider potential flood risk by comparing site levels with the latest available flood level data and thereby ensure that future development is appropriately located and designed.'

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V38** 20/07/2015  Summary: Llanidloes - Site Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.64

Site: 1031/5599/P35 HA2 Chapel Farm, Gorn Road, Llanidloes

Map: P35A: Llanidloes - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>5197.V38</b>		20/07/2015	<input type="checkbox"/>			Summary: Llanidloes - Site Issues/Infrastructure Requirements
Source: Email		Type: Comment		Mode	Oral (Examination)	Status Maintained
<hr/>						
<i>Question</i>	<i>Representation Texts</i>					
<b>Question:</b>	<b>Council Response</b>					
Representation Texts:	These comments are noted. Issues raised by the representor are adequately addressed in Appendix 1. No changes are considered necessary to ensure the plan is sound.					
Council Response:						0
<hr/>						
<b>Question: 3d. (i)</b>	<b>Representation Details</b>					
Representation Texts:	Issues and Infrastructure (Appendix 1 - Settlement Allocations). Potential visual amenity effects on the Glyndwr's Way national trail to be considered in project assessment.					
Council Response:						0
<hr/>						
<b>Question: 3d. (ii)</b>	<b>Desired changes to Document</b>					
Representation Texts:	Potential visual amenity effects on the Glyndwr's Way national trail to be considered in project assessment.					
Council Response:						0
<hr/>						



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.61 Llanidloes****2035 Powell Developments (Trefeglwys) Ltd**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

2035.V4 14/07/2015  Summary: Llanidloes - New site (Candidate site 332)

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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Additional material submitted

Document:Draft Deposit Map Document 2015, p.65

New Site

Map: P35B: Llanidloes - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question* *Representation Texts***Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the representor. The representor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. Having considered the representation on this site, it is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan because sufficient allocated land or sites with the benefit of planning permission are available elsewhere in the settlement to meet future residential land requirements. It is noted that whilst this site has not been identified as a residential allocation the front part of the site has been included within the development boundary for the settlement and therefore proposals for development on this part of the site could be considered through the planning application process.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts:

- 1) Candidate site 332 is already in the current UDP.
- 2) In excess of £100k has already been spent in servicing site to include electric, gas, water, telecom and sewer connection.
- 3) £250k has already been spent on purchasing site with intention to build.
- 4) Site access to one part has been constructed and one home built on site.
- 5) Local developers employing local tradesmen, creating sustainable community.
- 6) Site 332 does join town boundary.
- 7) Urgent need for more housing in Llanidloes, current UDP is not meeting housing needs.
- 8) Lnd was bought in good faith with true intentions of developing. But due to the current economic climate and banks poor availability to lend, only one home and services to site has been put in.
- 9) Ecology is very low as land is cut for hay twice a year (see ecology report). No trees have to be removed from site.
- 10) Land next to cemetery on Trefeglwys Road has now been built on so extra allocation should be allocated to Llanidloes.
- 11) Land adjoins town boundary and is not in a conspicuous location.
- 12) Land at Chapel Farm south east of Llanidloes, a previous candidate site was given green light but site does not join town boundary and is on top of a hill in a very conspicuous location.
- 13) Site is sustainable long term, land is low lying all services are in and entrance. Therefore less harm to neighbouring properties and the environment, as already serviced.
- 14) Llanidloes primary and high school are running low on pupil numbers and are below capacity, extra housing would lead to sustainability of schools.
- 15) Short of diverse house styles and build in Llanidloes, poor variation of house types to suit current needs.
- 16) Overall therefore it would be reasonable to say that the site offers the opportunity for development that would bring social, environmental and economic benefits, with a realistic prospect of delivery. Suitable highway access exists and the land has been allocated in the current UDP for development.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>2035.V4</b>		14/07/2015	<input type="checkbox"/>			Summary: Llanidloes - New site (Candidate site 332)
Source: Post or in person		Type: Objection		Mode	Written	Status Maintained
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Additional evidence submitted: Attachment 1- Ecological assessment Attachment 2 - Candidate site 332 map						
Council Response:						0
<hr/>						
<b>Question: 3d. (ii)</b>	<b>Desired changes to Document</b>					
Representation Texts:	Candidate site 332 should be included in the coming LDP site allocation, to ensure the future economic and social sustainability of Llanidloes long term.					
Council Response:						
						0
<hr/>						
<b>Question: 3e. (ii)</b>	<b>Candidate Site No/Name</b>					
Representation Texts:	332 - Land at Rhos-y-maen Uchaf, Gorn road, Llanidloes					
Council Response:						
						0
<hr/>						
<b>Question: 4b</b>	<b>Reason For Request To Speak At Hearing And Subject</b>					
Representation Texts:	Ref section 3d (i) & (ii).					
Council Response:						
						0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.62 Llanrhaeadr- ym- Mochnant**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V25** 09/07/2015  Summary: Llanrhaeadr- ym- Mochnant - supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment

Source: Website registration Type: Support Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.66

Site: 960/4797/P36 HA1 Land at Maes yr Esgob, Llanrhaeder ym Mochnant

Map: P36: Llanrhaeadr -ym-Mochnant - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HA1

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.63 Llansantffraid – ym – Mechain****6267 Roger Parry & Partners**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6267.V8 16/07/2015  Summary: Llansantffraid – ym – Mechain - Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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Additional material submitted

Document:Draft Deposit Map Document 2015, p.67

New Site

Map: P37: Llansantffraid-ym-Mechain - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts***Question: Council Response**

Representation Texts: Having considered the representations on this site, it is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan for the following reasons.: -

1. Sufficient allocated land or sites with the benefit of planning permission are available elsewhere within the settlement to meet future residential land requirements.
2. The site is highlighted as red in the site status report due to highway constraints. No further evidence has been received to change this.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Introduction

Powys County Council has prepared its deposit proposals document for the Powys Local Development Plan (LDP) which upon adoption will replace the Powys Unitary Development Plan and will be the basis for decisions on land use planning for all of Powys. This deposit proposals document includes the Authority's vision for housing site allocations and we hereby wish to make comment about such site allocations.

Candidate Site 73 was proposed during the call for Candidate Sites in April 2011 and has subsequently failed to be allocated as a housing site within the village of Llansantffraid-ym-Mechain. We hereby appeal this non-allocation and are of the opinion that the Local Development Plan fails on the ground of soundness.

Soundness of Local Development Plan

The Local Development Plan fails on the ground of soundness criteria CE2. The site allocations do not realistically nor appropriately consider the relevant alternatives nor are they allocated on a robust or credible evidence Base. Site allocations have not been considered with consistent weighting to the sustainable development aims.

Candidate Site 73

Candidate Site 73 has road frontage and is adjacent to other housing within the village. The site would form a logistical and proportionate natural extension to the village. The site represents sustainable development within a sustainable village and it is a deliverable site; there are no constraints and the site is capable of development within the next plan period.

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6267.V8 16/07/2015  Summary: Llansantffraid – ym – Mechain - Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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The Site Appraisal Report submitted with the Candidate Site Proposal Form concluded that the site was suitable to a residential or community site allocation on the grounds of settlement; delivery; site quality; and the wider environment; public transport and access; environmental sustainability; well being and; sustainability.

Candidate Site 73 is an appropriate site for housing in Llansantffraid-ym-Mechain. The LDP designates Llansantffraid-ym-Mechain as a "large village"™ on the basis it has a good range of services and community amenities; the village is therefore recognized as a sustainable location.

â€f

Housing Allocation, Llansantffraid-ym-Mechain

There are three site allocations for housing in Llansantffraid-ym-Mechain. However, Candidate Site 73 appears to form the natural expansion of future housing in Llansantffraid-ym-Mechain as it would further elongate the settlement.

Candidate Site Suitability

Candidate Site 73 has road access. The site owner has control of the roadside boundary and can therefore provide satisfactory highway access.

Overall, Site 73 provides a huge amount of benefit to the local community of Llansantffraid-ym-Mechain, the housing would be adjacent to existing housing in the village.

The Candidate Site Report stated that all mains services were in place close by and the site could be easily connected to current services and infrastructure.

The site is a deliverable site and the site owner would be willing to enter into a planning obligation to reduce the time limits on development to deliver the site in a shorter time period and to provide the required local needs housing numbers and community contributions.

Conclusion

Candidate Site 73 therefore fulfils the LDP Sustainable Development Aims. The site is a suitable residential site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability. The site is an appropriate site for a housing allocation in Llansantffraid-ym-Mechain and its range of services and community amenities; a development of this size would not be limited by any environmental and infrastructure capacity constraints. We would welcome a site visit to discuss the site and proposed housing allocation. Candidate site 73 is therefore preferable to all the other site allocations and the Local Development Plan should be amended accordingly.

Council Response:

0

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### Question: 3d. (ii) Desired changes to Document

Representation Texts: Include site 73 within the LDP for future housing

Council Response:

0

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### Question: 3e. (ii) Allocation No:

Representation Texts: Candidate Site 73

Council Response:

0

08/12/2015

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6267.V8** 16/07/2015  Summary: Llansantffraid – ym – Mechain - Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: Candidate Site 73

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.65 Llanwrtyd Wells**

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V25** 17/07/2015  Summary: Llanwrtyd Wells - Comment re Allocation P39 HC1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.69

Site: 1260//P39 HC1 The Vicarage Field, Beulah Road, Llanwrtyd

Map: P39: Llanwrtyd Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: •We are aware that these sites have planning permission and we do not wish to comment further.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P39 HC1

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V26** 17/07/2015  Summary: Llanwrtyd Wells - Comment re Allocation P39 HC2

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.69

Site: 1261//P39 HC2 OS 2664 Caemawr, off Ffos Road

Map: P39: Llanwrtyd Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: •We are aware that these sites have planning permission and we do not wish to comment further.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V26** 17/07/2015  Summary: Llanwrtyd Wells - Comment re Allocation P39 HC2

Source: Email Type: Comment Mode Written Status Maintained

Representation Texts: P39 HC2

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V27** 17/07/2015  Summary: Llanwrtyd Wells - Comment re Allocation P39 HC3

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.69

Site: 1262//P39 HC3 OS 1451 Meadow View, Station Road

Map: P39: Llanwrtyd Wells - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: •We are aware that these sites have planning permission and we do not wish to comment further.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P39 HC3

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.66 Llanymynech**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V27** 09/07/2015  Summary: Llanymynech - The area shown as HA2 on inset map P40 contains significant archaeological remains (needs to be noted in Appendix 1)

Source: Website registration Type: Objection Mode Written Status Maintained

Document: Draft Deposit Map Document 2015, p.70

Site: 468/5522/P40 HA2 Land South of Ty Gwyn, Carreghofa, Llanymynech

Map: P40: Llanymynech - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The area shown as HA2 on inset map P40 contains significant archaeological remains and will require archaeological assessment and evaluation prior to any decision being taken on any planning application. It will very probably require full archaeological excavation prior to development. This should be identified in Appendix 1.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Suggested text for inclusion in HA2 entry in Appendix 1

"The site contains significant archaeological remains and will require archaeological assessment, evaluation and probably full archaeological excavation as part of any development."

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P40 HA2

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Land off Carreghofa Lane

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5702 Wyatt, Mr David**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

5702.V1 18/07/2015  Summary: Llanymynech - amend development boundary

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

Document:Draft Deposit Map Document 2015, p.70

Map: P40: Llanymynech

Issue: 2015: Deposit Draft-02. Housing - Distribution and Numbers

Question	Representation Texts
<b>Question: 3d. (i)</b>	<b>Representation Details</b>
Representation Texts:	<p>Llanymynech is identified in the Deposit Draft LDP as a "Large Village" as it benefits from a wide range of services and facilities (as identified in Appendix 2: Settlement Analysis of the Powys LDP Preferred Strategy (March 2012)), including a Primary School, Public Houses, Restaurants, Shops, Post Office, Community Centre and Places of Worship. It is also in a strategically important location lying on the junction of the A483 (Swansea to Manchester) Trunk Road and the B4398 in close proximity, and with good transport links, to Welshpool, Oswestry, Llanfyllin and Shrewsbury.</p> <p>Llanymynech has therefore been identified as a settlement to receive a significant level of allocated housing growth in the Plan period. However, as the LDP "Population and Housing Topic Paper" (May 2015) details, windfall development (i.e. development of unallocated sites) makes an important contribution (17%) to housing provision across the Powys LDP Area. The LDP provides opportunities for windfall development in many of the Plan's settlements through the redrafting of development boundaries to accommodate such development and this approach is supported as it ensures that windfall development will make a contribution to the housing supply. It also provides an appropriate level of flexibility to deal with changing circumstances and enables the inclusion of sites for development which, in planning terms, are acceptable but do not justify allocation as they are unlikely to accommodate 5+ dwellings.</p> <p>However, unlike many of the other settlements in the Plan, the development boundary for Llanymynech has been drawn tightly around the existing built form of the settlement and its housing land allocations, therefore excluding similar opportunities for windfall development in the settlement.</p> <p>Given the strategic importance of the settlement and its services and facilities this is considered inappropriate and lacks reasonable flexibility to deal with changing circumstances.</p> <p>Candidate Site 870 is a small parcel of land that bounds existing residential development, the Montgomeryshire Canal and B4398 and is accessed through a residential area. It is of little agricultural value. It does however represent a logical extension to the existing built form of the settlement, is within walking distance of all the settlement's services and facilities and therefore provides a sustainable opportunity to provide small scale residential development in the settlement. This is reinforced when it is considered that the site was originally included within the development boundary of the settlement in the Deposit Version of the Montgomeryshire Local Plan.</p> <p>In response to the submission of candidate site 870, the Council concluded:  "Site is an undulating area of pasture land that lies adjoining existing residential development and the current UDP settlement development boundary. It may be considered a logical extension of residential development in this area. However, there are significant constraints to the site's development, including Highways, Heritage, Ecological, Land Contamination and Minerals issues. The site is therefore not considered appropriate for allocation. Consideration has been given to inclusion of the site within the development boundary but it is considered that this site is too constrained and furthermore not required as housing commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period".</p> <p>The Council therefore acknowledges that the site represents a logical extension to the settlement. However, when considering the site for inclusion in the development boundary the Council conclude that the site is too constrained and not required due to housing allocations elsewhere. In this regard, it is contended that the site's constraints may restrict the overall capacity of the site but do not prevent its re-inclusion in the development boundary. The highways, heritage and ecological constraints identified may be readily addressed at the detailed planning stage through mitigation measures such as limiting site density, careful siting of structures and landscaping. With particular regard to the land</p>

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5702.V1** 18/07/2015  Summary: Llanymynech - amend development boundary

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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contamination constraint it is contended that this does not restrict the site's development as the site does not lie on the fill / tip area in question and lies no closer to it than existing built development. Therefore, if considered necessary, concerns relating to this constraint can be dealt with by condition. Similarly, the minerals constraint does not restrict the development of the site. If necessary, pre-extraction of minerals may be undertaken, however the commercial extraction of minerals in a location such as this is not viable and should not have been quoted as a reason for the site's omission from the development boundary. Similarly, the requirement of the site for allocation does not prevent its re-inclusion in the development boundary as an opportunity for windfall development.

It is contended that Candidate site 870 represents a sustainable opportunity to provide small scale residential development in the settlement, providing an opportunity to ensure that windfall development will make a contribution to the settlement's housing supply and providing an appropriate level of flexibility to deal with changing circumstances.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: @35.66 Llanymynech Inset Map  
Request the re-inclusion of Candidate Site 870 within the identified development boundary of Llanymynech.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.67 Llanyre**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V37** 09/07/2015  Summary: Llanyre - supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment

Source: Website registration Type: Support Mode Written Status Maintained

Document: Draft Deposit Map Document 2015, p.71

Site: 821/5681/P41 HA1 Land at Llanyre Farm, Llanyre

Map: P41: Llanyre - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be consistent with and in support of the DLDP Strategy and Policies. No change is therefore considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HA1

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6273 Trustees of the J.D. Gibson-Watt 1963 Settlement** *Agent:* **Chester Master Ltd (Builth Wells)**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6273.V1** 17/07/2015  Summary: Llanyre - support of proposed development boundary

Source: Post or in person Type: Support Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.71

Map: P41: Llanyre - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Support is given of the inclusion of church field, Llanyre within the development boundary. It's inclusion would allow the land to be released for residential development subject to obtaining the necessary planning consents. The area is considered particularly well suited to support the provision of housing in the village for the following reasons:

- 1) Access to the land will not involve the need to obtain any third party consents, with access either direct onto the public highway or via the remainder of the field.
- 2) The remaining part of the field which currently lies outside the development boundary will be well placed to accommodate the expansion of residential development under future plans.
- 3) The field is at minimal risk of river and surface water flooding, according to the website of Natural Resources Wales.
- 4) The field is not subject to any national or local designation for landscape, nature conservation and heritage. Due to its location and gently sloping nature down away from Llanyre Church and the rest of the village, the site's development should not have an unacceptable adverse impact effect upon either the surrounding environment nor upon nearby dwellings and the Church.
- 5) The field is well located to existing utility services, with works unlikely to be needed on land outside of our ownership in order to connect to the water main and public sewers.
- 6) The field adjoins bus, pedestrian and bicycle routes into both Llanyre and to nearby Llandrindod Wells.
- 7) Subject to further assessment, there would not appear to be any significant highways constraints, with no need for direct access onto the A4081.
- 8) The field does not fall within any designation minerals safeguarding area.
- 9) The field does not comprise higher quality agricultural land, with the provisional Agricultural Land Classification plan showing it to fall within an area of Grade 4 land.

In addition to the above and subject to the necessary improvements to the Llanyre Wastewater Treatment Works, we have both a willingness and the ability to deliver this site for residential development within the term of the LDP.

Additional information submitted: Attachment 1 - site map

Council Response: 0

## Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

### 6348 Dwr Cymru Welsh Water

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

6348.V74 17/07/2015  Summary: Llanyre P41 HA1

Source: Email

Type: Comment

Mode Written

Status Maintained

Document: Draft Deposit Map Document 2015, p.71

Site: 821/5681/P41 HA1 Land at Llanyre Farm, Llanyre

Map: P41: Llanyre - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

#### Question: Council Response

Representation Texts: These comments are noted and the Council agrees to amend details for site P41 HA1 in appendix 1 accordingly.

Council Response:

0

#### Question: 3d. (i) Representation Details

Representation Texts: •A water supply can be provided to serve this site.

•A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. Any required improvements can be progressed through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.

•The proposed growth being promoted for this settlement would require improvements at Llanyre Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

Council Response:

0

#### Question: 3e. (ii) Allocation No:

Representation Texts: P41 HA1

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.68 Machynlleth****446 Cadfarch Community Council**

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
446.V1		20/07/2015	<input type="checkbox"/>			Summary: Does not support Allocation P42 HA4 - Machynlleth
Source: Email		Type: Objection		Mode		Written
				Status		Maintained

Document:Draft Deposit Map Document 2015, p.72

Map: P42: Machynlleth - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question*      *Representation Texts***Question: Council Response**

Representation Texts: Thank you for your representation.

By way of a general response to your representation, 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 it has 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. This refers to the dialogue with the Trunk Road Agency which has indicated that a safe access can be provided, at the same time as allowing an existing substandard junction to be closed up. The proposed site will also be set back from the main road and landscaped so that it will not have a detrimental impact upon the entrance to Machynlleth.

To conclude, the Council considers that proposed site allocation P42 HA4 should be retained in the LDP.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: It appears that only one matter appertained to Cadfarch namely the proposed Gypsy and Travellers Site at Felingerrig, Machynlleth. Councillors were not in favour of such a development.

The site is adjacent to dwellings and access is onto a fast road with an industrial site opposite. Also the location is on the outskirts of a historical town which has tourist attractions and such a development will have detrimental effect.

Should this site be accepted Cadfarch Council will object citing the above reasons.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**511 Machynlleth Town Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**511.V1** 21/07/2015  Summary: Machynlleth - Proposed Alternative Site

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.72

New Site

Map: P42: Machynlleth - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Respondent. The Respondent does not raise new issues or evidence which lead the Local Planning Authorities to change its conclusions. Powys Retail Study does not identify a need for retail allocations within the settlement. Site is therefore not allocated but remains within the development boundary and partially within the retail centre boundary and therefore proposals for both residential or retail development on this site could be considered through the planning application process.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The members of Machynlleth Town Council would like to see the former Travis Perkins and Machynlleth Stock Sale Yard included in the Local Development Plan for future Housing Land Allocation.

Alternatively, the Council would like to see this land earmarked for light business development.

[NB Additional information was requested confirming the name of this site but it was not forthcoming. It is presumed to be Candidate Site 1183 - Former Cattle Market Site, Machynlleth.]

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocate the site for housing or for light business use.

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Former Travis Perkins and Machynlleth Stock Sale Yard.

?Candidate Site 1183?

Council Response: 0



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**511.V2** 21/07/2015  Summary: Machynlleth - Remove allocated site P42 HA4 unless assurances provided.

Source: Email

Type: Comment

Mode Written

Status Maintained

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Document: Draft Deposit Map Document 2015, p.72

Site: 1304//P42 HA4 Newtown Road, Machynlleth

Delete Site

Map: P42: Machynlleth - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for your representation.

By way of a general response to your representation, 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 it has 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 proposed site allocation is for meeting the needs of the gypsy family currently occupying the unauthorised site.

To conclude, the Council considers that proposed site allocation P42 HA4 should be retained in the LDP.

Council Response:

0

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**Question: 3d. (i) Representation Details**

Representation Texts: The members of the Town Council also have concerns about the allocation of land at Felingerrig for a possible future permanent traveller site. Whilst this land is technically outside the boundary of Machynlleth Town Council, the site will certainly have an impact on the residents of Machynlleth. Can any assurances be given that travellers currently residing on the unauthorised site at the eastern edge of town will move to the new site?

Town Councillors are very concerned that unless such assurances can be given, this land allocation should be removed from the Local Development Plan as the Machynlleth area could then become host to two traveller sites, one authorised and one unauthorised.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Remove allocated site P42 HA4 unless assurances provided.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P42-HA4

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5197.V45 20/07/2015  Summary: Machynlleth - Site Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.72

Site: 1241//P42 HA1 OS1546, Aberystwyth Road

Map: P42: Machynlleth - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: Council Response**

Representation Texts: The Council agree to amend Appendix 1 of the plan to require a Flood Consequence Assessment as requested by the representor. See Focused Change for details.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Issues and Infrastructure (Appendix 1 - Settlement Allocations).Machynlleth, OS1546, Aberystwyth Road – P42 HA1 & Land Adj. to HA1, Aberystwyth Road –HA2  
 The boundaries of these sites have been located so that the sites do not encroach into DAM Zones C1/C2. However, as per the 'Dear CPO' letter from Welsh Government dated 9th January 2014, for new applications it is necessary to "take account of the potential impact of climate change over the lifetime of development including a flood event which has a 0.1% probability of occurrence." As Zones C1/C2 follow the 0.1% probability outline without accounting for climate change, it is probable that additional parts of these sites (which are at risk of tidal flooding) would need to be assessed for compliance with TAN15, section A1.15.  
 If your authority does not intend to investigate this matter further as part of the LDP process, we would suggest that it should be investigated as part of an FCA – in support of any future planning application.  
 Therefore, we recommend the text in 'Issues' column is amended to reflect the above for both allocations.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Machynlleth, OS1546, Aberystwyth Road – P42 HA1 & Land Adj. to HA1, Aberystwyth Road –HA2  
 The boundaries of these sites have been located so that the sites do not encroach into DAM Zones C1/C2. However, as per the 'Dear CPO' letter from Welsh Government dated 9th January 2014, for new applications it is necessary to "take account of the potential impact of climate change over the lifetime of development including a flood event which has a 0.1% probability of occurrence." As Zones C1/C2 follow the 0.1% probability outline without accounting for climate change, it is probable that additional parts of these sites (which are at risk of tidal flooding) would need to be assessed for compliance with TAN15, section A1.15.  
 If your authority does not intend to investigate this matter further as part of the LDP process, we would suggest that it should be investigated as part of an FCA – in support of any future planning application.  
 Therefore, we recommend the text in 'Issues' column is amended to reflect the above for both allocations.

Council Response: 0

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

5197.V46 20/07/2015  Summary: Machynlleth - Site Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

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Document:Draft Deposit Map Document 2015, p.72

Site: 549/2395/P42 HA2 site adjacent Tan y Bryn, Machynlleth

Map: P42: Machynlleth - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question* *Representation Texts*

**Question:** **Council Response**

Representation Texts: The Council agree to amend Appendix 1 of the plan to require a Flood Consequences Assessment as requested by the representor. See Focused Change for details.

Council Response:

0

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**Question: 3d. (i)** **Representation Details**

Representation Texts: Issues and Infrastructure (Appendix 1 - Settlement Allocations).Machynlleth, OS1546, Aberystwyth Road – P42 HA1 & Land Adj. to HA1, Aberystwyth Road –HA2  
 The boundaries of these sites have been located so that the sites do not encroach into DAM Zones C1/C2. However, as per the 'Dear CPO' letter from Welsh Government dated 9th January 2014, for new applications it is necessary to "take account of the potential impact of climate change over the lifetime of development including a flood event which has a 0.1% probability of occurrence." As Zones C1/C2 follow the 0.1% probability outline without accounting for climate change, it is probable that additional parts of these sites (which are at risk of tidal flooding) would need to be assessed for compliance with TAN15, section A1.15.  
 If your authority does not intend to investigate this matter further as part of the LDP process, we would suggest that it should be investigated as part of an FCA – in support of any future planning application.  
 Therefore, we recommend the text in 'Issues' column is amended to reflect the above for both allocations.

Council Response:

0

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**Question: 3d. (ii)** **Desired changes to Document**

Representation Texts: Machynlleth, OS1546, Aberystwyth Road – P42 HA1 & Land Adj. to HA1, Aberystwyth Road –HA2  
 The boundaries of these sites have been located so that the sites do not encroach into DAM Zones C1/C2. However, as per the 'Dear CPO' letter from Welsh Government dated 9th January 2014, for new applications it is necessary to "take account of the potential impact of climate change over the lifetime of development including a flood event which has a 0.1% probability of occurrence." As Zones C1/C2 follow the 0.1% probability outline without accounting for climate change, it is probable that additional parts of these sites (which are at risk of tidal flooding) would need to be assessed for compliance with TAN15, section A1.15.  
 If your authority does not intend to investigate this matter further as part of the LDP process, we would suggest that it should be investigated as part of an FCA – in support of any future planning application.  
 Therefore, we recommend the text in 'Issues' column is amended to reflect the above for both allocations.

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V48** 20/07/2015  Summary: Machynlleth - Site Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for the representation. The following wording will be added as a proposed Focussed Change to the issues column of Appendix 1 relating to site P42 HA4: "...to enable a satisfactory access to be achieved, which may necessitate a Flood Consequences Assessment".

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: Issues and Infrastructure (Appendix 1 - Settlement Allocations).

We have no concerns with the proposed allocation. However, any changes to the highway network (as identified in the 'Issues' column) would need to be assessed when further details are available. If the works were to impact on the flood zone, an FCA may be required. Therefore, we recommend the text in 'Issues' column is amended to reflect the above.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We recommend the text in 'Issues' column is amended to reflect the above.

Council Response: 0

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Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V28** 17/07/2015  Summary: Machynlleth P42 HA3

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.72

Site: 11/5311/P42 HA3 Mid Wales Storage Centre, Doll St, Machynlleth

Map: P42: Machynlleth - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Welsh Water is the statutory undertaker for sewerage services only in Machynlleth  
 •Our local sewerage network can accommodate foul flows from the proposed development site.  
 •Machynlleth Wastewater Treatment Works (WwTW) can accommodate the foul flows from this proposed development site.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P42 HA3

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V29** 17/07/2015  Summary: Machynlleth P42 HA1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.72

Site: 1241//P42 HA1 OS1546, Aberystwyth Road

Map: P42: Machynlleth - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites





## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V30** 17/07/2015  Summary: Machynlleth P42 HA2

Source: Email Type: Comment Mode Written Status Maintained

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Representation Texts: Welsh Water is the statutory undertaker for sewerage services only in Machynlleth  
 •Our local sewerage network can accommodate foul flows from the proposed development site, however off site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.  
 •Machynlleth Wastewater Treatment Works (WwTW) can accommodate the foul flows from this proposed development site.

Council Response: 0

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**Question: 3e. (ii. Allocation No:**

Representation Texts: P42 HA2

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V31** 17/07/2015  Summary: Machynlleth P42 HA4

Source: Email Type: Comment Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.72

Map: P42: Machynlleth - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: Thank you for the representation. The following wording will be added as a proposed Focussed Change to the issues column of Appendix 1 relating to site P42 HA4: "There are no public sewers in close proximity to the site, therefore the provisions of Circular 10/99 'Planning Requirements in respect of the use of Non-Mains Sewerage incorporating Septic Tanks in New Development' apply and consultation with NRW is required."

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: Welsh Water is the statutory undertaker for sewerage services only in Machynlleth  
 •There are no public sewers in close proximity to this site therefore the provisions of Circular 10/99 'Planning Requirement in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development' apply and consultation with Natural Resources Wales would be required.

Council Response: 0

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**Question: 3e. (ii. Allocation No:**

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary	
6348.V31		17/07/2015	<input type="checkbox"/>			Summary: Machynlleth P42 HA4	
Source:	Email	Type:	Comment	Mode	Written	Status	Maintained
Representation Texts: P42 HA4							
Council Response:							0

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary	
6348.V32		17/07/2015	<input type="checkbox"/>			Summary: Machynlleth P42 EA1	
Source:	Email	Type:	Comment	Mode	Written	Status	Maintained
Document:Draft Deposit Map Document 2015, p.72							
Site: 1299//P42 EA1 Land at Treowain							
Map: P42: Machynlleth - 2015							
Issue: 2015: Deposit Draft-11. Allocated Sites							

*Question*                      *Representation Texts*

**Question:**                      **Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i)**                      **Representation Details**

Representation Texts: Welsh Water is the statutory undertaker for sewerage services only in Machynlleth  
 •Our local sewerage network can accommodate foul flows from the proposed development site.  
 •Machynlleth Wastewater Treatment Works (WwTW) can accommodate the foul flows from this proposed development site.

Council Response: 0

**Question: 3e. (ii)**                      **Allocation No:**

Representation Texts: P42 EA4

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6363 Brunton, Mr & Mrs P.L.**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6363.V1 19/06/2015  Summary: Machynlleth Gypsy and Travellers Site - Objection to allocation

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Map Document 2015, p.72

Map: P42: Machynlleth - 2015

Issue: 2015: Deposit Draft-05.Other Specialist Housing and Gypsy &amp; Travellers

*Question* *Representation Texts***Question: Council Response**

Representation Texts: Thank you for your representation.

By way of a general response to your representation, 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.

In response to the individual points you made:

1. Noted. In bringing forward the site will, the Council will need to have negotiations with various parties including the landowner. A legal process may be necessary.
2. The Council has undertaken a site selection process to find a suitable site, and it is considered that the proposed allocation is the best available site closest to the town centre. Any adverse landscape and environmental impacts will be mitigated.
3. The proposed site allocation is no different to a proposed housing allocation, and separate regulations covers noise and light pollution.
4. Highway matters - initial dialogue with the Trunk Road Agency has indicated that the site can be accessed safely, and that there is potentially a highway gain that could be achieved by closing the substandard nearby junction.
5. Noted. Further investigation will be required to address sewerage disposal and an on-site solution found.
9. Information on the extent of the flood plain is provided in the Topic Paper and in order to comply with National planning guidance (TAN15 and Circular 30/2007) any proposed site must not be located in an area at risk from flooding.
10. Noted. However, further information on this (site plan, sustainability appraisals, strategic environmental assessment) has not been provided so it has not been possible to consider this site suggestion through the LDP.

To conclude, the Council considers that proposed site allocation P42 HA4 should be retained in the LDP.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Re: Machynlleth Gypsy Site

1. The chosen site is, as you observe outside the planning boundaries and is therefore likely to lead to a convoluted legal process including public enquiry.
2. The Hamlet of Felingerrig consists of 5 or 6 dwellings, the rest being agricultural land. The impact of the proposed site and its appurtenant facilities is going to be a substantial physical intrusion on the amenity and the landscape not least because it envisages the construction of a new and otherwise unnecessary roadway to link from the A489 to the unclassified roadway at a point somewhere near Dolguog.
3. The site will generate noise and light pollution to neighbouring properties,

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6363.V1** 19/06/2015  Summary: Machynlleth Gypsy and Travellers Site - Objection to allocation

Source: Post or in person Type: Objection Mode Written Status Maintained

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4. There are serious highway issues as you acknowledge in your document. There is going to be an increase in traffic, and the fact that it is proposed to create a new entrance to serve the site will not enhance safety, but will diminish it since motorist travelling along the A489 will have to contend not only with the existing unclassified road junction but a second junction further on, both of which lie outside the existing 30mph limit and as such are and would be subjected to vehicles travelling at very high speed, often in excess of the 60mph limit.

5. There will be the problems associated with sewerage treatment. We believe that there are no main sewers anywhere near the site, and to deal with effluent from the site would require a disproportionate outlay in accommodation works which would be unnecessary if a site closer to mains [sic] facilities had been chosen.

9. Notwithstanding the fact that the proposal appears to have found a number of areas which are classified as lying within a flood risk, nevertheless the present site and the two fields adjacent thereto on the eastern side have not in the last 30 years ever flooded. It is a fact that those two fields are in private ownership the first belonging to ..... and the second field ..... is likewise in private ownership ..... . Since those fields have never flooded common sense would dictate that further assessment should be undertaken as to the suitability thereof since it would involve the least amount of disturbance to the local community. It would not require new access and would be more than sufficient to site the proposed number of caravans.

10. It is noted that there is a substantial area of land lying to the south of Llynllloed lane which appears not to have been considered. This of course would be highly suitable as it [would] be easily connected to the mains services shops, schools and other facilities which would be no doubt welcome to the travellers.

Council Response: 0

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**Question: 3e. (ii. Allocation No:**

Representation Texts: P42 HA4

Council Response: 0

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## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

### 6364 Zjalic, Ms Nerys W.

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6364.V1 02/08/2015  Summary: Machynlleth Gypsy & Travellers Site - Objection to allocation

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Map Document 2015, p.72

Map: P42: Machynlleth - 2015

Issue: 2015: Deposit Draft-05.Other Specialist Housing and Gypsy & Travellers

Question Representation Texts

**Question:** Council Response

Representation Texts: Thank you for your representation.

By way of a general response to your representation, 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 it has 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.

In response to the individual points you made:

1. The Council is not aware of any formal complaints made in respect of the existing unauthorised, but tolerated site.
2. The improvement of the highway network is a matter for the relevant highway authority.
3. The planning system ensures that the impact of development proposals are fully considered, although the impact upon values is not a land use planning matter.
4. The alternative site suggestion is noted, although this suggestion was considered but discounted for the reasons set out in the above named Topic Paper. (Please note that further information on this (site plan, sustainability appraisals, strategic environmental assessment) was not provided in conjunction with your representation so it has not been possible to consider this site suggestion through the LDP.)

To conclude, the Council considers that proposed site allocation P42 HA4 should be retained in the LDP.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Proposed Travellers Site, Fellingerrig, Machynlleth.

I am writing to you to strongly oppose the proposed travellers site at Fellingerrig.

Having been a resident of Fellingerrig for over 28 years my quality of life has been affected with the unauthorised traveller site near the cemetery on the outskirts of Machynlleth.

Numerous residents in Fellingerrig have campaigned for years without luck for improvements to be made to the junction which has resulted in a fatality.

What effect will the close proximity of a traveller site have on the value of our homes?

The Old Potter's Yard would be an ideal site, failing that what about the old Travis Perkins site?

Council Response:

0

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6364.V1** 02/08/2015  Summary: Machynlleth Gypsy & Travellers Site - Objection to allocation

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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**Question: 3e. (ii. Allocation No:**

Representation Texts: P42 HA4

Council Response:

0

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

### 6365 Roberts, E.

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6365.V1 29/07/2015  Summary: Machynlleth Gypsy & Travellers Site - Objection to allocation

Source: Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.72

Map: P42: Machynlleth - 2015

Issue: 2015: Deposit Draft-05.Other Specialist Housing and Gypsy & Travellers

Question Representation Texts

#### Question: Council Response

Representation Texts: Thank you for your representation.

By way of a general response to your representation, 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 it has 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 planning system ensures that the impact of development proposals are fully considered, although the impact upon values is not a land use planning matter.

The alternative site suggestion is noted, although further information on this (site plan, sustainability appraisal, strategic environmental assessment) was not provided in conjunction with your representation so it has not been possible to consider this site suggestion through the LDP.

To conclude, the Council considers that proposed site allocation P42 HA4 should be retained in the LDP.

Council Response:

0

#### Question: 3d. (i) Representation Details

Representation Texts: Gypsy & Traveller site, Machynlleth.

I would like to object to the proposed site as this is very near to our houses and will significantly de-value our property.

There is a site 200 metres further east where local houses are far enough away.

Council Response:

0

#### Question: 3e. (ii) Allocation No:

Representation Texts: P42 HA4

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.69 Meifod**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V36** 09/07/2015  Summary: Meifod - supports the intention expressed in Appendix 1 to address the conservation needs of the historic environmen

Source: Website registration Type: Support Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.73

Site: 1065/5293/P43 HA1 Pentre works and adjacent land, Meifod

Map: P43: Meifod - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HA1

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**514 Meifod Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**514.V3** 14/07/2015  Summary: Meifod - Support allocation P43 HA1

Source: Email Type: Support Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.73

Site: 1065/5293/P43 HA1 Pentre works and adjacent land, Meifod

Map: P43: Meifod - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: SETTLEMENT ALLOCATIONS:

MEIFOD – PENTRE WORKS:

MEIFOD COMMUNITY COUNCIL FULLY SUPPORTS THIS SITE. THERE ARE NO OTHER SUITABLE SITES FOR HOUSING IN THE VILLAGE, THAT ARE NOT IN THE FLOOD PLAIN.

THESE COMMENTS ARE FULLY SUPPORTED BY COUNTY CLLR. MRS ELDRYDD JONES.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V59** 20/07/2015  Summary: Meifod - Site Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.73

Site: 1065/5293/P43 HA1 Pentre works and adjacent land, Meifod

Map: P43: Meifod - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound This site complies with TAN 15 section 6, due to the following: 6.2 (i) is necessary as part of the LDP Strategy to sustain Meifod, and (iii) it meets the definition of previously developed land, (iv) an FCA has been produced to consider the potential consequences of a flooding event.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Issues and Infrastructure

LPA would need to justify location in line with TAN15 (section 6).

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: LPA would need to justify location in line with TAN15 (section 6).

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.70 Middletown**

**2923 Ian Pryce Property Services**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2923.V1** 20/07/2015  Summary: Middletown - Amend development boundary to include CS1018

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.74

Dev Boundary  
Amendment

Map: P44: Middletown - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Additional land for small scale self build development is required to sustain Middletown

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The development boundary to be extended to include additional land as identified within the candidate site application

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: 1018 - Land adjacent Llwyn Celyn, Middletown

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6146 Hilditch, Mr David**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6146.V1 20/07/2015  Summary: Middletown - Development boundary amendment

Source: Website registration Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.74

Map: P44: Middletown - 2015

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question Representation Texts

**Question: Council Response**

Representation Texts: This will be answered at the Maps stage.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: This is a joint representation on behalf of Mr Holloway of Builthy Hill Farm, Middletown & Mr D Hilditch of Fairfield, Middletown.

The candidate site ref 1018 in Middletown was submitted in the original candidate sites process for the LDP in 2011 by the landowner Mr Holloway. This plot has been included in the most recent draft of the deposit LDP as the village boundary of Middletown has been changed to allow for some of the candidate site 1018. My property, Fairfield adjoins this candidate site on its south western boundary.

I am submitting this representation in conjunction with, and in agreement with the landowner Mr Holloway. Following a phone call with Tanya Dearing in July 2015 she advised that myself and the landowner submit this representation jointly to ensure there is agreement on the boundary line submitted.

The land submitted in 2011 by Mr Holloway was larger than that which has been included in the new village boundary. I had originally made representation to the size of this candidate site which is perhaps why the plot was reduced in the recent deposit draft. However the strip of land proposed in the latest deposit draft is not of a size that is practical for any dwelling large or small. In order to offer any prospective property any form of rear garden the plot needs to be much deeper as I have amended on the attached plan. This plan will be submitted via email.

After having liaised with the landowner Mr Holloway we have both agreed to the amended plot size (village boundary). This amended boundary will allow a dwelling(s) to have a 'normal' size rear garden.

I understand after speaking with Richard Pitts in planning policy on 20th July 2015 that it may be necessary to submit a Sustainability Appraisal and/or a Strategic Environmental Assessment for the site. As Mr Pitts was unsure of this requirement he stated that if this information was required by the LDP team, that we would be able to submit this in the next few weeks (after the consultation period has closed) upon request form the Council.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: It is requested that the Middletown Village boundary to be amended to reflect the boundary on the attached plan to enable a usable sized plot for future dwelling(s).

Council Response:

0

**Question: 3e. (ii) Allocation No:**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6146.V1** 20/07/2015  Summary: Middletown - Development boundary amendment

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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Representation Texts: The candidate site is being allocated by way of an amendment to the village boundary of Middletown. The inset map number being P44.

Council Response:

0

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**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: The candidate site ref is 1018 by Mr Holloway

Council Response:

0

---

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6267 Roger Parry & Partners**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6267.V12 16/07/2015  Summary: Middletown - Alternative Site

Source: Website registration Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.74

New Site

Map: P44: Middletown - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts:

Introduction

- 1.1This report has been compiled in response to Powys County Councils Call for Potential Development Sites document published in February 2011.
- 1.2Powys County Council is preparing a Local Development Plan (LDP) due for publication in 2014; the LDP will guide development in Powys (excluding land within Brecon Beacons National Park) up to 2026.
- 1.3The LDP will identify land which addresses the Countys needs for development, to include proposals for housing, employment, retail, recreation, leisure, transport and health, or a mix of such uses. The Plan will also identify sites for minerals and waste development.
- 1.4Candidate sites will be placed on a register and made available for public inspection and thereafter assessed against the Councils criteria.

2.Sustainable Development

- 2.1Sustainable development is a pattern of resource use that aims to meet the human needs while preserving the environment so that these needs can be met not only in the present, but also for generations to come. It is development that "meets the needs of the present without compromising the ability of future generations to meet their own needs."
- 2.2The Welsh Assembly Government has a legal duty to sustainable development; a move towards sustainable development can occur by improving the economy and the social and environmental wellbeing of people and communities; promoting fair and safe communities and equal opportunities and; supporting the natural and cultural environments and respecting their limits.
- 2.3Design is defined in Planning Policy Wales as the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings.
- 2.4Planning Policy Wales states that "Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and provides buildings and environments that are convenient and enjoyable to use for everyone."
- 2.5Technical Advice note (TAN) 12: Design (2009) states that "Good design is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales."
- 2.6The LDP will assess whether the location of the candidate site is considered sustainable. In assessing the suitability of candidate sites within the LDP, Powys County Council will adhere to National Planning Policy guidance. National planning policy provides the following guidance: the proximity to public transport network or accessibility by pedestrians or cyclists; ability of a site to accommodate a mixed development or ability to contribute to a sustainable mix of uses in the area; proximity of a site to existing settlements; efficient use of land to include development or re-use of previously developed land; presumption against isolated rural developments and presumption of favouring development adjoining existing rural communities; ability of development to sensitively balance the goals of sustainability; positioning of development to encourage residents to live a healthier lifestyle; avoid loss of the best agricultural land; development which is well serviced by existing infrastructure and free from unstable or contaminated land or land liable to flooding and; development which tackles the causes/consequences of climate change.

3.The Candidate Site

3.1Location

- 3.1.1The Candidate Site (the site)is referred to as Land adjacent to Penyfoel Farm reference should be made to Appendix 1.

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6267.V12 16/07/2015  Summary: Middletown - Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

3.1.2The site is located adjacent to the settlement of Middletown.

3.2The Settlement

3.2.1The site is located adjacent to the settlement of Middletown.

3.2.2The settlement of Middletown is approximately 6 miles from Welshpool.

3.2.3Under the Powys Unitary Development Plan (UDP) Middletown was identified as a Large Village.

3.2.4The UDP (UDP Policy UDP SP2) identifies the settlement hierarchy as:

Area Centre

Key Settlements

Large Villages

Small Villages

Rural Settlements

Countryside

3.2.5Under the current UDP Middletown does have a defined settlement boundary and the site is located adjacent to the settlement boundary

3.2The village has a village hall, public house, garage/car sales, childrens play area, car park, haulage depot, bus shelter, antiques shop and public telephone.

3.3The site is in a location adjoining an existing community and would form an acceptable extension of the village boundary.

3.4Delivery of The Site

3.4.6The site is within the ownership of the proposer.

3.4.7There are no ownership constraints or problems.

3.4.8The market for residential development in this area is strong.

3.5Quality of The Site and Wider Environment

3.5.6The site has been in agricultural use and no land remediation is required; no contamination land issues are known.

3.5.7An existing highways infrastructure to the site is in place; there would be no need for major improvements to existing road junctions.

3.5.8The site is currently serviced in terms of utilities; mains electricity, water and telecommunications are available within or adjacent to the site..

3.5.9The site is adjoining residential and agricultural land use and it is understood that there are no issues with neighbourly disputes.

3.5.10The site is within walking distance from some key facilities which provide for day-to-day needs.

3.6Public Transport and Access

3.6.1The site is within minutes walking distance of a mode of public transport.

3.6.2Bus routes operate through Middletown.

3.6.3The site is easily accessible by pedestrians and cyclists; the site is minutes walking distance from some key facilities which provide for day-to-day needs.

3.6.4The site is well positioned to reduce the need for people to travel by car to access day to day services.

3.7Environmental Sustainability

3.7.1The site is a greenfield site

3.7.2The site is located on intensive pasture land and development of the site would not involve loss of prime agricultural land.

3.7.3The site is located adjoining existing residential development and the development of the site will not result in development in the open countryside.

3.7.4 The development of the site would be in context of the surrounding local area and respect the surrounding character.

3.7.5The site is not within the Environment Agency fluvial flood risk area and the site is not known to flood.

3.7.6It is understood that there are no environmental constraints or designations affecting the site.

3.7.7Residential development of the site would comply with the Code for Sustainable Homes; renewable energy and natural resource protection and recycling measures will be included where possible.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6267.V12		16/07/2015	<input type="checkbox"/>			Summary: Middletown - Alternative Site
Source: Website registration			Type: Objection		Mode	Written
				Status		Maintained



### 3.8 Well Being

3.8.1 The site is located close to local facilities and services; residents could easily access day to day services without using the private motor car.

3.8.2 The site is located within close proximity of green space and recreational space.

3.8.3 The site is located close to walking and cycling opportunities.

### 3.9 Sustainability

3.9.1 The site could accommodate a mix of housing including a number of affordable homes which would provide for all sectors of the housing market.

3.9.2 The proposed development would ensure a balance of jobs and housing and services in the local area.

3.9.3 Sustainable development is a pattern of resource use that aims to meet the human needs while preserving the environment so that these needs can be met not only in the present, but also for the generations to come. It is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The proposed development balances the environment with the social and economic needs of the area. Well designed residential development to the Code of Sustainable Homes will bring people to the area, which in turn supports the local services and the economic and social sustainability of the area.

### 4. Candidate Site Proposal

4.1 The candidate site would be developed for residential use. The site is currently under agricultural use but there are existing structures on site.

4.2 The National Planning Policy for Housing is embodied in the Welsh National Assembly Governments Planning Policy Wales. The guidance acknowledges the importance of promoting sustainable rural communities with access to high quality public services through the efficient use of land, by encouraging mixed tenure communities, that are well designed and located in close proximity to services, employment and other facilities.

4.3 Guidance can also be found in Planning Guidance TAN 1 Joint housing Land Availability studies and TAN2 Planning and Affordable Housing. These notes indicate that a five year continuous supply of housing is genuinely available and TAN2 recognises the importance of providing affordable housing and provides advice for developing suitable policies.

4.4 There is no substantial planning history for the site.

4.5 The allocation and zoning of this land for residential use would fulfil a number of the criteria that is set out in the current UDP, namely that the council considers sustainable communities to be cohesive focal points for community life providing appropriate services and facilities in keeping with their status and with the capacity to support the housing needs of all. The provision of good quality housing of the right size, type and tenure enables choice and contributes towards securing a better social mix and tied in with an employment use would be a very sustainable development.

4.6 Small scale development in this area would promote sustainable development and focus development on a location which has easy access to basic services, as highlighted as development strategy in the Tan documents.

4.7 Our client has the benefit of owning some land around the site and also the access and the frontage to the site. Therefore, our client would be in a position to carry out any required works to improve visibility and site lines

4.8 The proposal would be for residential development with an appropriate proportion of local needs dwellings.

4.9 The completed Candidate Site Proposal Form, February 2011 is attached in Appendix 3.

4.10 The estimated site capacity is 8 -10 residential units per acre with the primary factor affecting the site capacity being its size and topography.

4.11 Our client has the benefit of owning some land around the site and also the access and frontage to the site. Therefore our client would be in a position to carry out any required works to improve visibility and site lines for the access. The proposed development would be for residential development with an appropriate proportion of local needs dwellings.

### 5. Conclusion

5.1 The candidate site is referred to as Land adjacent to Penyfoel Farm and is located adjacent to the development boundary of the Key settlement of Middletown.

5.2 The site would be developed for mixed residential use and employment use.

5.3 Sustainable development is a pattern of resource use that aims to meet the human needs while preserving the environment so that these needs can be met not only in the present, but also for the generations to come. The proposed development balances the environment with the social and economic needs of the area. Well designed residential



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6267.V12** 16/07/2015  Summary: Middletown - Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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development to the Code of Sustainable Homes will bring people to the area, which in turn supports the local services and the economic and social sustainability of the area.  
 5.4 Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs; the proposed development of this candidate site achieves the aims of sustainable development and therefore should be included within the Local Development Plan for the proposed use.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocate "Land at Penyfoel" within the LDP for Middletown for future housing development

Council Response:

0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts:

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.71 Montgomery**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V34** 09/07/2015  Summary: Montgomery - supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment

Source: Website registration Type: Support Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.75

Map: P45: Montgomery - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HC1 & HA1

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V39** 20/07/2015  Summary: Montgomery - Site Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.75

Site: 1263//P45 HC1 Land at New Road

Map: P45: Montgomery - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Issues and Infrastructure (Appendix 1 - Settlement Allocations). Montgomery allocations P45 HC1 and P45 HA1: both of these allocations are in a Registered HLA, the Vale of Montgomery Landscape of Outstanding Historic Interest in Wales. Other allocations in the appendix list this as a constraint so for completeness the Historic Landscape should be referred to for these two allocations.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Montgomery allocations P45 HC1 and P45 HA1: both of these allocations are in a Registered HLA, the Vale of Montgomery Landscape of Outstanding Historic Interest in Wales. Other allocations in the appendix list this as a constraint so for completeness the Historic Landscape should be referred to for these two allocations.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V40** 20/07/2015  Summary: Montgomery - Site Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.75

Site: 596/5575/P45 HA1 Verlon, Montgomery, SY15 6EU

Map: P45: Montgomery - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Issues and Infrastructure (Appendix 1 - Settlement Allocations). Montgomery allocations P45 HC1 and P45 HA1: both of these allocations are in a Registered HLA, the Vale of

08/12/2015

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V40** 20/07/2015  Summary: Montgomery - Site Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Montgomery Landscape of Outstanding Historic Interest in Wales. Other allocations in the appendix list this as a constraint so for completeness the Historic Landscape should be referred to for these two allocations.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Montgomery allocations P45 HC1 and P45 HA1: both of these allocations are in a Registered HLA, the Vale of Montgomery Landscape of Outstanding Historic Interest in Wales. Other allocations in the appendix list this as a constraint so for completeness the Historic Landscape should be referred to for these two allocations.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V49** 20/07/2015  Summary: Montgomery - Site Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.75

Site: 596/5575/P45 HA1 Verlon, Montgomery, SY15 6EU

Map: P45: Montgomery - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Issues and Infrastructure (Appendix 1 - Settlement Allocations).

Site is within a catchment that is failing WFD objectives, i.e. good status. Reasons for failure in this catchment is phosphate levels. Therefore foul water disposal must go to a mains public sewer or developer must show private connection is not adding to phosphate levels in the catchment.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Site is within a catchment that is failing WFD objectives, i.e. good status. Reasons for failure in this catchment is phosphate levels. Therefore foul water disposal must go to a mains public sewer or developer must show private connection is not adding to phosphate levels in the catchment.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5675 Powis Castle Estate**

*Agent:* **Powis Castle Estate Office**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5675.V1** 15/06/2015  Summary: Montgomery - Request for Addition of a Site

Source: Email Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.75

New Site

Map: P45: Montgomery - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The field identified on the attached plan (cross hatched) and known locally as the "factory field" is unzoned and outside the settlement boundary.

This field has a valid and current planning approval for a 90+ bed care home recently extended for a further 3 years until 2018.

In earlier plans this field was zoned for "employment" which should, we submit, be continued given live proposals for it to be used for a care home. Expected employment will be between 50 and 100 people.

NOTE: Further email correspondence on file (22 June and 7 July) regarding the need for SA/SEA to accompany the submission.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Zone this field as "employment land" with reference to policy C1 to reflect its existing status and include within the settlement boundary.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.72 New Radnor**

**27 Clwyd Powys Archaeological Trust**

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
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27.V33		09/07/2015	<input type="checkbox"/>			Summary: New Radnor - supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment
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Source: Website registration

Type: Support

Mode Written

Status Maintained

Document: Draft Deposit Map Document 2015, p.76

Site: 1295//P46 HC1 Water Street Farm

Map: P46: New Radnor - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question	Representation Texts
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**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HC1

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V75** 17/07/2015  Summary: New Radnor P46 HC1

Source: Email

Type: Comment

Mode Written

Status Maintained

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Document:Draft Deposit Map Document 2015, p.76

Site: 1295//P46 HC1 Water Street Farm

Map: P46: New Radnor - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: •We are aware that this site has planning permission and we do not wish to comment further.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P46 HC1

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.73 Newbridge on Wye**

**6139 Potter, Mr John**

*Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6139.V3** 13/07/2015  Summary: Newbridge on Wye - Addition of New Housing Site

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.77

New Site

Map: P47: Newbridge-on-Wye - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: "Having considered the representation on this site, it is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan for the following reasons: 1. Sufficient allocated land or sites with the benefit of planning permission are available elsewhere within the settlement to meet future residential land requirements.2. The site would extend the village boundary further south encroaching into the open countryside."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is objected to on the basis of the reduced housing land target (see separate form). The non-inclusion of the land to the rear of Ridgemount Hill, Newbridge on Wye and its omission from the site schedule in Appendix 1 – Settlement Allocations. It is noted that the Policy also seeks to maintain a 5 year supply of housing. For reasons explained in the accompanying Submission Document we consider that unless a sufficient range and choice of sites is provided, Powys County Council will struggle to achieve a 5 year land supply both on adoption and throughout the plan period.

The first part of the policy refers to development in Towns and Large Villages. We consider that development of the site in question would be compatible with the requirement as it would form a logical extension to the settlement.

The Alternative Site proposed could potentially deliver 60 dwellings in accordance with Policy H3 which provides for average densities of 25 dwellings per hectare on sites in towns and large villages. It would also aim to be compatible with Policy H2 - Housing Delivery.

This Representations cross-references with RefPoint 34.104

**ADDITIONAL SUPPORTING EVIDENCE:**

A) Submission Document - Proposed Alternative Site

B) Proposed Site Boundary Plan

C) SA Options Appraisal Tool



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6139.V3</b>		13/07/2015	<input type="checkbox"/>			Summary: Newbridge on Wye - Addition of New Housing Site
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained

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D) Compatibility with Environmental Report assessment

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocation of the site to the Rear of Ridgemount Hill, Newbridge on Wye.

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 156 - Land at Rear of Ridgemount Hill, Newbridge on Wye.

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding the scale of development proposed.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6309 Lon Developments**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6309.V1 20/07/2015  Summary: Newbridge on Wye - Consider new access and roundabout in conjunction with CS388

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.77

New Site

Map: P47: Newbridge-on-Wye - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representation on this site, it is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan for the following reasons: - 1. Sufficient allocated land or sites with the benefit of planning permission are available elsewhere within the settlement to meet future residential land requirements. 2. Significant highway constraints have been identified in that the Highway Authority would not support the intensification of the use of Cyffredin lane to serve development at this site, and as a result a new access onto the A470 would be required to serve the development. It is noted that the Representor is suggesting a solution by way of a new roundabout onto the A470, however no assessments have been undertaken to establish the need for such works and no details have been submitted of the suggested works, and therefore the justification for and feasibility of carrying out these substantial improvement works has not been proven.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Lon Developments would like the LDP to consider our application regarding candidate site no 388, where the A470 enters the village of Newbridge from the north side. The stretch of road has a large volume of traffic including a large number of lorries many of which travel to service the BSW timber site close to this area. We would like to point out that the speed limit change from 60mph to 30mph is far too close to the village, where there is a junction to Beulah and residential area, which has expanded recently, with no alteration of the approaching speed limit. There are access roads which also have problems turning on and off this road. We would like to propose a new road roundabout on the north side entrance to Newbridge. Lon Developments which owns the land at Brynderlywn Farm would be in a position to offer a financial contribution to the cost of this proposal as we believe the roundabout would help the LDP and the candidate site 388 with future traffic considerations.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Consider new access and roundabout in conjunction with CS388

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V76** 17/07/2015  Summary: Newbridge on Wye P47 HC1

Source: Email Type: Comment Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.77

Site: 1296//P47 HC1 The Orchard

Map: P47: Newbridge-on-Wye - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: •We are aware that this site has planning permission and we do not wish to comment further.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P47 HC1

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.75 Newtown**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V32** 09/07/2015  Summary: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under EA1

Source: Website registration Type: Support Mode Written Status Maintained

Document: Draft Deposit Map Document 2015, p.80

Site: 592/5569/P48 EA1 Llanidloes Road

Map: P48B: Newtown - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be consistent with and in support of the DLDP Strategy and Policies. No change is therefore considered necessary to ensure that the Plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under EA1

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1084 Welsh Government**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1084.V21** 16/07/2015  Summary: Newtown bypass mapping

Source: Email Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.80

Map: P48B: Newtown - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted, the Council will relook at how the Bypass is displayed the next time it reproduces the maps.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: The Newtown bypass appears to have been mapped correctly although the westerly tie in to the A 489 is not clear on the LDP map.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V51** 20/07/2015  Summary: Newtown - Site Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.80

Site: 592/5569/P48 EA1 Llanidloes Road

Map: P48B: Newtown - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council agree to amend details for site allocation P48 EA1 in Appendix 1 to remove reference to the 'informal gravel surfaced car parking'.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Issues and Infrastructure (Appendix 1 - Settlement Allocations).

Partial flood risk (to the west). Partly within 1% and 0.1% annual probability fluvial flood outlines and partial within DAM C2, as stated. We request that the text in the third sentence of the 'Issues' column is amended as follows: 'Land within zone C2 will only be appropriate for open space and landscaping.' (ie remove wording " informal gravel surfaced car parking").

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Partial flood risk (to the west). Partly within 1% and 0.1% annual probability fluvial flood outlines and partial within DAM C2, as stated. We request that the text in the third sentence of the 'Issues' column is amended as follows: 'Land within zone C2 will only be appropriate for open space and landscaping.' (ie remove wording " informal gravel surfaced car parking").

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5611 Re, Paolo**

*Agent:* **Berrys**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5611.V2** 15/07/2015  Summary: Newtown - Allocate New Mixed Use Site

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.80

New Site

Map: P48B: Newtown - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations on this site, it is recommended that the site is not identified as a mixed residential and employment allocation or included within the development limits within the local Development Plan for the following reasons: - 1) Sufficient allocated land or sites with the benefit of planning permission for both housing and employment uses are available elsewhere within the settlement to meet future residential and employment land requirements. 2) The site appears physically and visually detached from the existing built form of Newtown, the River Severn forming a natural boundary to the settlement. The site is highly visible from the eastern approach along the A483 after leaving the town. The development of the site would constitute undesirable encroachment into the open countryside. 3) The development of this site has the potential to affect the setting of, including views to and from, the complex of listed buildings at Glanhafren Hall. 4) It is noted that the site lies near the proposed Newtown by pass route, however the precise line of the by-pass and junction arrangements have not yet been determined. The acceptability of the highway access arrangements would be dependent on further detail and would be based on the the standards applicable at the time of a planning application, which would depend on the de-classification of the trunk road to a county road. NEW PARAGRAPH FOR RESPONSE TO POINTS ABOUT SUSTAINABILITY APPRAISAL - It is noted that the Representor refers to errors within the Sustainability Appraisal in terms of the agricultural classification of the land and also the description of the land as re-use of employment land. It is accepted errors were made in this respect and corrections will be made accordingly. Importantly, these matters are not included as reasons for the above recommendation not to allocate this land in the LDP.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: It is proposed that Candidate Site no. 660 be allocated for Mixed Use development in accordance with Policy E3 and Employment Site Allocation table E1.

[This Representation Cross-references with RefPoints 34.42 and 34.104 ]

The Council's own previous assessment of Candidate site No 660 stated that, "Site consists of undulating pasture land adjoining a complex of listed buildings. The site lies to the west of Newtown but does not bound the current UDP settlement boundary. The site was previously allocated for residential development in the Deposit Version Montgomeryshire Local Plan but was omitted in the modifications to that document. The site is highly visible on the approach to the settlement from the West and is currently constrained by lack of an adequate highways access, however these issues may be addressed as the proposed Newtown By-Pass would join the existing Trunk Road close to the candidate site. The precise line of the proposed by-pass and junction arrangements are still being determined and there are also other issues raised by stakeholders. Therefore, the acceptability of this site for allocation would be subject to confirmation of by-pass proposals and further discussion with stakeholders. Nonetheless, it is considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period".

In response, it is noted that funding for the By-Pass has now been secured with the National Transport Plan indicating completion by 2017. It is therefore contended that the Council should now be planning to realise the potential opportunities provided by the construction of the by-pass and therefore that the Local Development Plan should build in flexibility to deal with the changing circumstances that will accompany this major change. In this regard, whilst site EA1 was a prominent site at the entrance to the town, the completion of the Newtown bypass will reduce its visibility. A replacement Gateway Site at Glanhafren Hall that does not have any flooding or other technical problems and has better visibility from the bypass is more likely to be delivered, creating a more realistic, appropriate and sufficiently flexible Plan. In addition, a flagship site on site 660 could be

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
5611.V2		15/07/2015	<input type="checkbox"/>			Summary: Newtown - Allocate New Mixed Use Site
Source: Email				Type: Objection		Mode Oral (Examination)
						Status Maintained

accompanied by a long-term vision of a green corridor along the Mochdre Brook, creating an enhanced linear park as an integral part of the town's long-term expansion plans.

With regard to the Council's comment that "site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period" it should be noted that candidate site 660 is put forward for mixed use rather than only residential development. It is therefore considered that the information provided above, in respect of proposed allocations P48 MUA1, P48 EA1 and P02 EC1, highlights the need for the allocation of candidate site 660 for employment purposes. The need for a mix of uses on site is justified by the uncertainty surrounding the deliverability of the proposed mixed use site P48 MUA1, the environment of the site including nature of surrounding development and by viability issues (as detailed within the findings and recommendations of the Powys Employment Needs Assessment (2012), Powys Employment Needs Assessment Addendum (2015) and the LDP & CIL Viability Assessment (October 2014)).

#### ADDITIONAL SUPPORTING EVIDENCE:

##### A) Sustainability Appraisal Re-assessment

The Sustainability Appraisal (SA) for site 660 is incorrect in the following respects:

##### i) Will development of this site avoid the loss of the Best and Most Versatile (BMV) agricultural land?

- Site 660 scores negatively on resource use due to involving the loss of best and most versatile land. This is incorrect. The site lies in grade 4/5 land, as shown on the official Agricultural Land Classification map reproduced below.

Source: Agricultural Land Classification Map 1985 (uploaded 2013 to <http://publications.naturalengland.org.uk/publication/6172638548328448>)

##### ii) Is the site well served by existing services (including access, water, drainage, energy supply) or is it realistically capable of being serviced by any necessary infrastructure (eg by upgrading)?; and

Can the site be safely accessed and can the highway network serving the site adequately accommodate the associated traffic implications?

- Aims 8 & 9 – Site 660 scores negatively on both measures because "inadequate highways access – may be resolved following completion of Newtown By-Pass". Now that the Newtown By-Pass has been confirmed, this negative should be amended to a Significant Positive as the site will have excellent road access.

##### iii) Will the development proposals provide employment facilities and/or support the needs of businesses to expand, re-locate, diversify etc.; and

Will the development proposals contribute to providing a mix of uses in the settlement?

- A negative impact is recorded against business impact. The Appraisal incorrectly states that the site "proposes a re-use of an existing employment facility, although this may enable business re-location, expansion etc". On the contrary, the site is a greenfield site proposed for mixed use development and offers great potential as a flagship site at the entrance to the town, boosting Newtown's image and business offer.

##### iv) Do the proposals provide employment opportunities and/or the potential for upskilling the local workforce?

- Development of the site will bring jobs, which should score positively on the skills and employment category.

We respectfully request that the SA is amended accordingly to reflect the above points.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>5611.V2</b>		15/07/2015	<input type="checkbox"/>			Summary: Newtown - Allocate New Mixed Use Site

Source: Email	Type: Objection	Mode: Oral (Examination)	Status: Maintained
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Representation Texts: @ 34.42 Table E1 - Employment Site Allocations  
Add Glanhafren Hall as a providing 2 hectares of land for Mixed Use.

@ 34.104  
Appendix 1 – Settlement Allocations  
Add site MUA2 for Newtown:  
3.68 hectares as a mixed employment and residential allocation that will provide a high-end office / business park as a flagship site at the entrance to Newtown with high quality design and some residential units (including affordable) on the parts of the site that are closest to Glanhafren Hall. Landscaping and ecological enhancement will create a buffer between the two uses.

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 660 - Land at Glanhafren, Llanidloes Road

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Glanhafren Hall and its surrounding land will play an important part in the future of Newtown, being located at the western entrance to the town and potentially providing a gateway to the town. Furthermore, the LDP's current proposals would sterilise the western edge of the town as a mineral safeguarding area. The long-term future of Newtown merits consideration at the hearings.

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>5611.V5</b>		15/07/2015	<input type="checkbox"/>			Summary: Newtown - Minerals Safeguarding Maps

Source: Email	Type: Objection	Mode: Oral (Examination)	Status: Maintained
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Document: Draft Deposit Map Document 2015, p.80

Map: P48B: Newtown - 2015

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

5611.V5 15/07/2015  Summary: Newtown - Minerals Safeguarding Maps

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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*Question* *Representation Texts*

**Question:** **Council Response**

Representation Texts: This Representation is noted. However, no changes are considered necessary to ensure the Plan is sound. Safeguarding of minor sandstone formations and sand and gravel deposits with their associated safeguarding margins is in line with national guidelines for safeguarding potential aggregate resources for the future.

Council Response: 0

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**Question: 3d. (i)** **Representation Details**

Representation Texts: Mineral Resource Safeguarding

The Proposals Maps apply an extensive resource safeguarding area to a large swathe of land along the River Severn. There are several problems with this blanket safeguarding of sand and gravel deposits.

Firstly, the blanket designation sterilises the long-term expansion of towns and villages in the Severn Valley. In particular it could be applied in a manner that sterilises the expansion of Newtown on its western side.

Secondly, this blanket designation is unrealistic because land on the edge of towns will have a higher land value that is likely to render it unviable for mineral working. Furthermore, it is highly unlikely that mineral working would be permitted in close proximity to an existing town due to its harmful impact on residential amenity.

Thirdly, it is inappropriate to safeguard the land around a grade II listed building (Glanhafren Hall) for mineral working, as mineral extraction would conflict with policies to protect the setting of a listed building.

In light of the above, the mineral resource safeguarding designation fails to be realistic and appropriate (criteria CE2). We suggest that this is corrected by amending the Proposals Maps to roll back the mineral safeguarding area from the urban edge.

Council Response: 0

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**Question: 3d. (ii)** **Desired changes to Document**

Representation Texts: @ 35.75 and @ 35.8

Amend the Proposals Maps so that the resource safeguarding area is rolled back from the settlement boundary of Newtown and does not include Glanhafren Hall (grade II listed building) and its setting. We suggest that all land within the Newtown bypass and north of the point where it joins the A489 is removed from the safeguarding area.

Council Response: 0

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**Question: 4b** **Reason For Request To Speak At Hearing And Subject**

Representation Texts: Glanhafren Hall and its surrounding land will play an important part in the future of Newtown, being located at the western entrance to the town and potentially providing a gateway to the town. Furthermore, the LDP's current proposals would sterilise the western edge of the town as a mineral safeguarding area. The long-term future of Newtown merits consideration at the hearings.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5611.V5** 15/07/2015  Summary: Newtown - Minerals Safeguarding Maps

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.77 Newtown**

**6130 CTDE**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6130.V2** 07/07/2015  Summary: Reclassify P48 HC7 as an allocation rather than a committed site.

Source: Website registration Type: Objection Mode Written Status Maintained

Document: Draft Deposit Map Document 2015, p.82

Site: 1270//P48 HC7 South of Heol Treowen / Great Brimmon Amend Site

Map: P48D: Newtown - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council agree to make the following changes: to reclassify committed site (P48 HC7) as an allocated site - reference P48 HA1. In order to reflect the fact that the outline planning permission on this site has lapsed.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The committed housing site ref HC7 had a valid outline planning consent at the time of publication of the draft but this has since lapsed as the section 73 application for extension of the period of validity was refused in July 2014, and the original outline consent was by then beyond its expiry date. The site remains a viable site for residential development and since planning was refused the necessary ecological surveys have been carried out, bats and dormice and no factors which would restrict or exclude development were discovered.

Further Supporting Documents:  
 Email dated 07.07.2015  
 Bat Survey June - August 2014  
 Dormouse Survey May 2015  
 Preliminary Ecological Appraisal June 2014  
 Map of Site P48 HC7

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The site, ref HC7 can no longer be described as a committed site and so should be reclassified as an allocated site.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P48 HC7

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6130.V2</b>		07/07/2015	<input type="checkbox"/>			Summary: Reclassify P48 HC7 as an allocation rather than a committed site.
Source: Website registration			Type: Objection		Mode	Written
				Status		Maintained

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Council Response: 0

**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: Land South of Heol Treowen, HC7

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Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.79 Newtown**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V31** 09/07/2015  Summary: Newtown: supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HC5 & MUA1

Source: Website registration      Type: Support      Mode: Written      Status: Maintained

Document: Draft Deposit Map Document 2015, p.84

Map: P48F: Newtown - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question      Representation Texts*

**Question:      Council Response**

Representation Texts: This representation is considered to be consistent with and in support of the DLDP Strategy and Policies. No change is therefore considered necessary to ensure that the Plan is sound. It is noted that the site benefits from planning permission.

Council Response: 0

**Question: 3d. (i)      Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HC5 & MUA1

Council Response: 0

**Question: 3d. (ii)      Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**439 Newtown & Llanllwchaearn Town Council**

*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**439.V13** 16/07/2015  Summary: Newtown - include mixed types of visitor accommodation

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.84

Site: 483/5528/P48 MUA1 Land at St Giles Golf Club, Newtown Amend Site

Map: P48F: Newtown - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Further discussions with the site owner have identified that this site may no longer be deliverable within the Plan period and therefore can no longer be relied upon. It is therefore the Council's intention to remove this site allocation from the plan but to leave the land within the Development boundary,. Any future development proposals for the site would therefore be considered through the formal planning application process and the appropriateness of the proposed mix of uses or housing will be considered at that stage.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Committee would like to see inclusion of mixed types of visitor accommodation, which would enable economic growth, especially for those of limited mobility.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P48 MUA1

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5197.V50 20/07/2015  Summary: Newtown - Site Issues/Infrastructure Requirements

Source: Email

Type: Comment

Mode Oral (Examination)

Status Maintained

Document:Draft Deposit Map Document 2015, p.84

Site: 483/5528/P48 MUA1 Land at St Giles Golf Club, Newtown

Map: P48F: Newtown - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question* *Representation Texts***Question: Council Response**

Representation Texts: Further discussions with the site owner have identified that this site may no longer be deliverable within the Plan period and therefore can no longer be relied upon. It is therefore the Council's intention to remove this site allocation from the plan but to leave the land within the Development boundary,. Any future development proposals for the site would therefore be considered through the formal planning application process.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Issues and Infrastructure (Appendix 1 - Settlement Allocations).

Partial flood risk at north east boundary. We recommend amending the boundary or preparing a FCA at detailed planning stage to ensure appropriate land use in that area (see SFCA table 3.1) to show consequences are manageable.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Partial flood risk at north east boundary. We recommend amending the boundary or preparing a FCA at detailed planning stage to ensure appropriate land use in that area (see SFCA table 3.1) to show consequences are manageable.

Council Response:

0



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5973 Bowker, Cllr Ms G-J.**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5973.V1** 01/07/2015  Summary: Newtown - Infrastructure issues

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.84

Map: P48F: Newtown - 2015

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The comments are noted. However, no changes are considered necessary to ensure that the Plan is sound. No new development land has been identified, the only allocation in Llanllwchaiarn is a committed site, that already has planning permission approved. Any infrastructure issues relating to this site would have been addressed through the formal planning application process. The DLDP does however include a range of policies that provide a framework for how the Council will manage new development; including any necessary infrastructure needs. Developers will be expected to ensure that any necessary infrastructure improvements resulting from the proposed development are provided.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: As local member for Newtown and Llanllwchaiarn North Ward, I would like to repeat my previous comments that I have significant concerns about any further development in Llanllwchaiarn without substantial improvements to connections between it and Newtown, including a safe pedestrian route between the two locations. There is already an existing traffic problem between the two and a lack of amenities in Llanllwchaiarn, which means all services etc must be accessed in Newtown along Canal Road, which is already congested.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: As local member for Newtown and Llanllwchaiarn North Ward, I would like to repeat my previous comments that I have significant concerns about any further development in Llanllwchaiarn without substantial improvements to connections between it and Newtown, including a safe pedestrian route between the two locations. There is already an existing traffic problem between the two and a lack of amenities in Llanllwchaiarn, which means all services etc must be accessed in Newtown along Canal Road, which is already congested.

Council Response: 0

Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.80 Newtown**

**6130 CTDE**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6130.V1** 07/07/2015  Summary: Newtown Support for housing allocation P48 HA3

Source: Website registration Type: Support Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.85

Site: 617/5587/P48 HA3 Land at Heol Treowen, Newtown

Map: P48G: Newtown - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be consistent with and in support of the DLDP Strategy and Policies. It is noted that reference is made to bat and dormice surveys carried out on the adjacent site P48 HC7 and that according to the Representor these surveys do not appear to raise any issues that may exclude or restrict development of this site, however site specific ecological surveys will continue to be required as part of the planning application stage as is to be clarified in a change to the Issues column relating to this site in Appendix 1.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The site was considered a suitable candidate site and included as a housing site in the Draft deposit.

The site continues to be a viable site for development and should be included in the revised draft as an allocated Housing site.

Bat and dormice surveys since undertaken on the adjacent site, ref HC7, have found no evidence of factors which would restrict or exclude development.

Further Supporting Documents:  
 Email dated 07.07.2015  
 Bat Survey June - August 2014  
 Dormouse Survey May 2015  
 Preliminary Ecological Appraisal June 2014  
 Map of Site P48 HC7

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The site should be included in the revised draft as an allocated housing site.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6130.V1** 07/07/2015  Summary: Newtown Support for housing allocation P48 HA3

Source: Website registration

Type: Support

Mode Written

Status Maintained

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Representation Texts: P48G

Council Response:

0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: South of Heol Treowen Extension HA3

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.83 Pontrobert**

**6267 Roger Parry & Partners**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6267.V7** 16/07/2015  Summary: Pontrobert - Alternative Site

Source: Website registration Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.88

New Site

Map: P50: Pontrobert - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: Having considered the representations on this site, it is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan for the following reason; no evidence has been submitted to address the highway concerns raised in the Site Status Report.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Introduction

Powys County Council has prepared its deposit proposals document for the Powys Local Development Plan (LDP) which upon adoption will replace the Powys Unitary Development Plan and will be the basis for decisions on land use planning for all of Powys. This deposit proposals document includes the Authority's vision for housing site allocations and we hereby wish to make comment about such site allocations.

Candidate Site 509 was proposed during the call for Candidate Sites in April 2011 and has subsequently failed to be allocated as a housing site within the village of Pontrobert. We hereby appeal this non-allocation and are of the opinion that the Local Development Plan fails on the ground of soundness.

Soundness of Local Development Plan

The Local Development Plan fails on the ground of soundness criteria CE2. The site allocations do not realistically nor appropriately consider the relevant alternatives nor are they allocated on a robust or credible evidence Base. Site allocations have not been considered with consistent weighting to the sustainable development aims.

Candidate Site 509

Candidate Site 509 has road access from the east boundary. The site would form a logistical and proportionate natural extension to the village. The site represents sustainable development within a sustainable village and it is a deliverable site; there are no constraints and the site is capable of development within the next plan period.

The Site Appraisal Report submitted with the Candidate Site Proposal Form concluded that the site was suitable to a residential or community site allocation on the grounds of settlement; delivery; site quality; and the wider environment; public transport and access; environmental sustainability; well being and; sustainability.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6267.V7** 16/07/2015  Summary: Pontrobert - Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

Candidate Site 509 is an appropriate site for housing in Pontrobert. The LDP designates Pontrobert as a "large village" on the basis it has a good range of services and community amenities; the village is therefore recognized as a sustainable location.

â€f

Housing Allocation, Pontrobert

There is one site allocation for housing in Pontrobert. However, Candidate Site 509 appears to form the natural expansion of future housing in Pontrobert as it joins existing housing sites and has easy access from the highway.

Candidate Site Suitability

Candidate Site 509 has good road access. The site owner has control of the roadside boundary and can therefore provide satisfactory highway access.

Overall, Site 509 provides a huge amount of benefit to the local community of Pontrobert, the housing would be adjacent to existing housing sites in the village.

The Candidate Site Report stated that all mains services were in place close by and the site could be easily connected to current services and infrastructure.

The site is a deliverable site and the site owner would be willing to enter into a planning obligation to reduce the time limits on development to deliver the site in a shorter time period and to provide the required local needs housing numbers and community contributions.

Conclusion

Candidate Site 509 therefore fulfils the LDP Sustainable Development Aims. The site is a suitable residential site allocation on the grounds of settlement; delivery; site quality and the wider environment; public transport and access; environmental sustainability; well being and; sustainability. The site is an appropriate site for a housing allocation in Pontrobert and its range of services and community amenities; a development of this size would not be limited by any environmental and infrastructure capacity constraints. We would welcome a site visit to discuss the site and proposed housing allocation. Candidate site 509 is therefore preferable to all the other site allocations and the Local Development Plan should be amended accordingly.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocate candidate site 509 within the LDP for Pontrobert for future housing development

Council Response:

0

**Question: 3e. (ii) Allocation No:**

Representation Texts: Candidate site 509

Council Response:

0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate site 509

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6267.V7** 16/07/2015  Summary: Pontrobert - Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.84 Presteigne**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V30** 09/07/2015  Summary: Presteigne - CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment

Source: Website registration Type: Support Mode Written Status Maintained

Document: Draft Deposit Map Document 2015, p.89

Site: 759/5648/P51 MUA1 Former Kaye Foundary Site

Map: P51A: Presteigne - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under MUA1

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**315 Davies, Mr R.L.**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

315.V1 20/07/2015  Summary: Presteigne - Alternative Site - The Long Meadow (CS 6)

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.89

New Site

Map: P51A: Presteigne - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: My suggested changes to the latest LDP 2015, is to include the 2 candidate sites that were previously put forward for inclusion, the Long Meadow [Site 6] and land in Knighton Road [Site 10], but have now been excluded because the Planners have not been able to sufficiently investigate the correct information available.

Also, I suggest another block of land between Slough Road and Broadaxe to the South and South West of the Town [see V3], is included in the LDP for long term development and planning.

Candidate Site 6 - The Long Meadow in Slough Road, Presteigne.

When the Primary School was planned to be located in Slough Road back in the 1960s, the then Local and County Councils gave reasons that it was close to residential areas of the town, i.e. Castle Road, and further recommended that the Slough Road was the ideal area for future residential development, with an abundance of suitable land, which would allow Primary school children close access to the school. With that forethought and the current traffic calming measures in place, it is probably one of the safest schools for access in the whole of Powys and further afield.

The suggested issues regarding sewerage and water facilities are incorrect and have been put forward by those who are ignorant of the facts. I have pointed out previously that there are no problems whatsoever, apart from the laid back attitude of the County Council and the Water Company's failure to provide adequate sewerage capacity for the future growth of Presteigne. I cannot understand why Welsh Water have not been challenged about bringing forward plans to increase capacity before now, and also why they are allowed to import sewerage from other areas and process in Presteigne's sewage works.

Flooding has also been given as an issue with Site 6. With proven levels and a basic knowledge of topography, it is apparent that there is no threat whatsoever of any houses built on this site being liable to flooding. In fact, the majority of houses in Presteigne would be completely under water before this would happen. Once again, I invite any Councillor to meet with me to discuss these views.

In conclusion re Site 6, as these problems in reality do not exist, please do not let them cloud your judgement, as access to this beautifully situated well appointed site, is a fairly level walk, close to the Town Centre and other amenities.

For the above reasons, I would like to see the County Council support and encourage development of this site in a very popular area of Presteigne, in the new LDP.

As development issues seem to be more of an ongoing problem to NIMBYs and people who challenge any change or development, one idea would be to pass outline planning consent on all the land between Slough Road and Broadaxe to the south and southwest of the town, right up as far as the forestry at Caen Wood and the Folly. This would then allow a natural progression of land required for residential and industrial use, and possibly a golf course and recreation use for the next 50 - 100 years, as and when it is needed. It would still be under the control of both Councils, with well appointed land, without all the emotional and kneejerk reaction that planning issues seem to invoke as an ongoing issue. This would, in years to come, probably be seen as great forethought and commonsense by the current councils, and help Presteigne to grow naturally and still be the wonderful place to live and work that many people think it is now.

It is a known fact that the majority of people only complain or oppose development when it directly affects them, so, as there has been such a small percentage of opposition to



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**315.V1** 20/07/2015  Summary: Presteigne - Alternative Site - The Long Meadow (CS 6)

Source: Email Type: Objection Mode Written Status Maintained

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either of the sites out of a population of nearly 2,000 people in the Presteigne area, it can be safely said that there is negligible concern if planning permission was granted. After all, exactly the same "issues" were brought up when Caenbrooke and Silia Gardens were being built, and both these sites are now very popular, well thought of, award winning sites with many local families enjoying living there. It was realised that both the Primary school, John Beddoes school and facilities such as the library, sports centre and many clubs, etc., were to close due to a lack of people living in the area. I am sure that most people would be in favour of a lot more development and disregard personal prejudices.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: To include, The Long Meadow [Site 6], Land in Knighton Road [Site 10], and the block of land to the South and South West [see V3] of the Town in the new LDP

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: CS 6 - Long Meadow, Presteigne

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To explain some of the perceived problems that have arisen from faulty information given to the Council

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**315.V2** 20/07/2015  Summary: Presteigne - Alternative site - Land off Knighton Road, Presteigne (CS 10)

Source: Email Type: Objection Mode Written Status Maintained

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Document: Draft Deposit Map Document 2015, p.89

New Site

Map: P51A: Presteigne - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**315.V2** 20/07/2015  Summary: Presteigne - Alternative site - Land off Knighton Road, Presteigne (CS 10)

Source: Email Type: Objection Mode Written Status Maintained

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: My suggested changes to the latest LDP 2015, is to include the 2 candidate sites that were previously put forward for inclusion, the Long Meadow [Site 6] and land in Knighton Road [Site 10], but have now been excluded because the Planners have not been able to sufficiently investigate the correct information available.

Also, I suggest another block of land between Slough Road and Broadaxe to the South and South West of the Town [See V3], is included in the LDP for long term development and planning.

Candidate Site 10 - Knighton Road

Planning on the remainder of this site was once again excluded for dubious reasons that can reasonably be refuted as personal views

The issues given seem to stretch the truth by stating "relatively unaffected by development" as Warden Close is one of the biggest developments in Presteigne, and there are now 11 new homes due to start construction shortly on this site. Once again, former Town and County Councils have identified this site as ideal to infill between Warden Close and properties to the north down Knighton Road and form a proper boundary to prevent further development up the Lugg valley, and included the whole of the site in previous LDPs.

As my previous correspondence over the last 15 years, trying to get the whole of this block of land passed for residential phased development with a suitable mix of housing types, including bungalows, with some plots sold off for self builds, it would seem that the great interest being shown now that Mid Wales Housing is about to start on their development of 11 affordable homes, it will be a very popular place to live. Mid Wales Housing had planned to put up 28 desperately needed affordable homes, but this had to be cut for no other reasons than Welsh Water's complete and utter failure to plan for the future and provide proper adequate sewerage capacity, and their ability to dictate what, where and how many houses, the County and Town Councils plan to build. If they say they cannot provide any more capacity for the next 10, 15 or 20 years, they should stop bringing it in by tanker from other areas, as they have been doing for years, and get on with increasing capacity or what is the point of having a Local Development Plan at all ?

With the amenity land close by, I question why Planners should think that this development would spoil the aspect and be to the detriment of all in the community, when homes could be built on all of this land close by with many people agreeing that this should be looked at as an advantage not an issue, especially as there seems to be a lot of interest in much needed self building plots. It seems that the major concerns have come from people with a self interest and no proper facts or valid reasons.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: To include, The Long Meadow [Site 6], Land in Knighton Road [Site 10], and the block of land to the South and South West [See V3] of the Town in the new LDP.

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: CS 10 - Land off Knighton Road, Presteigne

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>315.V2</b>		20/07/2015	<input type="checkbox"/>			Summary: Presteigne - Alternative site - Land off Knighton Road, Presteigne (CS 10)
Source: Email		Type: Objection		Mode	Written	Status Maintained
<b>Question: 4b Reason For Request To Speak At Hearing And Subject</b>						
Representation Texts: To explain some of the perceived problems that have arisen from faulty information given to the Council						
Council Response:						0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>315.V3</b>		20/07/2015	<input type="checkbox"/>			Summary: Presteigne - Alternative Site - large block of land to the South and South West of the Town
Source: Email		Type: Comment		Mode	Written	Status Maintained
Document:Draft Deposit Map Document 2015, p.89						
						Dev Boundary Amendment
Map: P51A: Presteigne - 2015				Issue: 2015: Deposit Draft-14.Miscellaneous		

<i>Question</i>	<i>Representation Texts</i>
<b>Question: 3d. (i) Representation Details</b>	
Representation Texts:	My suggested changes to the latest LDP 2015, is to include the 2 candidate sites that were previously put forward for inclusion, the Long Meadow [site 6] and land in Knighton Road [Site 10], but have now been excluded because the Planners have not been able to sufficiently investigate the correct information available.
	Also, I suggest another block of land between Slough Road and Broadaxe to the South and South West of the Town [See V3], is included in the LDP for long term development and planning.
	As previously stated, but think it should be on its own sheet. As development issues seem to be more of an ongoing problem to NIMBY'S and people who challenge any change or development, one idea would be to give outline planning consent and include in the LDP, all the land between Slough Road and Broadaxe to the South and South West of the Town, right up as far as the forestry at Caen Wood and the Folly. This would then allow a natural and sustainable progression of land required for residential and industrial use, and possibly a golf course and other recreational use for the next 50-100 years, as and when it is needed. It would still be under control of both Councils, with well appointed land, without all the emotional and kneejerk reaction that planning consents seem to invoke as an ongoing issue. This would, in years to come, probably be seen as great forethought and common sense by the current Councils, and help Presteigne grow naturally and still be the wonderful place to live and work that many people think it is now.
Council Response:	0

<b>Question: 3d. (ii) Desired changes to Document</b>
Representation Texts: To include, The Long Meadow [Site 6], Land in Knighton Road [Site 10], and the block of land to the South and South West of the Town in the new LDP [See V3].
Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5648 Bovale Ltd**

*Agent:* **Harris Lamb Ltd**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5648.V1** 17/07/2015  Summary: Supports Allocation P51 MUA1 - Presteigne

Source: Email

Type: Support

Mode Written

Status Maintained

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Document:Draft Deposit Map Document 2015, p.89

Site: 759/5648/P51 MUA1 Former Kaye Foundry Site

Map: P51A: Presteigne - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: We respond on behalf of Bovale Limited with respect to the former Kaye Foundry, Presteigne.

We support paragraph 4.2.56 which states that "Planning obligations will be negotiated and the viability of development will be taken into account" and the proposed allocation of the former foundry for residential and retail development.

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V33** 17/07/2015  Summary: Presteigne P51 MUA1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.89

Site: 759/5648/P51 MUA1 Former Kaye Foundary Site

Map: P51A: Presteigne - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: 

- A water supply can be provided to serve this site.
- Our local sewerage network can accommodate foul flows from the proposed development site. Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.
- Presteigne Wastewater Treatment Works (WwTW) has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P51 MUA1

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V34** 17/07/2015  Summary: Presteigne P51 HA1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.89

Site: 10//P51 HA1 Land off Knighton Road, Presteigne

Map: P51A: Presteigne - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: 

- A water supply can be provided to serve this site.
- Our local sewerage network can accommodate foul flows from the proposed development site.
- Presteigne Wastewater Treatment Works (WwTW) has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V34** 17/07/2015  Summary: Presteigne P51 HA1

Source: Email

Type: Comment

Mode Written

Status Maintained

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 necessary improvements.

Council Response:

0

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**Question: 3e. (ii. Allocation No:**

Representation Texts: P51 HA1

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.85 Presteigne****525 Presteigne & Norton Town Council**

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
525.V6		18/07/2015	<input type="checkbox"/>			Summary: Presteigne - Site Comments for Inset Maps P51A and P51B
Source: Email		Type: Comment		Mode		Written
				Status		Maintained

Document:Draft Deposit Map Document 2015, p.90

Map: P51B: Presteigne - 2015

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

Question	Representation Texts
<b>Question:</b>	<b>Council Response</b>
Representation Texts:	"These comments are noted. The Representor does not raise new issues or evidence which lead the Council to change its conclusions in relation to the allocation of housing land. Allocations are supported by a wide range of supporting evidence based on the position of the settlement in the Settlement hierarchy. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability. Applications for development of employment land are being monitored. No changes are considered necessary to ensure that the Plan is sound."
Council Response:	0

**Question: 3d. (i) Representation Details**

Representation Texts: THIS REPRESENTATION PROVIDES COMMENTS ON SITES AROUND PRESTEIGNE

includes Map P51A and P51B  
Ref Point 35.84 and 35.85

- 1) • The industrial land EA1 is about to be developed with a planning application for infrastructure having been submitted. The Town Council therefore feels that additional land for industrial use needs to be included in the plan and suggests the land south of EA1 be included (see attached map).
- 2) • a site in Mill Lane has unexpired planning permission for 4 dwellings (development technically commenced). This needs to be included within the LDP.
- 3) • Candidate Site, 871, Countrywide premises: Whilst within the development boundary and put forward for retail/residential this site is no longer shown and on the inset map has no designation.
- 4) • Presteigne Primary School Site, Candidate Site 879: The Town Council would support the development of this site if the County Council should ever consider amalgamating the Primary School with the Secondary School on the John Beddoes Site.
- 5) • Presteigne Building Supplies Site: Local knowledge suggests this brownfield site may become available for residential development.

Council Response:

0

Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V35** 17/07/2015  Summary: Presteigne P51 HA2

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.90

Site: 782/2068/P51 HA2 Land adjoining Broadaxe and Presteigne By Pass

Map: P51B: Presteigne - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: •A water supply can be provided to serve this site (please note that a water main is located directly outside site HA2, as such there is no requirement for 160m of 'off-site' water mains as stated on page 88 of the Deposit Plan).  
 •Our local sewerage network can accommodate foul flows from the proposed development site however off site sewers may be required. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.  
 •Presteigne Wastewater Treatment Works (WwTW) has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P51 HA2

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V36** 17/07/2015  Summary: Presteigne P51 EA1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.90

Site: 97/1934/P51 EA1 Broadaxe Industrial Estate

Map: P51B: Presteigne - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V36** 17/07/2015  Summary: Presteigne P51 EA1

Source: Email

Type: Comment

Mode Written

Status Maintained

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*Question*

*Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: •A water supply can be provided to serve this site (please note that a water main is located directly outside site HA2, as such there is no requirement for 160m of 'off-site' water mains as stated on page 88 of the Deposit Plan).  
 •Our local sewerage network can accommodate foul flows from the proposed development site however off site sewers may be required. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.  
 •Presteigne Wastewater Treatment Works (WwTW) has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P51 EA1

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6350 Trustees of John Beddoes Charity, Presteigne**

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6350.V1** 20/07/2015  Summary: Presteigne - Addition of a New Site for Housing

Source: Email Type: Objection Mode Written Status Maintained

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Additional material submitted SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.90

New Site

Map: P51B: Presteigne - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Requirement for more residential sites within Presteigne.

Additional evidence submitted.

1. Map of alternative site
2. Sustainability Appraisal and Environmental Assessment Toolkit.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.86 Rhayader**

**2035 Powell Developments (Trefeglwys) Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2035.V6** 14/07/2015  Summary: Rhayader- New site (Candidate site 333)

Source: Post or in person Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.91

New Site

Map: P52: Rhayader - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the representor. The representor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. Having considered the representation on this site, it is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan because sufficient allocated land or sites with the benefit of planning permission are available elsewhere in the settlement to meet future residential land requirements.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: 1) Site 333 does join the town boundary and is adjacent to the current town development boundary.  
 2) Current site has extant planning permission for 8 holiday lodges.  
 3) Entrance to site has already been constructed and therefore there are no highway issues.  
 4) Mains sewer and electric is adjacent to site.  
 5) Gas and telecoms are already serviced on site, therefore minimal disruption to neighbours and the environment.  
 6) No hedges or trees will need to be removed, no ecological loss.  
 7) Land is not in flood plain.  
 8) Current UDP is well short of housing.  
 9) Additional land would be more compatible with Local Growth Zones allocated to this area.

Please see further information submitted:  
 Attachment 1 - Supporting information  
 Attachement 2 - Site Plan

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Candidate site 333 needs to be included in new LDP to make Rhayader compatible and to realise full potential of Local Growth Zones.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2035.V6** 14/07/2015  Summary: Rhayader- New site (Candidate site 333)

Source: Post or in person

Type: Objection

Mode Oral (Examination)

Status Maintained

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**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: 333 - Land adjacent to St Harmon Road, Rhayader

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To discuss all aspects of site 333 as written in rep form and to discuss delivery of Local Growth Zone to help the future sustainability of the tourist town of Rhayader.

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V52** 20/07/2015  Summary: Rhayader- Site Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.91

Site: 1300//P52 EA1 Brynberth Ind. Estate

Map: P52: Rhayader - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. Issues raised by the representor are adequately addressed in Appendix 1. No changes are considered necessary to ensure the plan is sound.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Issues and Infrastructure (Appendix 1 - Settlement Allocations).

Access affected by flooding. We recommend that appendix states that a FCA will need to demonstrate that flood risks and consequences to the access can be managed acceptably.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Access affected by flooding. We recommend that appendix states that a FCA will need to demonstrate that flood risks and consequences to the access can be managed acceptably.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5710 Lloyd, Mr Wyn**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5710.V1** 18/07/2015  Summary: Rhayader - Candidate Site

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.91

Map: P52: Rhayader - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the Representer. The Representer does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. The site was assessed as part of candidate site process and was not brought forward as an allocation in the LDP. However this site is within the development boundary for Rhayader. Any infill development on this site would be dealt with through the development management process.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The Respondent maintains that the Candidates Sites Process and Site Methodology has been misapplied with regard to Candidate Site 975. Although this site is marginally larger than .25 ha, because 18% of the site lies within Floodzone 2 and the steep incline leading towards the watercourse on the south-westerly edge of the site means that the site could not accommodate more than 4 houses. The respondent believes that this site should have been removed from consideration at Filter 1 as "not requiring an LDP allocation".

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The respondent requests that Candidate Site 975 is added to Appendix 3 of the Candidates Sites Process and Site Methodology, as one of the Candidate Sites removed as Small Housing/ Policy Approach Sites.

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Building Plots at Bryngwy, South Street, Rhayader. Candidate Site Number - 975

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5710.V2 19/07/2015  Summary: Rhayader - Alternative site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Map Document 2015, p.91

New Site

Map: P52: Rhayader - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

Question Representation Texts

**Question: Council Response**

Representation Texts: "The Council disagree with the proposed changes requested by the representor. The representor does not raise new issues or evidence which lead the Local Planning Authority to change its conclusions. Whilst the Sustainability Appraisal findings for sites are considered by the Council in their selection of site allocations, and form part of the evidence to inform the LDP, the findings are not the sole basis for a decision as planning and feasibility factors play a key role in the decision making process as well as the other informing assessments. In allocating sites (including P52HA1 and P52 HA2) and not allocating Candidate Site 916 the Council has considered relevant planning merits and has concluded that the allocated sites 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."

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: This representation is made by one of the two joint landowners (the Respondent) of Candidate Site 916 (CS 916).

The Respondent does not consider that the allocations with regard to the settlement of Rhayader are realistic and appropriate and that alternative Candidate Site 916 was considered as a relevant alternative, or that the allocations were founded on a robust and credible evidence base.

The Respondent has concerns that the Candidate Sites Process and Site Assessment Methodology (CSPSAM) was not appropriately applied whilst assessing the suitability of CS 916 for Housing Allocation.

The Respondent is dissatisfied that it was not made clear during Candidate Site Proposal Process that sites allocated within the current UDP were not going to be carried forward automatically. Hence, the proposal did not contain any further information regarding the site's planning history or infrastructure that was already in place. The Proposal form included information and reference numbers for previous successful planning application history on the site, but this was not followed up.

Furthermore, the landowners were not contacted at any stage during the intervening period to look into the reasons why the development did not materialise during the UDP's lifetime.nor did the LPA involve the landowner in any discussion regarding the potential for the site. This was a requirement under CSPSAM (E. Analysis of Site Deliverability).

This lack of consultation with the landowner has meant that the Elements of Site Assessment (CSPSAM), the Sustainability Appraisal (SA) and the Strategic Environmental Assessment (SEA) regarding CS 916, were based upon some fundamental and erroneous assumptions regarding the site. This, the Respondent asserts, did not result in the robust and credible assessment of the suitability of land for particular uses and the probability that it will be developed, as required by Government guidance. (CSPSAM 5.1).

The Respondent also has a concern regarding the consistency of the interpretation of the results of the SA's carried out within the settlement. Whilst comparing the assessments of the Allocated Sites P52 HA1 & 2 with that of CS916, there are a number of inconsistencies:

All three sites score a favourable 3+ and yet only 2 of these sites have been allocated.

CS 916 only scored one significant negative 12- (Red), yet the allocated sites have two each.

P52 HA2 has a staggering 39% of the site within the C2 floodzone and yet has been favoured over CS 916 which only has 8% affected.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5710.V2 19/07/2015  Summary: Rhayader - Alternative site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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The Respondent has detailed (briefly) below the Elements of Site Assessment (CSPSAM) that he feels are in issue and has used the numbering used in that document for ease of reference.

A. Appraisal of Development Potential

1. The Development Constraints that apply to CS 916 are:

1.Floodrisk a very small proportion of CS916 lies within C2 flood zone 8%. The remainder of the site is some 10 meters higher. A simple amendment to the development boundary would remove this constraint.

2.Mineral safeguarding - as the site lies within the development boundary of a settlement it should be accepted for the purposes of the LDP that the resource is unavailable.

3.Presence of protected species and habitat concerns the site was a mown field until 2009 - and therefore is not considered to present any problems in this respect, which could not be dealt with during the planning process. Furthermore, the site was the subject of a successful (but aborted) planning application on 2009. Ref:RAD/2007/0332 " so the presumption would be that this was the case.

4.Highways experts concerns on review of the Environmental Assessment Report for the site (App 3a) the PCC Highways comments are in no way negative and the site has been given a Green rating. Furthermore, the site was the subject of a successful (but aborted) planning application on 2009 Ref:RAD/2007/0332 " so the presumption would be that any concerns could be addressed through the planning process.

5.Inadequate infrastructure/services. CS 916 constitutes the remainder of a 4 phase Housing Development (as per its current UDP allocation). Phases 1 & 2 have been completed. Consequently, there is a vast array of infrastructure already on site, which was specifically designed to allow for the implementation of Phases 3 & 4. Comprising, £72,000+ of estate road, installed to S.38 standard and built in consultation with PCC Highways Department; foul and surface water drainage systems required for Phase 4, along with the connections required for Phase 3; Phase 4 street lighting; Phase 4 services connections (gas, water, lighting and telecoms) within the footpaths; Phase 3 service connections in readiness for connection. This is not an exhaustive list, but demonstrates that this is previously developed land with a proportion of services and infrastructure already in place. Page11 of the CSPSAM states the PPW expects local authorities to seek to maximise the use of existing infrastructure.

B. Fit to the Preferred Strategy - Allocation would meet the Plan's Objectives by providing an identified housing need (please see Respondent's comments at 34.104 regarding Rhayader), it is located within a settlement and thus favourably located and it is previously developed land. Allocation does not appear to conflict with any of the Plan's Objectives.

C. Testing against the Plan Assessment Process - The Respondent contends that had the LPA sought to consult with the landowner, the above information given above been available (i.e. that the site is previously developed land) during the assessment of the site. The SA would have produced a higher score of c.18+, rather than the 3+ currently awarded. Issues within the SEA have been addressed above under A.

E. Stakeholder Involvement it is not evident within the SA or the ESA that any of stakeholders/experts consulted have made any observations, regarding the site, that would led to a presumption against development.

F. Site Deliverability

Supply and Demand please see the Respondent's representation at 34.104 regarding the need for the development. The current allocation under the UDP (and the one before that!) identified the site for the provision of bungalows/elderly housing provision due to its proximity to the town centre (a short walk without an incline), its quiet, picturesque setting and the fact that it is a level site that will not prove challenging for those falling into the elderly or infirm category. It is conveniently located immediately next to a bus stop and a PROW for access to open space.

Constraints Factors please see the comments above.

Planning History please refer to Ref: RAD/2007/0332 and the Respondents concerns regarding the complete lack of consultation in this respect.

Viability Issues Please see the comments above.



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5710.V2** 19/07/2015  Summary: Rhayader - Alternative site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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Release of the Site“ Both landowners are committed to the future development of the site and both were involved in the past development (Phases 1&2). However, due to their advancing ages it is unlikely that they will develop the site themselves. The owners were in a contract for sale of the site for a number of years, whilst the developer applied for planning permission. (Ref: RAD/2007/0332). The application was extremely long and drawn out (2007-2009) and permission was granted subject to agreement of reserved matters. Unfortunately, due to the economic turndown, the developers funders withdrew before reserved matters were agreed. The site is currently on the open market as a development site and both landowners wish to sell. No discussion with regard to the landowners position has taken place, despite the LPA recognising the need to do so at p.19 CSPSAM

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The Respondent requests three changes regarding Candidate Site 916 and these are set out below:

1.That the LPA fulfil the requirement for consultation with the landowner regarding the sites previous development and also its suitability, availability and probability for further development. The Respondent holds a vast amount of documentation regarding the site and its existing infrastructure, which would greatly assist in this respect.

2.Once the above consultation has taken place, the Respondent requests that the LPA re-visit the assessment of Candidate Site 916 in accordance with the Plans Candidate Sites Process and Site Assessment Methodology to ensure that the site is appropriately evaluated against the criteria set out within regarding suitability for, availability for and probability of development.

3.Whilst the Respondent does not object to the Allocation Sites selected per se, he requests that CS 916 be re-evaluated to address the inconsistencies that have arisen with regard to the application of the assessment results within the settlement.

Council Response:

0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Bryngwy Fields - Candidate Site Number 916

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: 1.That the LPA fulfil the requirement for consultation with the landowner regarding the site’s previous development and also its suitability, availability and probability for further development.

2. The assessment of Candidate Site 916 in accordance with the Plan’s Candidate Sites Process and Site Assessment Methodology to ensure that the site is appropriately evaluated against the criteria set out within regarding suitability for, availability for and probability of development.

3. Re-evaluation of Allocation Sites to address the inconsistencies that have arisen with regard to the application of the assessment results within the settlement.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6204 PAR Homes**

*Agent:* **Barton Willmore**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6204.V8** 20/07/2015  Summary: Rhayader - Support of allocation P52 HA2

Source: Email Type: Support Mode Oral (Examination) Status Maintained

Additional material submitted

Document: Draft Deposit Map Document 2015, p.91

Site: 1116/2674/P52 HA2 Land off East Street, Rhayader

Map: P52: Rhayader - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: These representations have been prepared by Barton Willmore LLP on behalf of PAR Homes to support the proposed allocation of Land at Nant Rhyd-Hir, Rhayader (hereinafter referred to as 'the site') for residential development within Policy H1 and Appendix 1 (ref: P52 HA2) of the Powys Deposit Local Development Plan (LDP), July 2014.

Further evidence has been submitted as a Report to set out the merits of the proposed allocation of the site for residential development and to assist the Council in formulating its Local Development Plan, having particular regard to the situation at Rhayader and the deliverability of the Land at Nant Rhyd-Hir over the first five year period of the Plan.

Further Evidence - Site Specific Representation - Land at Nant Rhyd-Hir, Rhayader (September 2014)

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P52 HA2

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: In order to present our case and representations verbally to the Inspector and to address any questions or comments of the Inspector or the Council.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6204.V8** 20/07/2015  Summary: Rhayader - Support of allocation P52 HA2

Source: Email

Type: Support

Mode Oral (Examination)

Status Maintained

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V37** 17/07/2015  Summary: Rhayader P52 HC1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.91

Site: 1271//P52 HC1 Nant Rhyd-Hir

Map: P52: Rhayader - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: •We are aware that these sites have planning permission and we do not wish to comment further.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P52 HC1

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V38** 17/07/2015  Summary: Rhayader P52 HC2

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.91

Site: 1272//P52 HC2 Old Builders Supply Depot

Map: P52: Rhayader - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6348.V38</b>		17/07/2015	<input type="checkbox"/>			Summary: Rhayader P52 HC2
Source: Email		Type: Comment		Mode	Written	Status Maintained
<hr/>						
<i>Question</i>	<i>Representation Texts</i>					
<b>Question:</b>	<b>Council Response</b>					
Representation Texts:	This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.					
Council Response:	0					
<hr/>						
<b>Question: 3d. (i)</b>	<b>Representation Details</b>					
Representation Texts:	•We are aware that these sites have planning permission and we do not wish to comment further.					
Council Response:	0					
<hr/>						
<b>Question: 3e. (ii)</b>	<b>Allocation No:</b>					
Representation Texts:	P52 HC2					
Council Response:	0					

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6348.V39</b>		17/07/2015	<input type="checkbox"/>			Summary: Rhayader P52 HA1
Source: Email		Type: Comment		Mode	Written	Status Maintained
<hr/>						
Document:Draft Deposit Map Document 2015, p.91		Site: 1113/2674/P52 HA1	Land at Maes y Brenin, Rhayader			
		Map: P52: Rhayader - 2015	Issue: 2015: Deposit Draft-11. Allocated Sites			
<hr/>						
<i>Question</i>	<i>Representation Texts</i>					
<b>Question:</b>	<b>Council Response</b>					
Representation Texts:	This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.					
Council Response:	0					
<hr/>						
<b>Question: 3d. (i)</b>	<b>Representation Details</b>					
Representation Texts:	<ul style="list-style-type: none"> <li>•A water supply can be provided to serve this site.</li> <li>•Our local sewerage network can accommodate foul flows from the proposed development.</li> <li>•Rhayader Wastewater Treatment Works (WwTW) can accommodate the foul flows from this proposed development site.</li> </ul>					

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6348.V39</b>		17/07/2015	<input type="checkbox"/>			Summary: Rhayader P52 HA1
Source: Email		Type: Comment		Mode	Written	Status Maintained
Council Response:						0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P52 HA1

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6348.V40</b>		17/07/2015	<input type="checkbox"/>			Summary: Rhayader P52 HA2
Source: Email		Type: Comment		Mode	Written	Status Maintained
Document:Draft Deposit Map Document 2015, p.91						Site: 1116/2674/P52 HA2 Land off East Street, Rhayader
Map: P52: Rhayader - 2015						Issue: 2015: Deposit Draft-11. Allocated Sites

*Question*                      *Representation Texts*

**Question:                      Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts:   
 •A water supply can be provided to serve this site.   
 •Our local sewerage network can accommodate foul flows from the proposed development.   
 •Rhayader Wastewater Treatment Works (WwTW) can accommodate the foul flows from this proposed development site.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P52 HA2

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V41** 17/07/2015  Summary: Rhayader P52 EA1

Source: Email Type: Comment Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.91

Site: 1300//P52 EA1 Brynberth Ind. Estate

Map: P52: Rhayader - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. Issues raised by the representor are adequately addressed in Appendix 1. No changes are considered necessary to ensure the plan is sound.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: 

- A water supply can be provided to serve this site.
- Our local sewerage network can accommodate foul flows from the proposed development site. Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.
- Rhayader Wastewater Treatment Works (WwTW) can accommodate the foul flows from this proposed development site.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P52 EA1

Council Response: 0

---

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.87 Three Cocks****2207 Griffiths, Mr I***Agent:* **A. B. Planning***Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary***2207.V1** 20/07/2015  Summary: Three Cocks - Alternative Site (CS 1105)

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

Document:Draft Deposit Map Document 2015, p.92

New Site

Map: P53: Three Cocks - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question**Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts: A separate objection is made by AB Planning in relation to Policy H1 regarding the need for additional housing land to be provided within the Plan Period, which provides the strategic policy context for this site specific objection.

Three Cocks comprises a sustainable settlement with significant service provision including housing, retail, education, with multiple additional essential services available within the immediate settlement and community. The settlement includes numerous employment facilities including 3 industrial estates, a fuel station, pubs, restaurants and accommodation. As such the designation of the settlement is appropriate within the Deposit Plan and allows for higher proportions of housing delivery, reinforced by its location along the primary Growth Corridor, as recognised within the Wales Spatial Plan.

The site is within walking distance of all primary services within the settlement.

The proposed Site Alternative proposed herein is well related to the following:

- Adjoins Mixed Use allocation within the deposit Plan
- Adjoins 'implemented' developed of Mixed use, employment and retail development including agricultural sales and servicing within area 4 of the previously presented Candidate Site process (area 4 and most of area 3 as promoted are now included in the Deposit Plan)
- Adjoins a key public transport network with immediate links to Hay on Wye, Talgarth and Brecon.
- Accessed off the primary road network by a recently implemented junction and primary road access improvement, including the provision of a right turn priority lane/ghost island.

As a result of the above and the location of the Site Alternative being serviced by infrastructure already implemented as part of the planning consents for the Griffiths Agricultural Engineering and retail site and the Laura Ashley manufacturing site, the failure to ensure the further sustainable and efficient utilisation of these resources would be contrary to the proposed LDP Strategy and the Wales Spatial Plan.

The proposed Site Alternative will have limited additional impacts upon the landscape beyond that already accommodated by the inclusion of the allocation MUA/C1. The site area now proposed (adjusted to accommodate C2 designations along the boundary to the north/north west) is as previously assessed and accepted as part of the LPA's Local Development Plan Candidate Site process.

Having regard to the LPA's failure to provide sufficient housing land and thereby satisfactorily address the policy context set out within Policy H1, the Site Alternative presented here will allow the current housing short-fall to be addressed in providing a mechanism without which the Plan would be considered 'Unsound'. As set out elsewhere in this submission, the following tests of Soundness will be met by the inclusion of the proposed Site Alternative:



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
2207.V1		20/07/2015	<input type="checkbox"/>			Summary: Three Cocks - Alternative Site (CS 1105)
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained
<p>-----</p> <ul style="list-style-type: none"> <li>•C2</li> <li>•C3</li> <li>•CE1</li> <li>•CE2</li> </ul> <p>The allocation of the proposed Site Alternative will ensure that residential occupiers of the existing and proposed housing, can access all key facilities and services without use of the private motor car. Additionally, the proposed employment provision will be located off a highway network, with access provision that ensures safe and efficient movement.</p> <p>The proposed spatial arrangements within the amended site allocation of the currently proposed MUA/C will ensure that the amenity of the respective elements of the housing and employment/business/retail allocations can be delivered to a high quality, within an integrated landscape setting.</p> <p>Alternatively, the adjustment of the indicative proportion of housing included within the Mixed Use allocation within MUA/C1 could be amended to allow for the delivery of significantly greater numbers of residential units.</p> <p>THIS REPRESENTATION DOES NOT EXACTLY MATCH THE CANDIDATE SITE 1105. EMAIL SENT REQUESTING ADDITIONAL INFO 31.07. 2015. NO RESPONSE 03.09.2015.</p>						
Council Response:						0
<hr/>						
<b>Question: 3d. (ii)</b>	<b>Desired changes to Document</b>					
Representation Texts:	It is proposed that an additional parcel of land (shown as AB TC DOB) be included as a housing allocations within the Local Development Plan.					
Council Response:						0
<hr/>						
<b>Question: 3e. (ii)</b>	<b>Allocation No:</b>					
Representation Texts:	MUA/C1 (Adjoining ) 1105					
Council Response:						0
<hr/>						
<b>Question: 3e. (ii)</b>	<b>Candidate Site No/Name</b>					
Representation Texts:	Land between /adj Gwentyfed Ave, Three Cocks (Adj MUA/C1) 1105					
Council Response:						0
<hr/>						
<b>Question: 4b</b>	<b>Reason For Request To Speak At Hearing And Subject</b>					
Representation Texts:	In relation to the proposed housing allocation in order to further expand and respond to any queries raised, as necessary, during the Examination Hearings					
Council Response:						0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4829 Peter Weavers Business Services**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

4829.V1 20/07/2015  Summary: Three Cocks - Amend Development Boundary to inc CS825

Source: Website registration Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.92

Dev Boundary Amendment

Map: P53: Three Cocks - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Site Reference 825, land to the immediate south of Great House Barn on the northern side of the A4079 Three Cocks to Llyswen road, is currently described as being in the open countryside and unsuitable for large scale housing. The development boundary as currently described on Inset Map 53 of the Deposit Draft LDP shows the boundary immediately to the south-east of site 825, excluding existing development at Great House Barn itself, a property is to all intents and purposes very much a part of the village of Thee Cocks. The enclosure in which Site 825 sits is in practice an 'infill' site between Great House Barn and the access road thereto and Orchard Lea and Aberlynfi Farm immediately to the south-east. By extending the settlement boundary to include Great House Barn and the access road thereto would leave open an opportunity to develop the enclosure within which Site 825 sits, probably for residential purposes, in a village served by a bus service, a secondary school, a church, with two public houses and being within gentle walking distance of services in Glasbury on Wye makes this an eminently sustainable location to make provision for development subject to the controls that would be applied were a planning application to be submitted.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Extend the development boundary to include Great House Barn and the enclosure in which Site 825 sits

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Field to South of Great House Barn, Three Cocks Site No 825

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: The value lack of impact involved in extending the development boundary

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4829.V2** 20/07/2015  Summary: Three Cocks - Amendment to development boundary to include CS816

Source: Website registration Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.92

Dev Boundary  
Amendment

Map: P53: Three Cocks - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The land encompassing Site 816 runs along the A438 and the old railway line adjacent to a site which has planning consent and which is within the settlement boundary. the adjacent land represents an extension of the boundary in a north-easterly direction and there is no apparent reason why the principles applying to that site should not apply to Site 816

Council Response: 0

---

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Amend settlement boundary on Inset Plan 53 to incorporate the land allocated Site number 816.

Council Response: 0

---

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Land at Three Cocks - Site 816

Council Response: 0

---

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Amendment to settlement boundary for Three Cocks

Council Response: 0

---

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V53** 20/07/2015  Summary: Three Cocks - Site Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.92

Site: 1303//P53 MUA/C1 Land between/adj Gwernyfed Avenue,  
Three Cocks

Map: P53: Three Cocks - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Issues and Infrastructure (Appendix 1 - Settlement Allocations).

There is no mention of flood risk in the 'Issues' column, however the northern boundary abuts Zone C2 (unnamed drainage ditch). Therefore as a precaution, we recommend text should be added as follows: 'The northern boundary of this site abuts zone C2 of the TAN15 Development Advice Map; as a precaution we recommend this area is left as a green buffer zone.'

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: There is no mention of flood risk in the 'Issues' column, however the northern boundary abuts Zone C2 (unnamed drainage ditch). Therefore as a precaution, we recommend text should be added as follows: 'The northern boundary of this site abuts zone C2 of the TAN15 Development Advice Map; as a precaution we recommend this area is left as a green buffer zone.'

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V77** 17/07/2015  Summary: Three Cocks P53 MUA1

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.92 Site: 1303//P53 MUA/C1 Land between/adj Gwernyfed Avenue, Three Cocks

Map: P53: Three Cocks - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts:   
 •A water supply can be provided to serve this site.   
 •Foul flows from this development would pass through our terminal Sewage Pumping Station (SPS) and would require an assessment of the SPS to establish whether improvements are required. If improvements are required the sewer requisition provisions of the Water Industry Act 1991 can apply.   
 •Off site sewers would be required and these can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.   
 •The proposed growth being promoted for this settlement would require improvements at Aberllyfni Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P53 MUA1

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.88 Trefeglwys****2035 Powell Developments (Trefeglwys) Ltd**

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
2035.V1		14/07/2015	<input type="checkbox"/>			Summary: Trefeglwys -Support of allocation P54 HC1
Source: Post or in person		Type: Support		Mode		Written
				Status		Maintained

## Additional material submitted

Document:Draft Deposit Map Document 2015, p.93

Site: 1297//P54 HC1 Land to West of Llwynceilyn (Phase 2)

Map: P54: Trefeglwys - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question	Representation Texts	Council Response
<b>Question:</b>	<b>Council Response</b>	
Representation Texts:	This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.	
Council Response:		0
<b>Question: 3d. (i)</b>	<b>Representation Details</b>	
Representation Texts:	Land is in current UDP and within current Development Boundary.Land has been built on and 1 housing floor slab and entrance has been constructed.Planning for 17 Dwellings - work commenced on site and therefore site has extant planning permission.	
	Further information submitted: Attachment 1 - Candidate site map	
Council Response:		0
<b>Question: 3d. (ii)</b>	<b>Desired changes to Document</b>	
Representation Texts:	No change	
Council Response:		0
<b>Question: 3e. (ii)</b>	<b>Allocation No:</b>	
Representation Texts:	P54 HC1	
Council Response:		0
<b>Question: 3e. (ii)</b>	<b>Candidate Site No/Name</b>	
Representation Texts:	331	
Council Response:		0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>2035.V1</b>		14/07/2015	<input type="checkbox"/>			Summary: Trefeglwys -Support of allocation P54 HC1

Source: Post or in person                      Type: Support                      Mode Written                      Status Maintained

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>2035.V3</b>		14/07/2015	<input type="checkbox"/>			Summary: Trefeglwys - supports development boundary

Source: Post or in person                      Type: Support                      Mode Written                      Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.93

Map: P54: Trefeglwys - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question*                      *Representation Texts*

**Question:**                      **Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan. No changes are therefore required.

Council Response: 0

**Question: 3d. (i)**                      **Representation Details**

Representation Texts: 1) Help sustain large rural settlement long term  
 2) Help sustain new bilingual welsh medium school  
 3) Natural infill and boundary change extension  
 4) No highways issue etc  
 5) No ecological disturbance  
 6) No hedge or tree removal  
 7) All services on site already including mains sewer.  
 8) Site entrance already installed and has extant planning permission for stable block and poly tunnels.  
 9)Natural infill extension to Caegarreg estate.  
 10) Land is out of flood plain  
 11) Land is adjacent to development boundary of large settlement of Trefeglwys  
 12) site offers the opportunity for development that would bring social environmental and economic benefits with a very realistic prospect of development.

Additional evidence submitted: Attachment 1- Candidate site map

Council Response: 0

**Question: 3d. (ii)**                      **Desired changes to Document**

Representation Texts: No Change

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>2035.V3</b>		14/07/2015	<input type="checkbox"/>			Summary: Trefeglwys - supports development boundary

Source: Post or in person	Type: Support	Mode: Written	Status: Maintained
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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: 334 - Land at rear of Caegarreg, Trefeglwys

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>2035.V5</b>		14/07/2015	<input type="checkbox"/>			Summary: Trefeglwys - New site (Canididate site 330)

Source: Post or in person	Type: Objection	Mode: Oral (Examination)	Status: Maintained
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Additional material submitted

Document: Draft Deposit Map Document 2015, p.93

New Site

Map: P54: Trefeglwys - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

<i>Question</i>	<i>Representation Texts</i>
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**Question: Council Response**

Representation Texts: The Council disagree with the proposed changes requested by the representor. 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 (including Trefeglwys) considered capable of supporting sustainable growth. Candidate Site 330 is not recommended to be included as an allocated or committed site in the LDP for the following reasons: Sufficient sites with the benefit of planning permission are available elsewhere in the settlement to meet future residential land requirements and the site is highlighted red in the site status report due to environmental constraints (Flooding). However, It is noted that the Council resolved to grant planning permission for 26 dwellings on part of this candidate site, subject to a S106 agreement, in November 2015 (P/2015/0633). Notwithstanding, this site has not been identified as a committed site in the LDP at this stage because it did not have Planning Permission on 1/04/2015. Development of this site will however be accounted for through various monitoring mechanisms such as the Joint Housing Land Availability Study (JHLAS) compiled annually.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts:

- 1) Proposed candidate site 330 joins village development boundary.
- 2) Proposed site can only be described as a natural infill site which will join the two parts of the village together.
- 3) Site proposed is not in the flood plain.
- 4) Local developer lives in village and employs all local tradesmen & materials.
- 5) Current land allocations for housing is not enough as village has a new village hall and new bilingual welsh stream school of which is only half full.
- 6) Needs more housing to sustain the above school and social economic benefits to sustain village longterm.
- 7) Site is sustainable longterm as entrance is already constructed in phase 2 Llwyn Celyn and phase 3 can be accessed off the same entrance. This has already been agreed



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**2035.V5** 14/07/2015  Summary: Trefeglwys - New site (Canididate site 330)

Source: Post or in person Type: Objection Mode Oral (Examination) Status Maintained

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with the highways authority.

8) All services are on site including mains sewer, electric, water, telecoms and storm water sewer. No disruption to neighbours and less environmental impact.

9) Village is deemed as a large settlement.

10) Site can be developed without any removal of hedges or trees. No environmental impact whatsoever.

11) Land is low lying and has very low visual impact and is inconspicuous site.

Overall, therefore it would be reasonable to say that the site offers the opportunity for development that would bring social, environmental and economic benefits with a realistic prospect for delivery. Suitable highways access exists by virtue of roadway entrance that has been formed on Llwyn Celyn Phase 2. Furthermore the site would form a natural infill site between the two halves of the village.

Additional supporting information submitted : Attachment 1 - Site Plan

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Candidate site 330 Llwyn Celyn Phase 3 Trefeglwys should be included as there is a dire need for housing to sustain the school and other existing facilities in the village.

Council Response:

0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: 330 Land at Llwyn-Celyn Phase 3, Trefeglwys

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Ref 3c i)

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6362 Ferguson, Mr John**

*Rep'n/Para/Policy AccesssNo DateLodgd Late? Status Modified Summary*

**6362.V1** 05/08/2015  Summary: Trefeglwys - Support for Allocation P54 HC1

Source: Email Type: Support Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.93

Site: 1297//P54 HC1 Land to West of Llwyncelyn (Phase 2)

Map: P54: Trefeglwys - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: "Thank you for your comments on the Powys LDP. Your support for the LDP and inset map P54 is noted.Support for the current site status assessments and officer recommendations in respect of candidate sites 330, 331 and 665 in the Trefeglwys area are also noted. Candiate Site 665 is not recommended to be included as an allocated site in the LDP for the following reasons: Sufficient allocated land with the benefiit of planning permission are available elsewhere in the settlement to meet future residential land requirements and the site is highlighted as red in the site status report due to technical and environmental constraints (including highways, heritage and adverse impact on the character of the countryside and settlement). No further evidence has been recieved to change this. Candidate Site 330 is not recommended to be included as an allocated or committed site in the LDP for the following reasons: Sufficient sites with the benefit of planning permission are available elsewhere in the settlement to meet future residential land requirements and the site is highlighted red in the site status report due to environmental constraints (Flooding). Notwithstanding it is noted that Planning permission for 26 dwellings on part of this candidate site was recently resolved to be granted by the Council in Nov 2015 (P/2015/0633). This site has not been identified as a committed site in the LDP because it did not have Planning Permission on 1/04/2015. "

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: I and several other Trefeglwys residents had unfortunately not been aware of the Candidate sites being considered as part of the LDP process, and had therefore not been able to submit comments concerning these sites during the 8th June - 20th July consultation period, and the formal consultation has now closed.

However, while we cannot now submit comments we would wish to express support for the current site status assessments and officer recommendations June 2015 in respect of candidate sites 330, 331 and 665 in the Trefeglwys area, and also for the development site allocations contained in the LDP Deposit Draft June 2015.

Additional information submitted in support of representation (Objection to candidate site 330).

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P54 HC1

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6362.V2** 05/08/2015  Summary: Trefeglwys - support for current site status assessments and officer recommendations June 2015 in respect of candidate sites 330, 331 and 665

Source: Email Type: Support Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.93

Map: P54: Trefeglwys - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: "Thank you for your comments on the Powys LDP. Your support for the LDP and inset map P54 is noted.Support for the current site status assessments and officer recommendations in respect of candidate sites 330, 331 and 665 in the Trefeglwys area are also noted. Candiate Site 665 is not recommended to be included as an allocated site in the LDP for the following reasons: Sufficient allocated land with the benefit of planning permission are available elsewhere in the settlement to meet future residential land requirements and the site is highlighted as red in the site status report due to technical and environmental contrainits (including highways, heritage and adverse impact on the character of the countryside and settlement). No further evidence has been recieved to change this. Candidate Site 330 is not recommended to be included as an allocated or committed site in the LDP for the following reasons: Sufficient sites with the benefit of planning permission are available elsewhere in the settlement to meet future residential land requirements and the site is highlighted red in the site status report due to environmental constraints (Flooding). Notwithstanding it is noted that Planning permission for 26 dwellings on part of this candidate site was recently resolved to be granted by the Council in Nov 2015 (P/2015/0633). This site has not been identified as a committed site in the LDP because it did not have Planning Permission on 1/04/2015. "

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: I and several other Trefeglwys residents had unfortunately not been aware of the Candidate sites being considered as part of the LDP process, and had therefore not been able to submit comments concerning these sites during the 8th June - 20th July consultation period, and the formal consultation has now closed.

However, while we cannot now submit comments we would wish to express support for the current site status assessments and officer recommendations June 2015 in respect of candidate sites 330, 331 and 665 in the Trefeglwys area, and also for the development site allocations contained in the LDP Deposit Draft June 2015.

[Rep seeks deletion of Candidate Sites 330 and 665]

Additional information submitted in support of representation (Objection to Candidate Site 330)

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: CS 330 and CS 665

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.94 Welshpool****5704 Glandŷr Cymru - Canal & River Trust in Wales**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5704.V5 20/07/2015  Summary: Welshpool - essential that we are fully consulted at an early stage in respect of any development proposals on this site

Source: Email

Type: Comment

Mode Written

Status Maintained

Document:Draft Deposit Map Document 2015, p.100

Site: 518/537/P57 HA1 Land at Gallowtree Bank, Welshpool

Map: P57D: Welshpool - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts: P57 HA1  
 Glandwr Cymru - the Canal & River Trust in Wales would like to provide the following comments in respect of the housing site allocation ref. P57 HA1 - Land of Gallowstree Bank, Welshpool.

It is essential that we are fully consulted at an early stage in respect of any development proposals on this site, which lies immediately adjacent to the Montgomery Canal. We are pleased to note that Appendix 1 acknowledges the need to screen the impact of any proposals under Habitats Regulations Assessment legislation, and this should include all potential impacts on the biodiversity of the Montgomery Canal Special Area of Conservation as a habitat for wildlife including the European protected species of floating water plantain "Iuronium natans". Potential impacts include changes to the water quality as a result of surface water entering the canal both during construction and following completion, changes in shading of the waterway as a result of built development or landscape planting, and increased use of the waterway as a result of new development. Opportunities to mitigate the impact of the development of this rural greenfield site on the wildlife value of the canal and the visual amenity of canal users should be given full consideration, along with the need to improve access to the canal towpath by pedestrians and cyclists at Gungrog Bridge (No. 116).

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.95 Welshpool**

**27 Clwyd Powys Archaeological Trust**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**27.V35** 09/07/2015  Summary: Welshpool - supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment

Source: Website registration

Type: Support

Mode Written

Status Maintained

Document: Draft Deposit Map Document 2015, p.101

Site: 1274//P57 HC2 Land r/o High Street, Park Lane

Map: P57E: Welshpool - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: CPAT supports the intention expressed in Appendix 1 to address the conservation needs of the historic environment when considering developments under HC2

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: None

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.98 Ystradgynlais Area**

**540 Ystradfellte Community Council**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**540.V1** 13/07/2015  Summary: Ystradgynlais Area - Objection to Allocation P58 HA6

Source: Email Type: Objection Mode Written Status Maintained

Document: Draft Deposit Map Document 2015, p.105

Site: 737/2837/P58 HA6 Maes Y Dderwen Comp School, Ystradgynlais Delete Site

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Ystradfellte Community Council

Dear Sir

The above community council is situated within the Brecon Beacons National Park which is our Planning Authority.

However we form part of the catchment area for Ysgol Maesydderwen, the local Comprehensive school and the outdoor facilities are used by local children. The area is also adjacent to a leisure centre with potential for a wide range of activities.

The Community Council were astonished to learn that Powys CC LDA has designated 2 areas of the High school playing fields for housing, presumably with the intention of selling them off for a profit - namely HA6 and HA7 (page 58) of the Draft Powys LDP.

We were not previously aware of this proposal and there has been little local publicity.

We feel

- a. The fields are regularly used by the community and young people of all ages and
- b. That the fields should be held in trust for the young people of the area as once they are gone that is forever.

Therefore we oppose the re-designation

Council Response:

0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA6

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**540.V2** 13/07/2015  Summary: Ystradgynlais Area - Objection to Allocation P58 HA7

Source: Email Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.105

Site: 1243//P58 HA7 Maes Y Dderwen Comprehensive School, Delete Site

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Ystradfellte Community Council

Dear Sir

The above community council is situated within the Brecon Beacons National Park which is our Planning Authority.

However we form part of the catchment area for Ysgol Maesydderwen, the local Comprehensive school and the outdoor facilities are used by local children. The area is also adjacent to a leisure centre with potential for a wide range of activities.

The Community Council were astonished to learn that Powys CC LDA has designated 2 areas of the High school playing fields for housing, presumably with the intention of selling them off for a profit - namely HA6 and HA7 (page 58) of the Draft Powys LDP.

We were not previously aware of this proposal and there has been little local publicity.

We feel

a. The fields are regularly used by the community and young people of all ages and

b. That the fields should be held in trust for the young people of the area as once they are gone that is forever.

Therefore we oppose the re-designation

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA7

Council Response:

0

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**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**541 Ystradgynlais Town Council**

*Agent:* **J.G. Jones**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**541.V1** 06/07/2015  Summary: Ystradgynlais Area - Objection to Allocation P58 HA6

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.105 Site: 737/2837/P58 HA6 Maes Y Dderwen Comp School, Delete Site  
Ystradgynlais

Map: P58C: Ystradgynlais Area - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Re: Maesydderwen School ( Candidate site 737) R 35.98 H6 & H7

The Ystradgynlais Town Council has resolved (July 2015) to make another representation regarding development on this site. When consulted on candidate sites in early 2014 this site (which at that stage was candidate site 737 with an undecided use) was earmarked by the Town Council as a red site i.e. The Town Councils recommendation was that the site did not proceed.

Although it is recognised by the Town Council that the land use has now been defined into two housing plots the principal reason for the original objection remains in that the land should be retained for educational purposes (including open spaces and recreation) and not re-designated for housing.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The site allocation HA6 and HA7 should be omitted from the deposit plan on the grounds that the land should be retained for educational purposes particularly as the LDP envisages some 237 new units ( plus other significant sites in the UDP which are currently undetermined ) which could lead to a need in the future for many more secondary school places.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA6

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**541.V2** 06/07/2015  Summary: Ystradgynlais Area - Objection to Allocation P58 HA7

Source: Email Type: Objection Mode Written Status Maintained



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**541.V2** 06/07/2015  Summary: Ystradgynlais Area - Objection to Allocation P58 HA7

Source: Email

Type: Objection

Mode Written

Status Maintained

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Document: Draft Deposit Map Document 2015, p.105

Site: 1243//P58 HA7 Maes Y Dderwen Comprehensive School,

Delete Site

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question*

*Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Re: Maesydderwen School ( Candidate site 737) R 35.98 H6 & H7

The Ystradgynlais Town Council has resolved (July 2015) to make another representation regarding development on this site. When consulted on candidate sites in early 2014 this site (which at that stage was candidate site 737 with an undecided use) was earmarked by the Town Council as a red site i.e. The Town Councils recommendation was that the site did not proceed.

Although it is recognised by the Town Council that the land use has now been defined into two housing plots the principal reason for the original objection remains in that the land should be retained for educational purposes (including open spaces and recreation) and not re-designated for housing.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The site allocation HA6 and HA7 should be omitted from the deposit plan on the grounds that the land should be retained for educational purposes particularly as the LDP envisages some 237 new units ( plus other significant sites in the UDP which are currently undetermined ) which could lead to a need in the future for many more secondary school places.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA7

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**1413 The National Assembly for Wales (K. Williams AM)**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

1413.V2 20/07/2015  Summary: Ystradgynlais - P58C HA6 - Objection to Housing Allocation

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.105 Site: 737/2837/P58 HA6 Maes Y Dderwen Comp School, Delete Site  
Ystradgynlais

Map: P58C: Ystradgynlais Area - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: I would like to make the following representations that I believe make the LDP as currently drafted unsound both in terms of the consistency and coherence and effectiveness tests in relation to the allocation of sites HA6 and HA7 in reference 35.98.

These allocations propose the development of housing on land that currently forms part of the Maes-y-Dderwen school estate. Both sites provide valued green spaces for informal recreation in one case and formal playing fields in the other. The inclusion of these sites is not compatible with National Strategies published by Welsh Government including:-

Climbing Higher Strategy which states "the governments aspiration of" an active healthy inclusive Wales where sport, physical activity and active recreation provide a common platform for participation fun and achievement". It is also incompatible with Play Policy Wales, which recognises the UN convention and the Rights of the Child and the right to spaces in which children can play.

In planning terms these policy objectives are re-enforced by Planning Policy Wales and TAN 16 "Sport, recreation and open space". It states that rather than developing on such land, that plans should: "ensure adequate land resources are allocated for formal and informal sport and recreation". These documents also that "Outdoor facilities like playing fields can provide significant health and environmental benefits and "open spaces particularly that with significant amenity or recreational value should be protected." Thus the plan as currently drafted is incompatible with national policy. However it is also the case that the inclusion of these sites is incompatible with the LDP itself. Paragraph 17 of the plan states that development should be directed towards brownfield sites in order to protect greenfield sites. Paragraph 25 states that "obesity levels and related health problems are increasing amongst the Powys population. Development should be located and designed to enable and encourage active and healthy lifestyles". The loss of these formal and informal recreation areas would be contrary to LDP Objective 14 – Healthy Lifestyle and LDP Objective 16 - Community Wellbeing.

Paragraph 4.2.4 requires the authority to protect existing open spaces. It also imposes a test before disposing of such sites, requiring the authority to prove that there is an excess of such land and no requirement for the recreational space.

The Authority has failed to show there is an excess of playing fields and indeed given the large numbers of fixtures played on the field by the local team – the playing field is very much required.

Paragraph 4.2.8 states that Powys will ensure school playing fields or facilities for public enjoyment are not eroded away." Thus it is clear on these grounds alone these sites should be deleted. However there are other matters that render these sites unsuitable including:- the potential loss of ancient trees, the inadequate access to both sites, the inadequate water/sewerage infrastructure in the area and the associated environmental concerns and existing pressures on local infrastructure (e.g. primary schools, health services and road infrastructure).

Council Response:

0

**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>1413.V2</b>		20/07/2015	<input type="checkbox"/>			Summary: Ystradgynlais - P58C HA6 - Objection to Housing Allocation
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained
<hr/>						
<b>Question: 3d. (ii)</b>	<b>Desired changes to Document</b>					
Representation Texts:	I would like to see that removal of the following site in the Ystradgynlais area, P58C- HA6 Maes y Dderwen Comprehensive School Area A as the site is incompatible with the stated policies of the LDP.					
Council Response:						
	0					
<hr/>						
<b>Question: 3e. (ii)</b>	<b>Allocation No:</b>					
Representation Texts:	P58C HA6 - Maes y Dderwen Comprehensive School Area A					
Council Response:						
	0					
<hr/>						
<b>Question: 4b</b>	<b>Reason For Request To Speak At Hearing And Subject</b>					
Representation Texts:	Wish to speak in support of the removal of the sites in Glanrhyd in order to protect sports facilities and open spaces.					
Council Response:						
	0					

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>1413.V3</b>		20/07/2015	<input type="checkbox"/>			Summary: Ystradgynlais- P58C HA7 - Objection to Housing Allocation
Source: Email		Type: Objection		Mode	Oral (Examination)	Status Maintained
<hr/>						
Document:Draft Deposit Map Document 2015, p.105		Site: 1243//P58 HA7	Maes Y Dderwen Comprehensive School,	Delete Site		
		Map: P58C: Ystradgynlais Area - 2015	Issue: 2015: Deposit Draft-11. Allocated Sites			

*Question*                      *Representation Texts*

<b>Question: 3d. (i)</b>	<b>Representation Details</b>					
Representation Texts:	I would like to make the following representations that I believe make the LDP as currently drafted unsound both in terms of the consistency and coherence and effectiveness tests in relation to the allocation of sites HA6 and HA7 in reference 35.98.					
	<p>These allocations propose the development of housing on land that currently forms part of the Maes-y-Dderwen school estate. Both sites provide valued green spaces for informal recreation in one case and formal playing fields in the other. The inclusion of these sites is not compatible with National Strategies published by Welsh Government including:-</p> <p>Climbing Higher Strategy which states "the governments aspiration of" an active healthy inclusive Wales where sport, physical activity and active recreation provide a common platform for participation fun and achievement". It is also incompatible with Play Policy Wales, which recognises the UN convention and the Rights of the Child and the right to spaces in which children can play.</p>					

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**1413.V3** 20/07/2015  Summary: Ystradgynlais- P58C HA7 - Objection to Housing Allocation

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

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In planning terms these policy objectives are re-enforced by Planning Policy Wales and TAN 16 "Sport, recreation and open space". It states that rather than developing on such land, that plans should: "ensure adequate land resources are allocated for formal and informal sport and recreation". These documents also state that "Outdoor facilities like playing fields can provide significant health and environmental benefits and "open spaces particularly that with significant amenity or recreational value should be protected." Thus the plan as currently drafted is incompatible with national policy. However it is also the case that the inclusion of these sites is incompatible with the LDP itself. Paragraph 17 of the plan states that development should be directed towards brownfield sites in order to protect greenfield sites. Paragraph 25 states that "obesity levels and related health problems are increasing amongst the Powys population. Development should be located and designed to enable and encourage active and healthy lifestyles". The loss of these formal and informal recreation areas would be contrary to LDP Objective 14 – Healthy Lifestyle and LDP Objective 16 - Community Wellbeing.

Paragraph 4.2.4 requires the authority to protect existing open spaces. It also imposes a test before disposing of such sites, requiring the authority to prove that there is an excess of such land and no requirement for the recreational space.

The Authority has failed to show there is an excess of playing fields and indeed given the large numbers of fixtures played on the field by the local team – the playing field is very much required.

Paragraph 4.2.8 states that Powys will ensure school playing fields or facilities for public enjoyment are not eroded away." Thus it is clear on these grounds alone these sites should be deleted. However there are other matters that render these sites unsuitable including:- the potential loss of ancient trees, the inadequate access to both sites, the inadequate water/sewerage infrastructure in the area and the associated environmental concerns and existing pressures on local infrastructure (e.g. primary schools, health services and road infrastructure).

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: I would like to see that removal of the following site in the Ystradgynlais area, P58C- HA7 Maes y Dderwen Comprehensive School Area B as the site is incompatible with the stated policies of the LDP.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P58C HA7 - Maes y Dderwen Comprehensive School Area B

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: Wish to speak in support of the removal of the sites in Glanrhyd in order to protect sports facilities and open spaces.

Council Response: 0

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**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**4353 Sports Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4353.V2** 10/07/2015  Summary: Ystradgynlais Area

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.105

Site: 1243//P58 HA7 Maes Y Dderwen Comprehensive School, Delete Site

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-06.Transport and Community Facilities

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Sport Wales is the statutory consultee on developments affecting playing fields. Sport Wales objects to any proposal within the draft Development Plan that would lead to the loss of playing field areas including the proposed housing allocation at Maesydderwen Comprehensive School, Ystradgynlais (site ref HA7), unless any of the exceptions outlined at paragraph 11.1.12 of Planning Policy Wales can be satisfied. It states that:

“All playing fields whether owned by public, private or voluntary organisations, should be protected from development except where:

- \* facilities can best be retained and enhanced through the redevelopment of a small part of the site;
- \* alternative provision of equivalent community benefit is made available; or
- \* there is an excess of such provision in the area”.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Sport Wales is the statutory consultee on developments affecting playing fields. Sport Wales objects to any proposal within the draft Development Plan that would lead to the loss of playing field areas including the proposed housing allocation at Maesydderwen Comprehensive School, Ystradgynlais (site ref HA7), unless any of the exceptions outlined at paragraph 11.1.12 of Planning Policy Wales can be satisfied. It states that:

“All playing fields whether owned by public, private or voluntary organisations, should be protected from development except where:

- \* facilities can best be retained and enhanced through the redevelopment of a small part of the site;
- \* alternative provision of equivalent community benefit is made available; or
- \* there is an excess of such provision in the area”.

Council Response:

0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA7

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V54** 20/07/2015  Summary: Ystradgynlais Area - Comment re Site Issues/Infrastructure Requirements at P58 HA5

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.105

Site: 396/5489/P58 HA5 Glanrhyd Farm, Ystradgynlais

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Issues and Infrastructure (Appendix 1 - Settlement Allocations).

There is no mention of flood risk in the 'Issues' column, however the boundary of this site has been redrawn to specifically exclude zone C2 of the TAN15 Development Advice Map. Therefore as a precaution, we recommend text should be added as follows: 'The southern boundary of this site abuts zone C2 of the TAN15 Development Advice Map; as a precaution an FCA should be undertaken to consider potential flood risk by comparing site levels with the latest available flood level data and thereby ensure that future development is appropriately located and designed.'

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: There is no mention of flood risk in the 'Issues' column, however the boundary of this site has been redrawn to specifically exclude zone C2 of the TAN15 Development Advice Map. Therefore as a precaution, we recommend text should be added as follows: 'The southern boundary of this site abuts zone C2 of the TAN15 Development Advice Map; as a precaution an FCA should be undertaken to consider potential flood risk by comparing site levels with the latest available flood level data and thereby ensure that future development is appropriately located and designed.'

Council Response:

0

**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6250 Richards, Mrs Mary**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6250.V2** 15/06/2015  Summary: Delete Site P58 HA7, Ystradgynlais

Source: Post or in person Type: Objection Mode Written Status Maintained

Treat in parts

Document:Draft Deposit Map Document 2015, p.105

Site: 1243//P58 HA7 Maes Y Dderwen Comprehensive School, Delete Site

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: I object to Site P58 HA7, the Maesydderwen Field, which on the contrary to your beliefs are in use with the local schools hand children are encouraged to exercise more, and now you want to take away their playng field.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Delete Site P58 HA7, Ystradgynlais.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA7

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6255 Darshan, Simon and Emma**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6255.V1 30/06/2015  Summary: Objection to the inclusion of allocation P58 HA7 - Maes Y Dderwen Comp, School

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Map Document 2015, p.105

Site: 1243//P58 HA7 Maes Y Dderwen Comprehensive School, Delete Site

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question**Representation Texts***Question: 3d. (i)****Representation Details**

Representation Texts: We are objecting to the proposed 39 Unit development at Maes Y Dderwen Comp. School, Ystradgynlais, Area B under the Consistency, and Coherence and Effectiveness tests for the following reasons :

1.The site is a long standing school playing field. It is used regularly for a local junior football team for both training on weeknights and games on the weekends. It is used regularly for a local adults football team for both training on weeknights and games on weekends. Our children and their friends use it regularly to play various sports, and have done so for many years. It is a safe area to play, and can be accessed safely. It offers a nice flat sports playing area for local children, and encourages their participation in sports activities which is conducive to good health. We do not want to lose the benefits that having this playing field and area brings.

2.Our house faces directly onto this playing field, and there are 6 large trees outside the boundary of our property and that of our neighbours (GlynDderwen). 4 of these are substantial oak trees - possibly 100+ years old. We believe that it is important these trees are preserved both from an environmentally friendly perspective, and they are home to local wildlife, birds and squirrels. These trees are a very pleasing sight in the local area, and have been part of the local landscape for decades. These trees also offer our house and garden privacy, and are a big part of why we bought our house back in 1993. We are firmly against any of these trees being removed or cut down . We would point out that in the 22 years or so that we have owned our house, there has been little or no maintenance undertaken by the LEA / Council of the grass, weeds, or the upkeep of the road that fronts our house and next door (Glyndderwen). The maintenance required has been undertaken by ourselves sometimes at a cost of employing contractors.

3.We believe that this development will have an adverse affect on the value of our house. This is because :

a)We will lose the outlook which we currently have onto a school playing field. A nice green grassy area. This will be replaced by an outlook onto 30 new housing units.

b)The plan may involve the removal of the trees already mentioned which means that we lose the substantial privacy that these afford our home and garden, and we lose the environmentally friendly view that these bring.

c)39 new housing units are being immediately added directly in front of our house which we believe will reduce demand for houses in this area and will drive down the value of our home. We do not believe that there is sufficient demand for 39 new housing units to be sold on this location. We have been advised by neighbours that there have been houses for sale in the immediate local area at prices below £100,000 which either do not sell, or take time to sell. It is hard to believe therefore that demand exists. There are already a number of other sites in the Ystradgynlais area which between them will satisfy any projected demand.

4.We would like to finish by making 2 points :

a) that this is fundamentally a school playing field and area which has existed as such for decades. We believe that it is wrong to develop houses on this site, and consideration must be given to keeping it as a school playing field - who knows what the school will require in the future. Once it has been developed, it will be too late.

b)We had not been advised of this development plan, and only found out after speaking to a neighbour who was walking by our house. This was after your meeting which had been arranged, and we were not therefore given the opportunity to attend! I don't know what the usual protocol is, but this proposed site does directly affect us, and we feel that we had not been properly advised or made aware of this plan. Surely that cannot be right?

Council Response:

0

**Question: 3d. (ii)****Desired changes to Document**

Representation Texts: We are objecting to the proposed 39 Unit development at Maes Y Dderwen Comp. School, Ystradgynlais, Area B under the Consistency, and Coherence and Effectiveness tests for the following reasons :



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6255.V1 30/06/2015  Summary: Objection to the inclusion of allocation P58 HA7 - Maes Y Dderwen Comp, School

Source: Email

Type: Objection

Mode Written

Status Maintained

1.The site is a long standing school playing field. It is used regularly for a local junior football team for both training on weeknights and games on the weekends. It is used regularly for a local adults football team for both training on weeknights and games on weekends. Our children and their friends use it regularly to play various sports, and have done so for many years. It is a safe area to play, and can be accessed safely. It offers a nice flat sports playing area for local children, and encourages their participation in sports activities which is conducive to good health. We do not want to lose the benefits that having this playing field and area brings.

2.Our house faces directly onto this playing field, and there are 6 large trees outside the boundary of our property and that of our neighbours (GlynDderwen). 4 of these are substantial oak trees - possibly 100+ years old. We believe that it is important these trees are preserved both from an environmentally friendly perspective, and they are home to local wildlife, birds and squirrels. These trees are a very pleasing sight in the local area, and have been part of the local landscape for decades. These trees also offer our house and garden privacy, and are a big part of why we bought our house back in 1993. We are firmly against any of these trees being removed or cut down . We would point out that in the 22 years or so that we have owned our house, there has been little or no maintenance undertaken by the LEA / Council of the grass, weeds, or the upkeep of the road that fronts our house and next door (Glyndderwen). The maintenance required has been undertaken by ourselves sometimes at a cost of employing contractors.

3.We believe that this development will have an adverse affect on the value of our house. This is because :

a)We will lose the outlook which we currently have onto a school playing field. A nice green grassy area. This will be replaced by an outlook onto 30 new housing units.

b)The plan may involve the removal of the trees already mentioned which means that we lose the substantial privacy that these afford our home and garden, and we lose the environmentally friendly view that these bring.

c)39 new housing units are being immediately added directly in front of our house which we believe will reduce demand for houses in this area and will drive down the value of our home. We do not believe that there is sufficient demand for 39 new housing units to be sold on this location. We have been advised by neighbours that there have been houses for sale in the immediate local area at prices below £100,000 which either do not sell, or take time to sell. It is hard to believe therefore that demand exists. There are already a number of other sites in the Ystradgynlais area which between them will satisfy any projected demand.

4.We would like to finish by making 2 points :

a) that this is fundamentally a school playing field and area which has existed as such for decades. We believe that it is wrong to develop houses on this site, and consideration must be given to keeping it as a school playing field - who knows what the school will require in the future. Once it has been developed, it will be too late.

b)We had not been advised of this development plan, and only found out after speaking to a neighbour who was walking by our house. This was after your meeting which had been arranged, and we were not therefore given the opportunity to attend! I don't know what the usual protocol is, but this proposed site does directly affect us, and we feel that we had not been properly advised or made aware of this plan. Surely that cannot be right?

Council Response:

0

**Question: 3e. (ii) Allocation No:**

Representation Texts: Site Ref : P58 HA7 Site Name : Maes Y Dderwen Comp. School, Areas B : No of units : 39

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6260 Lougher-Jones, Mrs Beverley**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6260.V1 13/07/2015  Summary: Ystradgynlais Area - Objection to Allocation P58 HA6

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.105

Site: 737/2837/P58 HA6 Maes Y Dderwen Comp School, Ystradgynlais

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: I am a resident of Croesffyrdd, Glanrhyd and would like to object against the proposed sites HA6 and HA7 at Maesydderwen School, Ystradgynlais, Glanrhyd for planning.

Since I have been a resident in this street (8 years) there has been major building works taking place in the surrounding area, in particular the development of the secondary school and Tesco's. I was in favour of these developments originally to improve the facilities of Ystradgynlais, however, what I was not prepared for was the damage it seems to have caused to my property. The lorries used for the building work were using the road outside my house and during this period a number of cracks have appeared throughout the walls of the house. I also am aware that the wall outside the front of the house now has several large cracks, which could become dangerous to pedestrians using the footpath along side it!! And the likelihood of more lorries using this road as access to these two proposed sites will only cause further complications.

We were also told that the road would be resurfaced following the completion of the school but we are still waiting to have this done. The holes/bumps this road now has is not acceptable and is causing far too much wear and tear on my vehicles!!

If the proposed site HA6 goes ahead I would not like to think of the structural damage this may cause my house, with footings being dug etc for the proposed houses. If this is the case then I would definitely be looking for legal advice regarding the structural damage caused to my house.

I am also aware that both sites HA6 & 7 are used for recreation purposes on a regular basis – both Swansea Valley Rugby team and Cwm Wanderers Soccer teams use these areas to train and play on. We are a county/nation concerned about obesity and yet we want to reduce the green (accessible) areas that children have to play on.

Our water pressure in this street is low, and the effects of 59 new houses in the immediate vicinity may also have further impact on this – as well as our sewerage systems!!! Yet we still have to pay the same rates as other areas!!!

The road network around Glanrhyd is currently very busy, with 2 schools and Tesco's it can be hazardous at times. With 59 more houses with the probability of 2 cars per household this needs to be considered – can the road network cope. Even if they could, one of my issues is that the roads would need resurfacing more often due to higher usage, and this does not seem to be happening currently – yet alone with 100 more cars using it!!!??

The local primary school I believe is also near capacity – if affordable housing is going to be built on this site, this is aimed at the younger generation of buyers who in turn may have children – how will our education system cope?? As well as doctors surgery's – which I currently have to wait for 3 weeks to see the doctors (with the potential extra 100 people in the area this waiting time will only increase!)

I was also disappointed with the process of how we as residents found out about the proposed sites on the LDP. It was only by chance my friend told me that there were plans in the welfare hall for me to go and see them. I was aware that there were applications for proposed transport changes that day but planning development was not mentioned. The officer present, told me this is a general issue – then sort it out!! I went on the council website that day and nothing was on it to say about them being in the welfare hall, I'd been visiting local cafes all week with not 1 poster being present to mention this. Would it not have been too hard to post letters to all affected residents in the immediate vicinity or place an advert in the local community mag and/or the 01639??? This definitely needs to be addressed for future events/planning issues!!

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6260.V1</b>		13/07/2015	<input type="checkbox"/>			Summary: Ystradgynlais Area - Objection to Allocation P58 HA6
Source: Email		Type: Objection		Mode	Written	Status Maintained

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: That HA 6 & HA 7 sites are removed from the LDP.  
Surely there is land which is not used (scrub land) in the area.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA6

Council Response: 0

<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6260.V2</b>		13/07/2015	<input type="checkbox"/>			Summary: Ystradgynlais Area - Objection to allocation P58 HA7
Source: Email		Type: Objection		Mode	Written	Status Maintained

Document: Draft Deposit Map Document 2015, p.105  
Site: 1243//P58 HA7 Maes Y Dderwen Comprehensive School,  
Map: P58C: Ystradgynlais Area - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question*                      *Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: I am a resident of Croesffyrdd, Glanrhyd and would like to object against the proposed sites HA6 and HA7 at Maesydderwen School, Ystradgynlais, Glanrhyd for planning.

Since I have been a resident in this street (8 years) there has been major building works taking place in the surrounding area, in particular the development of the secondary school and Tesco's. I was in favour of these developments originally to improve the facilities of Ystradgynlais, however, what I was not prepared for was the damage it seems to have caused to my property. The lorries used for the building work were using the road outside my house and during this period a number of cracks have appeared throughout the walls of the house. I also am aware that the wall outside the front of the house now has several large cracks, which could become dangerous to pedestrians using the footpath along side it!! And the likelihood of more lorries using this road as access to these two proposed sites will only cause further complications.

We were also told that the road would be resurfaced following the completion of the school but we are still waiting to have this done. The holes/bumps this road now has is not acceptable and is causing far too much wear and tear on my vehicles!!

If the proposed site HA6 goes ahead I would not like to think of the structural damage this may cause my house, with footings being dug etc for the proposed houses. If this is the case then I would definitely be looking for legal advice regarding the structural damage caused to my house.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6260.V2** 13/07/2015  Summary: Ystradgynlais Area - Objection to allocation P58 HA7

Source: Email

Type: Objection

Mode Written

Status Maintained

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I am also aware that both sites HA6 & 7 are used for recreation purposes on a regular basis – both Swansea Valley Rugby team and Cwm Wanderers Soccer teams use these areas to train and play on. We are a county/nation concerned about obesity and yet we want to reduce the green (accessible) areas that children have to play on.

Our water pressure in this street is low, and the effects of 59 new houses in the immediate vicinity may also have further impact on this – as well as our sewerage systems!!! Yet we still have to pay the same rates as other areas!!!

The road network around Glanrhyd is currently very busy, with 2 schools and Tesco's it can be hazardous at times. With 59 more houses with the probability of 2 cars per household this needs to be considered – can the road network cope. Even if they could, one of my issues is that the roads would need resurfacing more often due to higher usage, and this does not seem to be happening currently – yet alone with 100 more cars using it!!!??

The local primary school I believe is also near capacity – if affordable housing is going to be built on this site, this is aimed at the younger generation of buyers who in turn may have children – how will our education system cope?? As well as doctors surgery's – which I currently have to wait for 3 weeks to see the doctors (with the potential extra 100 people in the area this waiting time will only increase!)

I was also disappointed with the process of how we as residents found out about the proposed sites on the LDP. It was only by chance my friend told me that there were plans in the welfare hall for me to go and see them. I was aware that there were applications for proposed transport changes that day but planning development was not mentioned. The officer present, told me this is a general issue – then sort it out!! I went on the council website that day and nothing was on it to say about them being in the welfare hall, I'd been visiting local cafes all week with not 1 poster being present to mention this. Would it not have been too hard to post letters to all affected residents in the immediate vicinity or place an advert in the local community mag and/or the 01639??? This definitely needs to be addressed for future events/planning issues!!

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: That HA 6 & HA 7 sites are removed from the LDP.  
Surely there is land which is not used (scrub land) in the area.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA7

Council Response:

0

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Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6261 Ysgol Maesydderwen**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6261.V1** 13/07/2015  Summary: Ystradgynlais Area - Objection to Allocation P58 HA6

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.105 Site: 737/2837/P58 HA6 Maes Y Dderwen Comp School, Delete Site  
Ystradgynlais

Map: P58C: Ystradgynlais Area - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Ysgol Maesydderwen is a Community School in its widest sense. There is an associated Leisure Centre next to the school. The Governors feel strongly that Playing Fields should be preserved and that they have a duty to safeguard them for the future on behalf of local young people. The Governing Body was not told of the proposal of the Local Authority to re-designate the land. Powys County Council have a general duty to promote such leisure facilities. One of the areas proposed for re-designation is particularly well used by children of all ages. The Governing Body feel strongly that the two areas should be retained as Playing Fields. There is an existing Covenant pertaining to the land in support of this.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA6

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6261.V2** 13/07/2015  Summary: Ystradgynlais Area - Objection to allocation P58 HA7

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.105 Site: 1243//P58 HA7 Maes Y Dderwen Comprehensive School,

Map: P58C: Ystradgynlais Area - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Ysgol Maesydderwen is a Community School in its widest sense. There is an associated Leisure Centre next to the school. The Governors feel strongly that Playing Fields should be preserved and that they have a duty to safeguard them for the future on behalf of local young people. The Governing Body was not told of the proposal of the Local Authority to re-designate the land. Powys County Council have a general duty to promote such leisure facilities. One of the areas proposed for re-designation is particularly well used by children of all ages. The Governing Body feel strongly that the two areas should be retained as Playing Fields. There is an existing Covenant pertaining to the land in

**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6261.V2** 13/07/2015  Summary: Ystradgynlais Area - Objection to allocation P58 HA7

Source: Email Type: Objection Mode Written Status Maintained

support of this.

Council Response: 0

**Question: 3e. (ii. Allocation No:**

Representation Texts: P58 HA7

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6261.V3** 13/07/2015  Summary: Ystradgynlais Area - inadequate advertising of the 2015 Draft Deposit LDP consultation

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.105

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted however, no changes are considered necessary to ensure that the plan is sound. Note the plan was promoted and advertised in accordance with the LDP Delivery Agreement and the LDP regulations. The responsibility for promoting and publicising candidate sites rests with the proposer of the candidate site rather than the planning authority. Candidate sites have been in the public relm since 2011.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: We do not feel the proposals in respect of HA6 and HA7 were advertised widely enough. Yes they were in a local paper (Brecon & Radnor Express) which is not read by many [people in Ystradgynlais. Neither the Governing Body of the School which occupies the site nor the children and young people were consulted on the proposals now or at Stage 1 and the proposals have only recently become widely known. The children in particular have not had an opportunity to comment and this aspect has been referred to the Children's Commissioner.

Council Response: 0

**Question: 3e. (ii. Allocation No:**

Representation Texts: P58 HA6 & P58 NA7

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6261.V3** 13/07/2015  Summary: Ystradgynlais Area - inadequate advertising of the 2015 Draft Deposit LDP consultation

Source: Email

Type: Objection

Mode Written

Status Maintained

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Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6262 Patrick MBE, Mr Hugh**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6262.V1** 13/07/2015  Summary: Ystradgynlais Area - Objection to Allocation P58 HA6

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.105 Site: 737/2837/P58 HA6 Maes Y Dderwen Comp School, Ystradgynlais

Map: P58C: Ystradgynlais Area - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The proposal relates to a re-designation of land within the grounds of Ysgol Maesydderwen the local Comprehensive School. The Planning Authority is Powys County Council.

The catchment area of the school includes a large area, including where I reside, which is in the Brecon Beacons National Park and as such I had no prior knowledge at Stage 1 of the re-designation proposals.

I consider that the two areas should be retained as playing fields as we have a duty to protect such areas. Once gone, they are gone forever.

At least one site is extensively used by local youngsters and a Football Team which play on it several times a week. I am informed that the land at Williams Street is subject to a Covenant whose aim is to offer such protection.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Withdraw the designation for housing for HA6 and HA7

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA6

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6262.V2** 13/07/2015  Summary: Ystradgynlais Area - Objection to allocation P58 HA7

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.105 Site: 1243//P58 HA7 Maes Y Dderwen Comprehensive School,



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6262.V2** 13/07/2015  Summary: Ystradgynlais Area - Objection to allocation P58 HA7

Source: Email

Type: Objection

Mode Written

Status Maintained

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Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: The proposal relates to a re-designation of land within the grounds of Ysgol Maesydderwen the local Comprehensive School. The Planning Authority is Powys County Council.

The catchment area of the school includes a large area, including where I reside, which is in the Brecon Beacons National Park and as such I had no prior knowledge at Stage 1 of the re=designation proposals.

I consider that the two areas should be retained as playing fields as we have a duty to protect such areas. Once gone, they are gone forever.

At least one site is extensively used by local youngsters and a Football Team which play on it several times a week. I am informed that the land at Williams Street is subject to a Covenant whose aim is to offer such protection.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Withdraw the designation for housing for HA6 and HA7

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA7

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6271 Johnson, Mr & Mrs H**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6271.V1 15/07/2015  Summary: Ystradgynlais - Objection to loss of playing field to accommodate housing

Source: Post or in person Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.105 Site: 737/2837/P58 HA6 Maes Y Dderwen Comp School, Delete Site  
Ystradgynlais

Map: P58C: Ystradgynlais Area - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: We are writing to register our objection to the proposed plans on two school fields in our area; site ref HA6 and HA7. We fully appreciate the need for new and affordable housing, however we object in the strongest terms that green space should be considered a viable option. The Welsh Assembly Planning Policy regarding the protection of playing fields states that "all playing fields whether owned by public, private or voluntary organisations should be protected from development except" in certain conditions.

The fields are currently and have for some years been used regularly by a local football team for the training of several age range teams and games. Additionally both sites are regularly used in a less formal way and play an important role in the local community in terms of general activity. Having green space is also recognised to be beneficial to all not only for physical health and to stave off obesity (which as a recognised area of deprivation is a serious health problem in Ystradgynlais) but also for good mental health which should not be overlooked. It is clear to us that any alternative provision would not provide the equivalent of these two sites as these are areas that are safe, visible to all (thus encouraging others to be physically active), easily accessible to the community and familiar places to be. Neither is there an excess of such provision in the area, as the other playing fields are also used by the school and again the local community on a regular basis.

I do not feel that there is sufficient road space or infrastructure to accommodate the build of houses at these sites. At a meeting on Thursday 9<sup>th</sup> July at the 'Bomb and Dagger' the representative for Powys County Council stated that access to the bottom site (nearest to Alder Avenue) would either be through Alder Avenue or via the old school main entrance. Both options are not feasible due to constricted access and issues of safety.

It was also stated at the same meeting that as Ystradgynlais was the second largest town in Powys we would therefore accommodate the second largest amount of development. I fear that this approach is rather too simplistic and doesn't take account of any development that may be proposed across the border in Ystalyfera with the added strain to Glanrhyd in terms of commuting to outlying areas such as Swansea for work, schools which are already at full capacity and other facilities such as GP surgeries which are notoriously difficult to get appointments with.

Further to the above is the disruption such developments would bring to the area for a significant period of time. Having experienced first-hand the build of the astro turf (which incidentally failed to gain the proper planning permission in the first instance) and then of the new schools I really do not feel that our small community should have to endure any further disruption.

The only suitable sites for further development would be brown field sites. The Tesco site would have been ideal as would the old primary school sites of which, most I believe were sold off privately. I am sure that if your department had looked closely enough during the planning phase you would have been able to identify more suitable sites and NOT precious green space.

Thank you for your consideration of the above objections to the proposed housing allocation at site ref HA6 and HA7.

Council Response:

08/12/2015

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary*

**6271.V1** 15/07/2015  Summary: Ystradgynlais - Objection to loss of playing field to accommodate housing

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We are writing to register our objection to the proposed plans on two school fields in our area; site ref HA6 and HA7. We fully appreciate the need for new and affordable housing, however we object in the strongest terms that green space should be considered a viable option. The Welsh Assembly Planning Policy regarding the protection of playing fields states that "all playing fields whether owned by public, private or voluntary organisations should be protected from development except" in certain conditions.

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Thank you for your consideration of the above objections to the proposed housing allocation at site ref HA6 and HA7.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA6

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6271.V2 15/07/2015  Summary: Ystradgynlais - Objection to loss of playing field to accommodate housing

Source: Post or in person Type: Objection Mode Written Status Maintained

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Additional material submitted

Document:Draft Deposit Map Document 2015, p.105

Site: 1243//P58 HA7 Maes Y Dderwen Comprehensive School, Delete Site

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: We are writing to register our objection to the proposed plans on two school fields in our area; site ref HA6 and HA7. We fully appreciate the need for new and affordable housing, however we object in the strongest terms that green space should be considered a viable option. The Welsh Assembly Planning Policy regarding the protection of playing fields states that "all playing fields whether owned by public, private or voluntary organisations should be protected from development except" in certain conditions.

The fields are currently and have for some years been used regularly by a local football team for the training of several age range teams and games. Additionally both sites are regularly used in a less formal way and play an important role in the local community in terms of general activity. Having green space is also recognised to be beneficial to all not only for physical health and to stave off obesity (which as a recognised area of deprivation is a serious health problem in Ystradgynlais) but also for good mental health which should not be overlooked. It is clear to us that any alternative provision would not provide the equivalent of these two sites as these are areas that are safe, visible to all (thus encouraging others to be physically active), easily accessible to the community and familiar places to be. Neither is there an excess of such provision in the area, as the other playing fields are also used by the school and again the local community on a regular basis.

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It was also stated at the same meeting that as Ystradgynlais was the second largest town in Powys we would therefore accommodate the second largest amount of development. I fear that this approach is rather too simplistic and doesn't take account of any development that may be proposed across the border in Ystalyfera with the added strain to Glanrhyd in terms of commuting to outlying areas such as Swansea for work, schools which are already at full capacity and other facilities such as GP surgeries which are notoriously difficult to get appointments with.

Further to the above is the disruption such developments would bring to the area for a significant period of time. Having experienced first-hand the build of the astro turf (which incidentally failed to gain the proper planning permission in the first instance) and then of the new schools I really do not feel that our small community should have to endure any further disruption.

The only suitable sites for further development would be brown field sites. The Tesco site would have been ideal as would the old primary school sites of which, most I believe were sold off privately. I am sure that if your department had looked closely enough during the planning phase you would have been able to identify more suitable sites and NOT precious green space.

Thank you for your consideration of the above objections to the proposed housing allocation at site ref HA6 and HA7.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6271.V2** 15/07/2015  Summary: Ystradgynlais - Objection to loss of playing field to accommodate housing

Source: Post or in person Type: Objection Mode Written Status Maintained

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Representation Texts: We are writing to register our objection to the proposed plans on two school fields in our area; site ref HA6 and HA7. We fully appreciate the need for new and affordable housing, however we object in the strongest terms that green space should be considered a viable option. The Welsh Assembly Planning Policy regarding the protection of playing fields states that "all playing fields whether owned by public, private or voluntary organisations should be protected from development except" in certain conditions.

The fields are currently and have for some years been used regularly by a local football team for the training of several age range teams and games. Additionally both sites are regularly used in a less formal way and play an important role in the local community in terms of general activity. Having green space is also recognised to be beneficial to all not only for physical health and to stave off obesity (which as a recognised area of deprivation is a serious health problem in Ystradgynlais) but also for good mental health which should not be overlooked. It is clear to us that any alternative provision would not provide the equivalent of these two sites as these are areas that are safe, visible to all (thus encouraging others to be physically active), easily accessible to the community and familiar places to be. Neither is there an excess of such provision in the area, as the other playing fields are also used by the school and again the local community on a regular basis.

I do not feel that there is sufficient road space or infrastructure to accommodate the build of houses at these sites. At a meeting on Thursday 9<sup>th</sup> July at the 'Bomb and Dagger' the representative for Powys County Council stated that access to the bottom site (nearest to Alder Avenue) would either be through Alder Avenue or via the old school main entrance. Both options are not feasible due to constricted access and issues of safety.

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Further to the above is the disruption such developments would bring to the area for a significant period of time. Having experienced first-hand the build of the astro turf (which incidentally failed to gain the proper planning permission in the first instance) and then of the new schools I really do not feel that our small community should have to endure any further disruption.

The only suitable sites for further development would be brown field sites. The Tesco site would have been ideal as would the old primary school sites of which, most I believe were sold off privately. I am sure that if your department had looked closely enough during the planning phase you would have been able to identify more suitable sites and NOT precious green space.

Thank you for your consideration of the above objections to the proposed housing allocation at site ref HA6 and HA7.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA7

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6272 Jenkins, Dawn, Ffion & Iestyn**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6272.V1 16/07/2015  Summary: Ystradgynlais Area - Objection to Allocation HA6

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.105 Site: 737/2837/P58 HA6 Maes Y Dderwen Comp School, Delete Site  
Ystradgynlais

Map: P58C: Ystradgynlais Area - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: To whom it may concern,

Please find below a list of our concerns concerning the proposed development sites of HA7 and HA6.

- This area has already suffered years and years of discomfort and disruption with the building of two new schools—one at Maesydderwen School and the other, Ysgol Bro Tawe and also the building of the Tesco store. The community of Glanrhyd should not have to put up with any more new building works.

The sites a( 6a) Are of vital importance to the community.

- The fields are part of a covenant made by the Gough family estate to be used by the school and the local community for recreational purposes. The fields are protected from development as long as they are in use and they are.
- While the sites were suggested by the Local Education Authority, Macsydderwen School Governing Body is completely opposed to these proposed building plans. They were not consulted on the proposal and were only told of it 1 month ago. They are vehemently opposed to the building works on school fields and so close to the school buildings.
- The HA7 site is used several times a week by the Cwm Wanders Junior football teams for matches and training and is therefore an important community resource. Through involvement in the teams local children gain exercise, confidence and skills for life. In addition to this it is the only green space that children who live around the area of the school can play on, in a safe environment. Therefore it is evident that these sites are green field sites, used by the community for recreational purposes and the development of these green field sites flies directly in the face of Welsh Government and Powys policy on new building developments.
- HA7 is adjacent to old age and sheltered accommodation and the residents of these homes will be on the receiving end of much of the disruption, noise and dust of the building works for, what could very possibly be, up to 5 years.

The infrastructure of the area cannot support a new housing development.

- The sewage system is in need of improvement and updating and is already at full capacity. In times of heavy rainfall sewerage often overflows into the local river which is dramatically reducing the reproduction of salmon and sewin. The cost of these improvements and the additions needed to support the new houses would be considerable.
- There are similar problems with the water supply system, as reported by Dwr Cymru, and again the cost of improvements and updates would fall to the developers. This area already suffers from severe low water pressure at times in a day as it is.
- The building of these houses may lead to the cutting down of established, aged trees. This has already happened for the new building at Maesydderwen School, which has already added to the drainage problem, this new development will only add to it again.
- The traffic during peak times is already dreadful, due to the close proximity of the two schools and Tesco. The narrow roads are already overburdened and these problems will only get worse with the traffic generated from the new development.
- The proposed access to the HA7 site through William Street, is completely unsuitable, for several reasons. The road is very narrow and would need significant widening. The

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6272.V1** 16/07/2015  Summary: Ystradgynlais Area - Objection to Allocation HA6

Source: Post or in person Type: Objection Mode Written Status Maintained

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houses on the road are rely on the road for parking and have been responsible for its maintenance for many years, so new parking spaces would need to be incorporated into the new development designs. Also, the access to William Street is via a mini roundabout that already supplies the access to Maesydderwen School and the local hospital. The additional traffic through this access would lead to a contraflow against the buses leaving the school and jeopardise ambulance access to the hospital.

- The new residents of this development would put a further strain on local services. For example, there is already a two week wait for a GP appointment and the local primary schools are full. This development would lead to poorer services for all involved.

- With very little employment available in the Ystradgynlais area itself, new residents of the proposed homes, and the many more planned through-out the Swansea Valley, will need to commute and this will, undoubtedly, lead to even worse traffic congestion between here and the Ynysforgan roundabout, in particular.

The change that we would like to see made to the proposals of HA7 and HA6 is for them both to be removed from the list of proposed sites, due to the reasons above. With regard to the suggesting of alternatives I am at a loss because I am unaware of other areas of land suitable/available for the development of houses, apart from the available area adjacent to the Tesco store opposite Tesco petrol station. However, I feel sure that there must be more suitable land in this area somewhere.

Yours faithfully,  
Dawn Jenkins  
Ffion Jenkins  
lestyn Jenkins

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The change that we would like to see made to the proposals of HA7 and HA6 is for them both to be removed from the list of proposed sites, due to the reasons above. With regard to the suggesting of alternatives I am at a loss because I am unaware of other areas of land suitable/available for the development of houses, apart from the available area adjacent to the Tesco store opposite Tesco petrol station. However, I feel sure that there must be more suitable land in this area somewhere.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA6

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6272.V2** 16/07/2015  Summary: Ystradgynlais - Objection to loss of playing fields to accommodate housing development

Source: Post or in person Type: Objection Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.105

Site: 1243//P58 HA7 Maes Y Dderwen Comprehensive School, Delete Site

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6272.V2 16/07/2015  Summary: Ystradgynlais - Objection to loss of playing fields to accommodate housing development

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: To whom it may concern,

Please find below a list of our concerns concerning the proposed development sites of HA7 and HA6.

- This area has already suffered years and years of discomfort and disruption with the building of two new schools—one at Maesydderwen School and the other, Ysgol Bro Tawe and also the building of the Tesco store. The community of Glanrhyd should not have to put up with any more new building works.

The sites at HA6 & HA7 are of vital importance to the community.

- The fields are part of a covenant made by the Gough family estate to be used by the school and the local community for recreational purposes. The fields are protected from development as long as they are in use and they are.
- While the sites were suggested by the Local Education Authority, Macsydderwen School Governing Body is completely opposed to these proposed building plans. They were not consulted on the proposal and were only told of it 1 month ago. They are vehemently opposed to the building works on school fields and so close to the school buildings.
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The infrastructure of the area cannot support a new housing development.

- The sewage system is in need of improvement and updating and is already at full capacity. In times of heavy rainfall sewerage often overflows into the local river which is dramatically reducing the reproduction of salmon and sewin. The cost of these improvements and the additions needed to support the new houses would be considerable.
- There are similar problems with the water supply system, as reported by Dwr Cymru, and again the cost of improvements and updates would fall to the developers. This area already suffers from severe low water pressure at times in a day as it is.
- The building of these houses may lead to the cutting down of established, aged trees. This has already happened for the new building at Maesydderwen School, which has already added to the drainage problem, this new development will only add to it again.
- The traffic during peak times is already dreadful, due to the close proximity of the two schools and Tesco. The narrow roads are already overburdened and these problems will only get worse with the traffic generated from the new development.
- The proposed access to the HA7 site through William Street, is completely unsuitable, for several reasons. The road is very narrow and would need significant widening. The houses on the road are rely on the road for parking and have been responsible for its maintenance for many years, so new parking spaces would need to be incorporated into the new development designs. Also, the access to William Street is via a mini roundabout that already supplies the access to Maesydderwen School and the local hospital. The additional traffic through this access would lead to a contraflow against the buses leaving the school and jeopardise ambulance access to the hospital.
- The new residents of this development would put a further strain on local services. For example, there is already a two week wait for a GP appointment and the local primary schools are full. This development would lead to poorer services for all involved.
- With very little employment available in the Ystradgynlais area itself, new residents of the proposed homes, and the many more planned through-out the Swansea Valley, will



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6272.V2** 16/07/2015  Summary: Ystradgynlais - Objection to loss of playing fields to accommodate housing development

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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need to commute and this will, undoubtedly, lead to even worse traffic congestion between here and the Ynysforgan roundabout, in particular.

The change that we would like to see made to the proposals of HA7 and HA6 is for them both to be removed from the list of proposed sites, due to the reasons above. With regard to the suggesting of alternatives I am at a loss because I am unaware of other areas of land suitable/available for the development of houses, apart from the available area adjacent to the Tesco store opposite Tesco petrol station. However, I feel sure that there must be more suitable land in this area somewhere.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The change that we would like to see made to the proposals of HA7 and HA6 is for them both to be removed from the list of proposed sites, due to the reasons above. With regard to the suggesting of alternatives I am at a loss because I am unaware of other areas of land suitable/available for the development of houses, apart from the available area adjacent to the Tesco store opposite Tesco petrol station. However, I feel sure that there must be more suitable land in this area somewhere.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA7

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6289 Glanrhyd Residents**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6289.V1 16/07/2015  Summary: Ystradgynlais Area- Objection to Allocations P58 HA7

Source: Post or in person Type: Objection Mode Written Status Maintained

Petition of 437 signatures

Additional material submitted

Document:Draft Deposit Map Document 2015, p.105

Site: 1243//P58 HA7 Maes Y Dderwen Comprehensive School, Delete Site

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: This is a group representation submitted on behalf of the Glanrhyd Residents objecting to allocations P58 HA7 (Maesydderwen) and P58 HA6 (Alder Avenue):

The following points/concerns have been summarised from the group submission:

1) Ref point 34.26 states that ' it is important that school playing fields are not eroded away by development pressures... and that land remains protected for some form of recreation. Compelling evidence that the facility is no longer requested for recreation or amenity purpose will be required'. In response to this, we can confirm that the field in question is used on a daily basis, including evenings and weekends by the following:

- Cwmtwrch Wanderers Football Club have approx 18 teams.
- Childrens summer school based at the adjoining swimming pool.
- Individual members and groups from the Local Gym use it in their training/exercise regimes.
- Local children use it as a play area.

The loss of this sporting resource would effectively be the end of a vital activity in the community. Cwmtwrch wanderers football club is helping children keep fit and interested in sport rather than hanging around street corners & taking drugs etc. The club also looks after the pitch, with no cost to Powys Council.

2) Under Environmental Considerations, the LDP states that 'where possible, development should be directed to appropriately located brownfield sites.....to protect greenfield land'

3) Traffic and access issues - Glanrhyd already has many traffic problems which would be further compromised by any further influx to the population. Particular congestion at the entrances to the two schools at certain times of day.

4) Drainage & sewerage systems in the locality are already heavily overloaded. The area is frequently troubled with blocked sewers. Additional housing would simply have a detrimental effect on the river and the fish stock.

5) Floodzone - there is a question as to whether Glanrhyd is actually on a floodplain. Ongoing general concerns over the Environmental Agency's lack of clarity. Many residents having to pay higher insurance premiums as a they are considered to be located within a floodplain.

6) The capacity of Education, health & social care provision in the locality is already a problem. The school in Glanrhyd is full to capacity. Given the total number of houses planned for Glanrhyd and the encompassing area, if only half of the residences had only one child in them, then that is more than the total capacity of any of the schools. Currently no places for local residents to register with the local dentist and waiting time for non-emergency doctor appointments is 2/3 weeks.

7) Maesydderwen school building and playing fields were bequeathed by the Gough Estate under the terms of covenant which stipulates these were to be used specifically for the purpose of education and recreation for the benefit of the community. It is right and proper that these terms be upheld so that our green spaces remain for the enjoyment of our

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6289.V1 16/07/2015  Summary: Ystradgynlais Area- Objection to Allocations P58 HA7

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

small community, as intended by those before us.

8) Years of disruption (the building of a superstore, schools, and replacement of water pipes) has already been endured by residents in this area. The impact on our quality of life has been felt these past years and we do not feel that we should be expected to put up with further disruptions and even heavier traffic flow.

9) Concern regarding future of ancient oak trees. It is believed that several trees would have to be removed to create access to these sites which would impact on the beauty of the area and the quality of life for residents.

10) The field is a safe place where local children, for generations, have always played in their leisure time; as place where they can remain visible and safe and can develop their physical, social and well-being skills more independently. They do not have any other safe green space to play and children from both ends of the village, from Glantawe Park to Tawe Park and all the streets between, use this area. At present, a high percentage of the village children live on the Maesydderwen side of the main road and the only recreation park (swings etc) is across this main road.

11) The character, external appearance and size of the new housing would adversely affect existing houses. The density and over development would lead to a loss of enjoyment and decreased green space. It is likely that building as many as 39 houses would result in small and cramped gardens, thereby contravening the council's own policy with regard to sufficient green space. For each household.  
The proposed housing would result in a loss of privacy for the residents of William Street and adjacent roads

12) Car parking - It is disingenuous to think, where houses are built near public transport, that residents will use only one vehicle or even dispense with the need for a car altogether. On the contrary many households own more than one car and where a resident uses a commercial vehicle for work purposes, these are often parked overnight as near as possible to his or her property. This inevitably leads to overcrowding of the highway and over spilling onto surrounding roads, which is hazardous and potentially lethal for pedestrians, cyclists and parents with prams or pushchairs.

13) Maesydderwen School Governing Body - extremely angry due to lack of notice and consultation regarding the sale of the school fields, and are opposed to the proposal.

14) Possibly time for Powys County Council to actually consider creating a new village/town somewhere in Powys, with its own infrastructure and amenities. Utilising land that is no longer used for anything. This constant village cramming we are experiencing surely indicates that maybe a change of direction and innovation is long overdue.

15) There are plenty of other more suitable sites, which would create far less disruption. Eg fields along A4067 between Ystradgynlais and Penycae.

Additional information submitted:

Attachment 1 - Petition

Attachment 2 -Point raised at Public Meeting

Attachment 3 - 6x Individual resident letters

Attachment 4 - Photographs of playing field in use

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6289.V1** 16/07/2015  Summary: Ystradgynlais Area- Objection to Allocations P58 HA7

Source: Post or in person Type: Objection Mode Written Status Maintained

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Representation Texts: Remove allocated sites from the Glanrhyd area.

Council Response: 0

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**Question: 3e. (ii. Allocation No:**

Representation Texts: P58 HA7

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I would welcome the opportunity to elaborate upon my own and the Residents of Glanrhyd's observations, and to ask a range of questions based on the same.

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6289.V2** 16/07/2015  Summary: Ystradgynlais Area - Alternative Site CS463

Source: Post or in person Type: Objection Mode Oral (Examination) Status Maintained

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Additional material submitted

Document:Draft Deposit Map Document 2015, p.105

New Site

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Candidate site number 463 is suggested as an alternative development site. There is no signs of this land being used at present, in fact I have never seen it in use. It is extremely overgrown. There is already an access road coming from the roundabout, also an underpass to Gurnos and a path opposite that leads to Tesco and Ystalyfera. Development on this site would create less disruption than at the proposed sites.

Additional information submitted:

Attachment 1 - Photographs of alternative site.

(See Rep: V1)

Council Response: 0

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6289.V2** 16/07/2015  Summary: Ystradgynlais Area - Alternative Site CS463

Source: Post or in person Type: Objection Mode Oral (Examination) Status Maintained

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Consider Candidate site 463 as an alternative site to P58 HA6 and HA7

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate site No 463

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6289.V4** 16/07/2015  Summary: Ystradgynlais Area - Objection to Allocation P58 HA6

Source: Post or in person Type: Objection Mode Written Status Maintained

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Petition of 437 signatures

Additional material submitted

Document: Draft Deposit Map Document 2015, p.105

Site: 737/2837/P58 HA6 Maes Y Dderwen Comp School, Ystradgynlais Delete Site

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: This is a group representation submitted on behalf of the Glanrhyd Residents objecting to allocations P58 HA7 (Maesydderwen) and P58 HA6 (Alder Avenue):

The following points/concerns have been summarised from the group submission:

1) Ref point 34.26 states that ' it is important that school playing fields are not eroded away by development pressures... and that land remains protected for some form of recreation. Compelling evidence that the facility is no longer requested for recreation or amenity purpose will be required'. In response to this, we can confirm that the field in question is used on a daily basis, including evenings and weekends by the following:

Cwmtwrch Wanderers Football Club have approx 18 teams.

Childrens summer school based at the adjoining swimming pool.

Individual members and groups from the Local Gym use it in their training/exercise regimes.

Local children use it as a play area.

The loss of this sporting resource would effectively be the end of a vital activity in the community. Cwmtwrch wanderers football club is helping children keep fit and interested in sport rather than hanging around street corners & taking drugs etc. The club also looks after the pitch, with no cost to Powys Council.

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessNo	DateLodgd	Late?	Status	Modified	Summary
6289.V4		16/07/2015	<input type="checkbox"/>			Summary: Ystradgynlais Area - Objection to Allocation P58 HA6
Source: Post or in person		Type: Objection		Mode: Written		Status: Maintained

2) Under Environmental Considerations, the LDP states that 'where possible, development should be directed to appropriately located brownfield sites.....to protect greenfield land'

3) Traffic and access issues - Glanrhyd already has many traffic problems which would be further compromised by any further influx to the population. Particular congestion at the entrances to the two schools at certain times of day.

4) Drainage & sewerage systems in the locality are already heavily overloaded. The area is frequently troubled with blocked sewers. Additional housing would simply have a detrimental effect on the river and the fish stock.

5) Floodzone - there is a question as to whether Glanrhyd is actually on a floodplain. Ongoing general concerns over the Environmental Agency's lack of clarity. Many residents having to pay higher insurance premiums as they are considered to be located within a floodplain.

6) The capacity of Education, health & social care provision in the locality is already a problem. The school in Glanrhyd is full to capacity. Given the total number of houses planned for Glanrhyd and the encompassing area, if only half of the residences had only one child in them, then that is more than the total capacity of any of the schools. Currently no places for local residents to register with the local dentist and waiting time for non-emergency doctor appointments is 2/3 weeks.

7) Maesydderwen school building and playing fields were bequeathed by the Gough Estate under the terms of covenant which stipulates these were to be used specifically for the purpose of education and recreation for the benefit of the community. It is right and proper that these terms be upheld so that our green spaces remain for the enjoyment of our small community, as intended by those before us.

8) Years of disruption (the building of a superstore, schools, and replacement of water pipes) has already been endured by residents in this area. The impact on our quality of life has been felt these past years and we do not feel that we should be expected to put up with further disruptions and even heavier traffic flow.

9) Concern regarding future of ancient oak trees. It is believed that several trees would have to be removed to create access to these sites which would impact on the beauty of the area and the quality of life for residents.

10) The field is a safe place where local children, for generations, have always played in their leisure time; as place where they can remain visible and safe and can develop their physical, social and well-being skills more independently. They do not have any other safe green space to play and children from both ends of the village, from Glantawe Park to Tawe Park and all the streets between, use this area. At present, a high percentage of the village children live on the Maesydderwen side of the main road and the only recreation park (swings etc) is across this main road.

11) The character, external appearance and size of the new housing would adversely affect existing houses. The density and over development would lead to a loss of enjoyment and decreased green space. It is likely that building as many as 39 houses would result in small and cramped gardens, thereby contravening the council's own policy with regard to sufficient green space. For each household.

The proposed housing would result in a loss of privacy for the residents of William Street and adjacent roads

12) Car parking - It is disingenuous to think, where houses are built near public transport, that residents will use only one vehicle or even dispense with the need for a car altogether. On the contrary many households own more than one car and where a resident uses a commercial vehicle for work purposes, these are often parked overnight as near as possible to his or her property. This inevitably leads to overcrowding of the highway and over spilling onto surrounding roads, which is hazardous and potentially lethal for pedestrians, cyclists and parents with prams or pushchairs.

13) Maesydderwen School Governing Body - extremely angry due to lack of notice and consultation regarding the sale of the school fields, and are opposed to the proposal.

14) Possibly time for Powys County Council to actually consider creating a new village/town somewhere in Powys, with its own infrastructure and amenities. Utilising land that is

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6289.V4** 16/07/2015  Summary: Ystradgynlais Area - Objection to Allocation P58 HA6

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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no longer used for anything. This constant village cramming we are experiencing surely indicates that maybe a change of direction and innovation is long overdue.

15) There are plenty of other more suitable sites, which would create far less disruption. Eg fields along A4067 between Ystradgynlais and Penycae.

Additional information submitted:

Attachment 1 - Petition

Attachment 2 -Point raised at Public Meeting

Attachment 3 - 6x Individual resident letters

Attachment 4 - Photographs of playing field in use

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Remove allocated sites from the Glanrhyd area.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA6

Council Response:

0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: I would welcome the opportunity to elaborate upon my own and the Residents of Glanrhyd's observations, and to ask a range of questions based on the same.

Council Response:

0

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Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6300 Morgan, Mrs M.**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6300.V1 20/07/2015  Summary: Ystradgynlais - Objection to Allocated Site P58 HA6

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.105 Site: 737/2837/P58 HA6 Maes Y Dderwen Comp School, Delete Site  
Ystradgynlais

Map: P58C: Ystradgynlais Area - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: To whom it may concern

This household objects most strongly to proposals concerning the playing field opposite William Street and Alder Avenue becoming a housing estate. It would mean the loss of green space for children to play safely as the government reminds parents of the importance of exercise and fresh air. The field is also used by the Cwmtawe Football for practice and matches several times a week. That means a great deal to the children and parents. Extra houses also means an increased workload for the Health Centres, Hospital, services for the elderly and disabled and local schools.

Also utility services would struggle to fulfill their obligations regarding sewerage, lighting and recycling.

As well as increasing traffic on an already busy main roads, including buses and heavy lorries, the access to the housing estate is non existent. The side roads leading to the field are too narrow for extra traffic.

Croesfrydd already accommodates traffic leading to Maesydderwen School, the leisure centre and a group of new houses.

The mini roundabout near the school entrance from Glanrhyd is placed next to a zebra crossing, the exits from William Street and Glanrhyd Hospital. Also nearby are two bus stops immediately opposite each other and a turning for Glannant.

Difficult for drivers and pedestrians to use safely.

Definitely unsuitable for more traffic.

Alder Avenue would become the only access to new houses - traffic 24/7

Would Maesydderwen be willing to lose a playing field?

Council Response:

0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA6

Council Response:

0



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6300.V2** 20/07/2015  Summary: Ystradgynlais - Objection to Allocated Site P58 HA7

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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Document: Draft Deposit Map Document 2015, p.105

Site: 1243//P58 HA7 Maes Y Dderwen Comprehensive School,

Delete Site

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: To whom it may concern

This household objects most strongly to proposals concerning the playing field opposite William Street and Alder Avenue becoming a housing estate. It would mean the loss of green space for children to play safely as the government reminds parents of the importance of exercise and fresh air. The field is also used by the Cwmtawe Football for practice and matches several times a week. That means a great deal to the children and parents. Extra houses also means an increased workload for the Health Centres, Hospital, services for the elderly and disabled and local schools.

Also utility services would struggle to fulfill their obligations regarding sewerage, lighting and recycling.

As well as increasing traffic on an already busy main roads, including buses and heavy lorries, the access to the housing estate is non-existent. The side roads leading to the field are too narrow for extra traffic.

Croesfrydd already accommodates traffic leading to Maesydderwen School, the leisure centre and a group of new houses.

The mini roundabout near the school entrance from Glanrhyd is placed next to a zebra crossing, the exits from William Street and Glanrhyd Hospital. Also nearby are two bus stops immediately opposite each other and a turning for Glannant.

Difficult for drivers and pedestrians to use safely.

Definitely unsuitable for more traffic.

Alder Avenue would become the only access to new houses - traffic 24/7

Would Maesydderwen be willing to lose a playing field?

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA7

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6341 Evans, Mr & Mrs**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6341.V1 18/07/2015  Summary: Ystradgynlais Area - Objection to Allocation P58 HA7 Maes Y Dderwen Comp School

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Map Document 2015, p.105

Site: 1243//P58 HA7 Maes Y Dderwen Comprehensive School, Delete Site

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question**Representation Texts***Question: 3d. (i)****Representation Details**

Representation Texts: We feel compelled to write to you to strongly object to the proposed sale and development at Maesydderwen School, Ref P58.HA7.

This community has had to endure a significant amount of construction in recent years with the development of Tesco (and associated roadworks at Wind Road), the construction of the new primary school, Bro Tawe, the major overhaul at Ysgol Maesydderwen and the relaying of a new water main through Glanrhyd and the wider community..

We accept that new buildings need to be constructed and maintenance of roads/ buildings is inevitable but we have endured a tremendous amount of work in a relatively short period of time. You will appreciate the nuisance factor associated with this work such as noise, dust, traffic lights, increased traffic movements, increased pollution etc.

On a personal note, a new housing development, consisting of affordable/social housing being constructed directly adjacent to our property will have an adverse value on our house. Who will recompense us for the loss of equity on our property? Powys County Council? In addition we currently enjoy views of the Varteg mountain from our garden, the proposed development will erase this view. Maesydderwen Gardens is currently a quiet area, we strongly feel that the dynamics of the area will change with the introduction of an additional 40 or so new houses.

We grew up in this community. These playing fields have been the playground for the children of Glanrhyd for many, many decades. Local children play on this field on a daily basis. The location of the field allows children, including our own to play safely with the knowledge that so many houses look onto the field. Basically, this is a safe environment for the children of our community to play and exercise. We can't understand the logic of why, when the younger generations are struggling with obesity issues that Powys County Council are seriously considering selling playing fields for a short term financial gain. Surely this cannot be right?

This proposal will involve affordable/social housing being included in the development. Surely having this type of development in such close proximity to Ysgol Maesydderwen could present safety and welfare threats to pupils. As parents of a Maesydderwen pupil, this is of great concern to us.

This field is also utilised by a local football club. Training takes place during the week and matches are regularly played on weekends. Ironically, this football club has had to resort to using this field because they lost their ground in 2012 when Ysgol Dyffryn Y Glowyr was built. Granted a new ground was provided but drainage issues with the new field has meant that Maesydderwen Field has to be used.

It is worth highlighting that this field does tend to hold a lot of water during the winter months or after periods of extended rainfall. This drainage issue has exacerbated since the modernisation of Maesydderwen School. By removing this natural catchment area and introducing a mass of new paved area, flooding issues will need to be seriously investigated/considered. Furthermore, will the existing storm and sewer drainage system cope with a further 40 households?

There has to be other more suitable areas, which will cause less impact on the local community for the reasons we have demonstrated above.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6341.V1** 18/07/2015  Summary: Ystradgynlais Area - Objection to Allocation P58 HA7 Maes Y Dderwen Comp School

Source: Email

Type: Objection

Mode Written

Status Maintained

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Please find another more suitable area for your development plans. We strongly urge that you do not rip the heart out of the Glanrhyd community!

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA7

Council Response:

0

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Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6343 Evans, Patricia Dawn**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6343.V5 20/07/2015  Summary: Ystradgynlais Area - Objection to Allocation P58 HA6

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.105 Site: 737/2837/P58 HA6 Maes Y Dderwen Comp School, Delete Site  
Ystradgynlais  
Map: P58C: Ystradgynlais Area - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: I wish to lodge a formal; objection to the proposed building developments of the Maesydderwen Ystradgynlais site [P58 HA6 & HA7]. See attached [Rep Form for V1 - V4].

1. I note on your intranet site that there have been previous amended plans Myself and the local community were not aware of any proposed developments in the area. I am informed that there should be a 90-day consultation period.Can you confirm the date of the first consultation document.

2. The proposed development on playing fields are widely used by the local community and sports clubs. The development will result in the lack of safe playing areas which are easily viewed by by parents. The residual available playing areas are isolated from the local housing and would considerable compromise the safety of children. The fields are not readily visible and are secluded from view. I would be interested hear your comments regarding the safety and well-being our children.

3. The local community is informed that areas with the Glanrhyd locality has been deemed as a flood plain. Therefore how has planning permission been granted to build a number of houses when the area is a flood plain?

My main priority is the safety of my child and other children whilst they are out playing to remove the playing fields will significantly impact on their safety and well-being.

I wish this e-mail to be recorded as a formal objection to the Powys Local Development Plan.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA6

Council Response: 0

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6343.V6 20/07/2015  Summary: Ystradgynlais Area - Objection to Allocation P58 HA7

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.105 Site: 1243//P58 HA7 Maes Y Dderwen Comprehensive School, Delete Site

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6343.V6** 20/07/2015  Summary: Ystradgynlais Area - Objection to Allocation P58 HA7

Source: Email

Type: Objection

Mode Written

Status Maintained

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Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: I wish to lodge a formal; objection to the proposed building developments of the Maesydderwen Ystradgynlais site [P58 HA6 & HA7]. See attached [Rep Form for V1 - V4].

1. I note on your intranet site that there have been previous amended plans Myself and the local community were not aware of any proposed developments in the area. I am informed that there should be a 90-day consultation period.Can you confirm the date of the first consultation document.

2. The proposed development on playing fields are widely used by the local community and sports clubs. The development will result in the lack of safe playing areas which are easily viewed by by parents. The residual available playing areas are isolated from the local housing and would considerable compromise the safety of children. The fields are not readily visible and are secluded from view. I would be interested hear your comments regarding the safety and well-being our children.

3. The local community is informed that areas with the Glanrhyd locality has been deemed as a flood plain. Therefore how has planning permission been granted to build a number of houses when the area is a flood plain?

My main priority is the safety of my child and other children whilst they are out playing to remove the playing fields will significantly impact on their safety and well-being.

I wish this e-mail to be recorded as a formal objection to the Powys Local Development Plan.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA7

Council Response:

0

Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V43** 17/07/2015  Summary: Ystradgynlais Area - Comment re P58 HA2 Gurnos School, Lower Cwmtwrch

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.105

Site: 731/2837/P58 HA2 Gurnos School, Lower Cwmtwrch, Ystradgynlais

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: •Due to the amount of proposed development, and the close proximity of sites, it will be necessary for developers to fund the undertaking of a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply.  
•Our local sewerage network can accommodate foul flows from the proposed development.  
•Ystradgynlais Wastewater Treatment Works (WwTW) has limited capacity and our current capital investment programme, Asset Management Plan 6 (AMP6), for the period 2015-2020 includes a scheme to increase capacity at Ystradgynlais WwTW. Should potential developers wish to commence in advance of the AMP6 scheme then financial contributions from developers are required to fund the necessary improvements through S106 of the Town & Country Planning Act 1990.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA2

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V46** 17/07/2015  Summary: Ystradgynlais Area - Comment re P58 HA6, Maes Y Dderwen Comp School

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.105

Site: 737/2837/P58 HA6 Maes Y Dderwen Comp School, Ystradgynlais

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
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6348.V46		17/07/2015	<input type="checkbox"/>			Summary: Ystradgynlais Area - Comment re P58 HA6, Maes Y Dderwen Comp School
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Source: Email	Type: Comment	Mode: Written	Status: Maintained
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*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts:      •Due to the amount of proposed development, and the close proximity of sites, it will be necessary for developers to fund the undertaking of a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply.  
 •Our local sewerage network can accommodate foul flows from the proposed development.  
 •Ystradgynlais Wastewater Treatment Works (WwTW) has limited capacity and our current capital investment programme, Asset Management Plan 6 (AMP6), for the period 2015-2020 includes a scheme to increase capacity at Ystradgynlais WwTW. Should potential developers wish to commence in advance of the AMP6 scheme then financial contributions from developers are required to fund the necessary improvements through S106 of the Town & Country Planning Act 1990.

Council Response: 0

**Question: 3e. (ii)      Allocation No:**

Representation Texts:      P58 HA6

Council Response: 0

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
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6348.V47		17/07/2015	<input type="checkbox"/>			Summary: Ystradgynlais Area - Comment re P58 HA7 Maes Y Dderwen Comp School
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Source: Email	Type: Comment	Mode: Written	Status: Maintained
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Document: Draft Deposit Map Document 2015, p.105

Site: 1243//P58 HA7      Maes Y Dderwen Comprehensive School,

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question*                      *Representation Texts*

**Question: 3d. (i)      Representation Details**

Representation Texts:      •Due to the amount of proposed development, and the close proximity of sites, it will be necessary for developers to fund the undertaking of a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply.  
 •Our local sewerage network can accommodate foul flows from the proposed development.  
 •Ystradgynlais Wastewater Treatment Works (WwTW) has limited capacity and our current capital investment programme, Asset Management Plan 6 (AMP6), for the period 2015-2020 includes a scheme to increase capacity at Ystradgynlais WwTW. Should potential developers wish to commence in advance of the AMP6 scheme then financial contributions from developers are required to fund the necessary improvements through S106 of the Town & Country Planning Act 1990.

Council Response: 0

**Question: 3e. (ii)      Allocation No:**

08/12/2015

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6348.V47		17/07/2015	<input type="checkbox"/>			Summary: Ystradgynlais Area - Comment re P58 HA7 Maes Y Dderwen Comp School
Source:	Email	Type:	Comment	Mode:	Written	Status: Maintained
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Representation Texts: P58 HA7						
Council Response: 0						

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6348.V48		17/07/2015	<input type="checkbox"/>			Summary: Ystradgynlais Area - Comment re P58 EA1, Land at Woodlands Business Park
Source:	Email	Type:	Comment	Mode:	Written	Status: Maintained
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Document: Draft Deposit Map Document 2015, p.105			Site: 109/1934/P58 EA1 Land at Woodlands Business Park, Ystradgynlais			
			Map: P58C: Ystradgynlais Area - 2015		Issue: 2015: Deposit Draft-11. Allocated Sites	

Question	Representation Texts
<b>Question: 3d. (i)</b>	<b>Representation Details</b>
Representation Texts:	<ul style="list-style-type: none"> <li>•Due to the amount of proposed development, and the close proximity of sites, it will be necessary for developers to fund the undertaking of a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply.</li> <li>•Our local sewerage network can accommodate foul flows from the proposed development.</li> <li>•Ystradgynlais Wastewater Treatment Works (WwTW) has limited capacity and our current capital investment programme, Asset Management Plan 6 (AMP6), for the period 2015-2020 includes a scheme to increase capacity at Ystradgynlais WwTW. Should potential developers wish to commence in advance of the AMP6 scheme then financial contributions from developers are required to fund the necessary improvements through S106 of the Town &amp; Country Planning Act 1990.</li> </ul>
Council Response:	0

<b>Question: 3e. (ii)</b>	<b>Allocation No:</b>
Representation Texts:	P58 EA1
Council Response:	0

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
6348.V50		17/07/2015	<input type="checkbox"/>			Summary: Ystradgynlais Area - Comment re P58 HA5, Glanrhyd Farm
Source:	Email	Type:	Comment	Mode:	Written	Status: Maintained



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V50** 17/07/2015  Summary: Ystradgynlais Area - Comment re P58 HA5, Glanrhyd Farm

Source: Email Type: Comment Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.105

Site: 396/5489/P58 HA5 Glanrhyd Farm, Ystradgynlais

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts:   
 •Due to the amount of proposed development, and the close proximity of sites, it will be necessary for developers to fund the undertaking of a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply.   
 •Our local sewerage network can accommodate foul flows from the proposed development. Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.   
 •Ystradgynlais Wastewater Treatment Works (WwTW) has limited capacity and our current capital investment programme, Asset Management Plan 6 (AMP6), for the period 2015-2020 includes a scheme to increase capacity at Ystradgynlais WwTW. Should potential developers wish to commence in advance of the AMP6 scheme then financial contributions from developers are required to fund the necessary improvements through S106 of the Town & Country Planning Act 1990.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA5

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6357 Eustace, Mr Paul**

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6357.V1 19/07/2015  Summary: Ystradgynlais Area - P58 HA6 - remove housing allocation

Source: Email Type: Objection Mode Written Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.105

Site: 737/2837/P58 HA6 Maes Y Dderwen Comp School, Ystradgynlais

Delete Site

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Re: Development Proposal Map Ref. P58 HA6

I write in connection with the above development. The site runs adjacent to my property in Alder Avenue, Ystradgynlais. I wish to object strongly to houses being erected at this location.

1) In my opinion, the proposed development is too close to Maesydderwen secondary school. This land is part of the school's grounds and currently used by children as a playing area. The development raises concerns regarding the welfare of these children, including reducing the space available for them to play on and the potential for accidents rising from the volume of increased traffic. Junior football teams also use the field most weekends during the football season.

2) On a personal note, I have concerns that my privacy would be greatly compromised, as several houses could potentially be overlooking my property, leading to an increase in noise and traffic along the road outside my house. I purchased my property because of its private surroundings and quite location. I believe that there would be a reduction in the value of my property as a result of this development.

3) The avenue is also totally unsuitable as an access road, as it is much too narrow to allow an increase in through traffic. Any proposal to widen it would completely ruin its character and in my view again lead to an unacceptable reduction in property prices. In addition, the residents have always maintained all the avenue trees, grass verges, the grass roundabout and grass banks. Residents have even replaced avenue trees when existing ones have perished.

4) Furthermore, the sewerage and wastewater services of Alder Avenue are not located under the road, they actually run under the front gardens of each property and as such are privately owned by the residents. Over the years there have been a number of incidences of blocked pipes - I don't believe this system could sustain additional properties being connected.

ADDITIONAL SUPPORTING EVIDENCE:

A) Letter dated 19 July with covering email re-iterating the points above.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Remove P58 HA6 in Ystradgynlais from development proposals.

## Appendix 1 - Deposit LDP Repts & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6357.V1** 19/07/2015  Summary: Ystradgynlais Area - P58 HA6 - remove housing allocation

Source: Email Type: Objection Mode Written Status Maintained

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Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA6

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6357.V2** 19/07/2015  Summary: Ystradgynlais Area - alternative Site

Source: Email Type: Objection Mode Written Status Maintained

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Document: Draft Deposit Map Document 2015, p.105

New Site

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: Representation not duly made. Request for additional information not received from representor.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: Propose consideration of the "Tick Tock fields" Ystradgynlais as an alternative development as it is closer to access roads.

[NB Request for additional information submitted to confirm the location of this site but no confirmation received. It may be Candidate Site 463 - Sports Ground, NW of bowling green, Ystradgynlais]

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Propose consideration of the "Tick Tock fields" Ystradgynlais as an alternative development as it is closer to access roads.

[NB Request for additional information submitted to confirm the location of this site but no confirmation received. It may be Candidate Site 463 - Sports Ground, NW of bowling green, Ystradgynlais]

Council Response: 0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6357.V2** 19/07/2015  Summary: Ystradgynlais Area - alternative Site

Source: Email

Type: Objection

Mode Written

Status Maintained

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**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: "Tick Tock fields" Ystradgynlais.

[?Candidate Site 463 - Sports Ground, NW of bowling green, Ystradgynlais?]

Council Response:

0

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Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6358 Hosford, Ms Cathy**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6358.V1 20/07/2015  Summary: Ystradgynlais Area - Objection to allocation P58 HA6

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.105 Site: 737/2837/P58 HA6 Maes Y Dderwen Comp School, Delete Site  
Ystradgynlais

Map: P58C: Ystradgynlais Area - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Reasons I object.  
Children use the field to play. Football team uses field. I have lived here 31years and the field as always been used for sport/play.  
I also object to the amount of traffic which is already coming out of the school yards from my house. The Conner of my street is so busy I'm honestly nervous driving out of the street. I believe the top of William street where the road goes down past the nook house into the school is an accident waiting to happen. You have to look 4 ways before pulling out, it's a nightmare. The thought of more traffic is unthinkable.  
Also my husband is a fisherman and he states that the sewers in this area cannot cope already!!! Over following into the river.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Reasons I object.  
Children use the field to play. Football team uses field. I have lived here 31years and the field as always been used for sport/play.  
I also object to the amount of traffic which is already coming out of the school yards from my house. The Conner of my street is so busy I'm honestly nervous driving out of the street. I believe the top of William street where the road goes down past the nook house into the school is an accident waiting to happen. You have to look 4 ways before pulling out, it's a nightmare. The thought of more traffic is unthinkable.  
Also my husband is a fisherman and he states that the sewers in this area cannot cope already!!! Over following into the river.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA6

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6358.V2** 20/07/2015  Summary: Ystradgynlais Area - Objection to allocation P58 HA7

Source: Email Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.105

Site: 1243//P58 HA7 Maes Y Dderwen Comprehensive School, Delete Site

Map: P58C: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Reasons I object.  
 Children use the field to play. Football team uses field. I have lived here 31years and the field as always been used for sport/play.  
 I also object to the amount of traffic which is already coming out of the school yards from my house. The Conner of my street is so busy I'm honestly nervous driving out of the street. I believe the top of William street where the road goes down past the nook house into the school is an accident waiting to happen. You have to look 4 ways before pulling out, it's a nightmare. The thought of more traffic is unthinkable.  
 Also my husband is a fisherman and he states that the sewers in this area cannot cope already!!! Over following into the river.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Reasons I object.  
 Children use the field to play. Football team uses field. I have lived here 31years and the field as always been used for sport/play.  
 I also object to the amount of traffic which is already coming out of the school yards from my house. The Conner of my street is so busy I'm honestly nervous driving out of the street. I believe the top of William street where the road goes down past the nook house into the school is an accident waiting to happen. You have to look 4 ways before pulling out, it's a nightmare. The thought of more traffic is unthinkable.  
 Also my husband is a fisherman and he states that the sewers in this area cannot cope already!!! Over following into the river.

Council Response:

0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA7

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.99 Ystradgynlais Area****2120 Davis, Mr Mike**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

2120.V2 18/07/2015  Summary: Ystradgynlais Area - Supporting Allocation P58 HA1

Source: Email

Type: Support

Mode Written

Status Maintained

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Additional material submitted

Document:Draft Deposit Map Document 2015, p.106

Site: 574/2120/P58 HA1 Land off Brecon Road,Ystradgynlais

Map: P58D: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-03. Housing - Delivery and Infrastructure

*Question Representation Texts***Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan, and specifically of policy H1 in that it allocates the land off Brecon Road, Ystradgynlais (P58 HA1) for housing and will contribute towards achieving the 5 year land supply. No changes are therefore required.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is supported with regard to the identification of land off Brecon Road, Ystradgynlais and its inclusion in the site schedule in Appendix 1.(P58 HA1) and on the Proposals Map.(Inset 58)

We note that the policy also seeks to maintain a 5 year housing land supply. For reasons explained in the accompanying Submission Document we confirm that the release of the land for housing will contribute to achieving a 5 year land supply on adoption of the LDP as required by the new TAN 1.

Please refer also to the accompanying Submission Document.

Council Response:

0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA1

Council Response:

0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To support the Council's case for allocating the site in the presence of any objectors.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6176 Evans, Mr Gary**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6176.V1 14/07/2015  Summary: Ystradgynlais Area - Objection to P58 HC1

Source: Post or in person Type: Objection Mode Written Status Maintained

Petition of 30 signatures

Additional material submitted

Document:Draft Deposit Map Document 2015, p.106

Site: 1275//P58 HC1 Land R/O Jeffrey's Arms, Brecon Road

Delete Site

Map: P58D: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: Objections to Proposed Development at Rear of Jeffries Arms, Brecon Rd Ystradgynlais.  
Powys C.C. Site References P58 HA1 & P58 HC1

It is the opinion of those local residents who have attached their names to this document that the candidate sites P58 HA I and P58 HC in Powys County Council's 2015 revision of the Local Development Plan are unsuitable for housing development on account of access, safety and ecological factors.

For the specific reasons outlined below we ask that these sites be removed from the plan and the associated housing allocations be re-allocated to an alternative site/s.

Brecon Rd presents a higher than average risk for traffic and pedestrians due to an uneasy combination of adjoining accesses, parked vehicles and the steep incline down into the town centre.

The terraced houses along the road have no off road parking options, and the creation of another adjoining access at, or close to the Jeffries arms, and opposite the entrance to Bryn Rd would considerably exacerbate what is already an over-competitive parking problem for existing residents. The proposed entrance directly opposite Bryn Rd, which is a busy access to Llest Estate, will be an additional hazard and visibility will be a problem for both proposed entrances, causing cars to venture too far out into Brecon Rd in order to see any coming traffic.

The steep gradient on Brecon Road, tends to speed up South-bound vehicles, and the prospect of North-bound vehicles blocking the road as they wait to turn right into the proposed site, safety will add to what is already a relatively hazardous piece of road for both motorists and crossing pedestrians.

The Council's Highways Department were obviously well aware of these constraints when they produced the attached report (attachment 2) in response to an appeal from Lakedale Ltd in 1990. Since that time the number of vehicles per household on Brecon Rd have increased and the volume of traffic using Brecon Rd has increased considerably, particularly as a result of the new school just up the road at Penrhos.

The current proposal would create up to 1000 additional vehicle movements per day and heavy vehicle movements during the construction phase, which could be prolonged, would be a problem for existing local residents. All of this would also impact on the infrastructure of Ystradgynlais town centre, which is already suffering congestion at intervals throughout the day.

So far as ecological issues are concerned the Pearl Bordered Fritillary Butterfly is known to inhabit the proposed sites and great crested newts are probably still present.

We remind the council of our previous petition against these two sites and in the relatively short lime available to us we have revisited a number of the previous signatories to re-confirm the strong local opposition. We all wish to re-state our objection to the inclusion of sites P458 HA and P58 HC on the basis that the above points are particularly relevant to any future development in this location and have not been addressed to our satisfaction. We all believe that there are more appropriate sites for housing development in the



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6176.V1** 14/07/2015  Summary: Ystradgynlais Area - Objection to P58 HC1

Source: Post or in person Type: Objection Mode Written Status Maintained

Ystradgynlais area and ask the council to revise their plan accordingly.

Please see Following Attachment 3 .....

[The above text was submitted in the form of a letter, marked as Attachment 1, and accompanied by a 30 name petition (marked as Attachment 3 )

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Site should be excluded from Plan. The House numbers currently allocated to those sites should be re-allocated to other more suitable site/s in the area.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HC1

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6176.V2** 14/07/2015  Summary: Objection to allocation of site P58/HA1

Source: Post or in person Type: Objection Mode Written Status Maintained

Petition of 30 signatures Additional material submitted

Document: Draft Deposit Map Document 2015, p.106 Site: 574/2120/P58 HA1 Land off Brecon Road, Ystradgynlais Delete Site  
 Map: P58D: Ystradgynlais Area - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Objections to Proposed Development at Rear of Jeffries Arms, Brecon Rd Ystradgynlais.  
 Powys C.C. Site References P58 HA1 & P58 HC1

It is the opinion of those local residents who have attached their names to this document that the candidate sites P58 HA I and P58 HC in Powys County Council's 2015 revision of the Local Development Plan are unsuitable for housing development on account of access, safety and ecological factors.

For the specific reasons outlined below we ask that these sites be removed from the plan and the associated housing allocations be re-allocated to an alternative site/s.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6176.V2** 14/07/2015  Summary: Objection to allocation of site P58/HA1

Source: Post or in person Type: Objection Mode Written Status Maintained

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Brecon Rd presents a higher than average risk for traffic and pedestrians due to an uneasy combination of adjoining accesses, parked vehicles and the steep incline down into the town centre.

The terraced houses along the road have no off road parking options, and the creation of another adjoining access at, or close to the Jeffries arms, and opposite the entrance to Bryn Rd would considerably exacerbate what is already an over-competitive parking problem for existing residents. The proposed entrance directly opposite Bryn Rd, which is a busy access to Lliest Estate, will be an additional hazard and visibility will be a problem for both proposed entrances, causing cars to venture too far out into Brecon Rd in order to see any coming traffic.

The steep gradient on Brecon Road, tends to speed up South-bound vehicles, and the prospect of North-bound vehicles blocking the road as they wait to turn right into the proposed site, safety will add to what is already a relatively hazardous piece of road for both motorists and crossing pedestrians.

The Council's Highways Department were obviously well aware of these constraints when they produced the attached report (attachment 2) in response to an appeal from Lakedale Ltd in 1990. Since that time the number of vehicles per household on Brecon Rd have increased and the volume of traffic using Brecon Rd has increased considerably, particularly as a result of the new school just up the road at Penrhos.

The current proposal would create up to 1000 additional vehicle movements per day and heavy vehicle movements during the construction phase, which could be prolonged, would be a problem for existing local residents. All of this would also impact on the infrastructure of Ystradgynlais town centre, which is already suffering congestion at intervals throughout the day.

So far as ecological issues are concerned the Pearl Bordered Fritillary Butterfly is known to inhabit the proposed sites and great crested newts are probably still present.

We remind the council of our previous petition against these two sites and in the relatively short lime available to us we have revisited a number of the previous signatories to re-confirm the strong local opposition. We all wish to re-state our objection to the inclusion of sites P458 HA and P58 HC on the basis that the above points are particularly relevant to any liture development in this location and have not been addressed to our satisfaction. We all believe that there are more appropriate sites for housing development in the Ystradgynlais area and ask the council to revise their plan accordingly.

Please see Following Attachment 3 .....

[The above text was submitted as a letter marked as Attachment 1 and supported by a 30 name petition marked as Attachment 3 ]

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Site should be excluded from the plan. The house numbers currently allocated to those sites should be re-allocated to other more suitable sites in the area.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P58/HA1

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6176.V2** 14/07/2015  Summary: Objection to allocation of site P58/HA1

Source: Post or in person

Type: Objection

Mode Written

Status Maintained

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6250 Richards, Mrs Mary**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6250.V1** 15/06/2015  Summary: Ystradgynlais Area - delete site P58 HA1

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.106 Site: 574/2120/P58 HA1 Land off Brecon Road,Ystradgynlais Delete Site  
 Map: P58D: Ystradgynlais Area - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: I object to the plan of building fifty odd houses on the P58 HA1 site, it is a massive increase on the population of the schools which are already over populated and t he same applies to the local health centre which we find impossible to get to see a doctor at present, without the new development where you are suggesting.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Delete site P58 HA1 in Ystradgynlais

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA1

Council Response: 0

Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V42** 17/07/2015  Summary: Ystradgynlais Area - Comment re P58 HA1 land off Brecon Road

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.106

Site: 574/2120/P58 HA1 Land off Brecon Road,Ystradgynlais

Map: P58D: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts:   
 •Due to the amount of proposed development, and the close proximity of sites, it will be necessary for developers to fund the undertaking of a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply.   
 •Our local sewerage network can accommodate foul flows from the proposed development.   
 •Ystradgynlais Wastewater Treatment Works (WwTW) has limited capacity and our current capital investment programme, Asset Management Plan 6 (AMP6), for the period 2015-2020 includes a scheme to increase capacity at Ystradgynlais WwTW. Should potential developers wish to commence in advance of the AMP6 scheme then financial contributions from developers are required to fund the necessary improvements through S106 of the Town & Country Planning Act 1990.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA1

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V49** 17/07/2015  Summary: Ystradgynlais Area - Comment re P58 HC1 Land to the rear of Jeffrey's Arms, Brecon Road

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.106

Site: 1275//P58 HC1 Land R/O Jeffrey's Arms, Brecon Road

Map: P58D: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts:   
 •We are aware that this site has planning permission and we do not wish to comment further.

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V49** 17/07/2015  Summary: Ystradgynlais Area - Comment re P58 HC1 Land to the rear of Jeffrey's Arms, Brecon Road

Source: Email

Type: Comment

Mode Written

Status Maintained

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**Question: 3e. (ii. Allocation No:**

Representation Texts: P58 HC1

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.100 Ystradgynlais Area****5706 Bletchley Park Developments Ltd***Agent:* **Tim Roberts Planning***Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary***5706.V5** 17/07/2015  Summary: Ystradgynlais Area - Alternative Site CS885

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

Additional material submitted

SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.107

New Site

Map: P58E: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts: The final column at Appendix 1 indicates that insofar as the 8 sites proposed for allocation at Ystradgynlais are concerned (Refs P58 HA1 to HA8) there are a considerable number of outstanding issues which need to be resolved e.g. highway access solution required, ecological survey required, land contamination report required. We are also of the view that there are some crucial unresolved issues that are not listed e.g. a safe and secure access to the land to the rear of Jeffrey's Arms, Brecon Road.

These have all been resolved at Penrhos Farm.

This site at Penrhos Farm (previously referenced P58/HA9) is 'available', 'deliverable' and 'viable'.

We are seeking the reinstatement of the previously included allocation (as recommended for inclusion by officers to the Council at its meeting on 27th May 2014) – Area P58 Ystradgynlais - Land at Penrhos Farm HA9 3.56 ha (gross) 76 dwellings - Ref: Candidate Site 885).

We have re-submitted the amended Sustainability Appraisal and Strategic Environmental Assessment using the PCC's toolkit.

In the deposit draft version of the plan that was recommended to the Council at its meeting on 27th May 2014, 10 separate housing allocations at Ystradgynlais were recommended for inclusion with an overall capacity identified at 318 dwellings.

It is our understanding (N.B. the matter was not properly minuted) following a request made at that meeting by one Councillor, the Council resolved that site P58/HC9 (76 dwellings at Penrhos Farm, Ystradgynlais) be deleted from Inset Map P58E and that the Portfolio Holder for Regeneration and Planning be given delegated authority to deal with site specific issues with local Members, including a replacement allocation. It is also the case that there is no minute which recorded the reason why the site at Penrhos Farm was proposed for removal from Inset Map P58E.

For the record, the way the decision to delete site P58/HC9 from the list of proposed allocations was handled, without as far as we know any proper consideration of the planning merits of the matter, is the subject of a separate ombudsman complaint.

It is our understanding that the main reason why a local Member proposed that the site be removed from the Inset Map was because she was under the impression that the site had been purchased by the current landowners using public funds. We have since provided the Council with documentary evidence that this is absolutely not the case and note that this is, in any event, irrelevant.

It is also clear that since the meeting of the Council on 27th May 2014, Officers have been unable to identify a suitable alternative allocation or allocations in Ystradgynlais to

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

5706.V5 17/07/2015  Summary: Ystradgynlais Area - Alternative Site CS885

Source: Email Type: Objection Mode Oral (Examination) Status Maintained

make up the numbers. The settlement is consequently 76 dwellings short in respect of the level of allocation the Council had deemed appropriate to be apportioned to this settlement.

We are also clear that since the site was considered by Officers in the context of its sustainability appraisal (Step 3 Options Appraisal Tool) and recommended for allocation, we have provided the following additional technical studies that have clarified a number of matters (Access, Ecology, Heritage, Archaeology, Ground Conditions, Utilities and Services). Providing this further technical information has consequently boosted the site's sustainability score. (A copy of all the technical studies has been submitted to the Council together with an amended and updated 'Step 3 – Options Appraisal Tool'.) This is in stark contrast to a number of the other sites proposed for allocation at Ystradgynlais where the final column at Appendix 1 indicates a considerable number of outstanding issues which need to be resolved e.g. highway access solution required, ecological survey required, land contamination report required. These have all been resolved at Penrhos Farm.

The site at Penrhos Farm is free from planning, physical and ownership constraints, and economically feasible for development, so as to create and support a sustainable community in a part of PCC where people want to live. The site comprises very poor quality agricultural land which is currently grazed by horses and, in any event, it benefits from an extant planning permission for recreational uses. There are no ecological, archaeological or heritage constraints to development, and the site is well defined and enclosed to the north and east by woodland. Satisfactory vehicular access is in place as are the requisite utilities close by.

For the avoidance of doubt, there has never been any suggestion that the site was deleted for reasons identified through the Sustainability Appraisal and Strategic Environmental Assessment process. Indeed, the site was recommended for inclusion by officers having subjected the site to that process.

This site at Penrhos Farm (previously referenced P58/HA9) is 'available', 'deliverable' and 'viable'.

Also see V1-V4

Additional Info submitted:

Attachment 1: Site Plan  
Attachment 2: Sa & SEA Toolkit  
Attachment 3: Options Appraisal Matrix

Also previously submitted:  
Transport/Site access Assessment  
Coal Authority/ GroundSure Screening Report  
Cultural Heritage Assessment  
Environment Agency Advice  
Utilities Advice  
Extended Phase 1 Habitat Survey

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Reinstate (as a minimum) Site P58/HA9 Land at Penrhos Farm for a minimum of 76 dwellings at Appendix 1, in accordance with the recommendation by officers to the meeting of the Council on 27th May 2014.



## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5706.V5** 17/07/2015  Summary: Ystradgynlais Area - Alternative Site CS885

Source: Email

Type: Objection

Mode Oral (Examination)

Status Maintained

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Council Response:

0

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### Question: 3e. (ii. Candidate Site No/Name

Representation Texts: 885 (This is not entirely a 'new site' it having been included as an allocation in the draft plan recommended to the Council on 27th May 2014)

Council Response:

0

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### Question: 4b Reason For Request To Speak At Hearing And Subject

Representation Texts: I wish to speak at the hearing session dealing with alternative/additional allocations at Ystradgynlais.

The Council's reasons for deleting site P58/HA9 (Land at Penrhos Farm), contrary to the advice of its officers, which we believe are not based on the planning merits of the site or the results of the sustainability appraisal, need to be properly tested.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6071 Hopkins, Mr Craig** *Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6071.V2** 18/07/2015  Summary: Ystradgynlais Area - Alternative Site

Source: Email Type: Objection Mode Written Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.107

New Site

Map: P58E: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The LDP's dwelling requirement and provision of housing land continues to be reviewed in light of emerging evidence. Focussed Changes relating to housing land allocations are proposed in relation to Ystradgynlais.

With regard to the inclusion of the site (land at Cynlais School Playing Field),....

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is objected to on the basis of the reduced housing land target. We also wish to object to the non-inclusion of the land at Cynlais School Playing Field and its omission from the site schedule in Appendix 1 site under Policy H1.

We note that the Policy also seeks to maintain a 5 year supply of housing. For reasons explained in the previous section we consider that unless a sufficient range and choice of sites is provided, Powys County Council will struggle to achieve a 5 year land supply, not only on adoption but throughout the plan period.

The first part of the policy refers to development in Towns and Large Villages. We consider that development of the site in question would be compatible with the requirement as it would form a logical extension to the settlement of Ystradgynlais to a defensible development boundary formed by the A4067.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocation of the site at former Cynlais School, Playing Fields, Ystradgynlais.

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: No previous Candidate Site submission - Land at former Cynlais School Playing Field, Ystradgynlais.

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6071.V2** 18/07/2015  Summary: Ystradgynlais Area - Alternative Site

Source: Email

Type: Objection

Mode Written

Status Maintained

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Representation Texts: To contribute to overall discussions regarding the alternative site proposed.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6182 Thomas, Kerry Leighton**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6182.V1** 14/07/2015  Summary: Ystradgynlais Area - New site

Source: Post or in person Type: Objection Mode Written Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.107

New Site

Map: P58E: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: I represent land (as marked on attached plan) at 2 Ark Cottages, Ystradgynlais SA9 1SD and wish to see the land included within the LDP. With hope of 1 family dwelling at this site.

Additional information submitted:

Attachment 1 - SA & SEA Toolkit  
Attachment 2 - 3x Site plans

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Include land at 2 Ark cottages within the LDP.

Council Response: 0

**Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6196 CME Developments Ltd**

*Agent:* **Asbri Planning Ltd**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6196.V2** 18/07/2015  Summary: Ystradgynlais Area - Alternative Site CS852 Brynygroes (Extension)

Source: Email Type: Objection Mode Written Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.107

New Site

Map: P58E: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is objected to on the basis of the reduced housing land target. We also wish to object to the non-inclusion of the land at Brynygroes Farm and its omission from the site schedule in Appendix 1 – Settlement Allocations under Policy H1 in spite of its current status as a UDP housing land allocation.

We note that the Policy also seeks to maintain a 5 year supply of housing. For reasons explained in the previous section we consider that unless a sufficient range and choice of sites is provided, Powys County Council will struggle to achieve a 5 year land supply, not only on adoption but throughout the plan period. The submissions of two planning applications demonstrates that a deliverable scheme will emerge.

See full justification for the above in the accompanying Submission Document

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocation of land at Brynygroes Farm, Ystradgynlais - Extension to UDP Allocation B31 - HA1

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: UDP Allocation B31 - HA1  
& LDP Candidate Site 852 [Extension to the UDP Allocation]

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: to contribute to overall discussion regarding proposals in the Ystradgynlais area

Council Response: 0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6196.V5** 18/07/2015  Summary: Ystradgynlais Area - Alternative Site

Source: Email Type: Objection Mode Written Status Maintained

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Additional material submitted SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.107

New Site

Map: P58E: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Policy H1 is objected to on the basis of the reduced housing land target. We also wish to object to the non-inclusion of the land at Brynygroes Farm and its omission from the site schedule in Appendix 1 – Settlement Allocations under Policy H1 in spite of its current status as a UDP housing land allocation.

We note that the Policy also seeks to maintain a 5 year supply of housing. For reasons explained in the previous section we consider that unless a sufficient range and choice of sites is provided, Powys County Council will struggle to achieve a 5 year land supply, not only on adoption but throughout the plan period. The submissions of two planning applications demonstrates that a deliverable scheme will emerge.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Allocation of land at Brynygroes Farm, Ystradgynlais - UDP Allocation B31 - HA1/CS851

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: CS 851 - Brynygroes Farm, Ystradgynlais

Council Response: 0

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To contribute to overall discussions regarding proposals in the Ystradgynlais area.

Council Response: 0

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Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6205 Thomas, Mr Edgar**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6205.V1** 20/07/2015  Summary: Ystradgynlais - support for allocation P58 HA3

Source: Post or in person Type: Support Mode Oral (Examination) Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.107 Site: 733/2837/P58 HA3 Penrhos CP School, Brecon Rd, Ystradgynlais

Map: P58E: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: I wish to record my support for the allocation of land for housing at the former Penrhos County Primary School, Brecon Road, Ystradgynlais (Allocation P58 HA3).

The allocation is well located, in the 'Town' of Ystradgynlais, will be development on previously developed land and will complement neighbouring residential land uses.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA3

Council Response: 0

**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: To support the examination if required.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6205.V3** 20/07/2015  Summary: Ystradgynlais - Proposed new site (Extension of Allocation P58 HA3)

Source: Post or in person Type: Objection Mode Oral (Examination) Status Maintained

Additional material submitted SA/SEA submitted

Document:Draft Deposit Map Document 2015, p.107 New Site

Map: P58E: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6205.V3** 20/07/2015  Summary: Ystradgynlais - Proposed new site (Extension of Allocation P58 HA3)

Source: Post or in person

Type: Objection

Mode Oral (Examination)

Status Maintained

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*Question Representation Texts*

### Question: 3d. (i) Representation Details

Representation Texts: This representation must be considered in the context of my representation which highlights that, when considered against the LDP strategy, there is a significant under provision of housing land to the 'Town' of Ystradgynlais (test CE1).

I believe that the expansion of LDP housing allocation P58 HA3, to include additional land (please see appended OS map) for 150 homes in total will help to address this under provision on a site which I consider is well located and deliverable (test CE2).

This change will also increase flexibility, by providing a site of significant scale in Ystradgynlais. Should any of the LDP allocations fail to deliver, as is the experience with some of the allocations to date which were allocated in the Powys Unitary Development Plan and have not seen development to date (test CE4).

Please note:

The site was not promoted at the candidate sites stage (in 2011) because of the school. Despite representations to include the above land (made on the first Deposit Local Development Plan (July 2014)), the County Council maintains there are no appropriate alternative sites meet the 'pro rata' apportionment in the town as explained in the LDP Strategy Topic Paper, P46. Appendix D.

In support the following information has been submitted:

Attachment 1 - Statement - Required supporting information (3e)

Attachment 2 - OS based site location plan.1:2500

Attachment 3 - Site description document

Attachment 4 - Excel spreadsheet - SA/SEA Land adjoining P58 HA3

Attachment 5 - Additional Statement - Sustainability Appraisal

Council Response:

0

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### Question: 3d. (ii) Desired changes to Document

Representation Texts: I believe that the expansion of LDP housing allocation P58 HA3, to include additional land (please see appended OS map) for 150 homes in total will help to address this under provision on a site which I consider is well located and deliverable within the LDP plan period (test CE2).

Should this be accepted, secondary changes would need to be made to the LDP (amendment to development boundary on Inset Map and to Appendix 1 of the written statement).

Council Response:

0

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### Question: 4b Reason For Request To Speak At Hearing And Subject

Representation Texts: I would like to speak at the examination hearing to assist the Inspector if any questions arise as to the suitability and or deliverability of the proposed extension to housing allocation P58 HA3.

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6205.V3** 20/07/2015  Summary: Ystradgynlais - Proposed new site (Extension of Allocation P58 HA3)

Source: Post or in person

Type: Objection

Mode Oral (Examination)

Status Maintained

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Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V44** 17/07/2015  Summary: Ystradgynlais Area - Comment re P58 HA3, Penrhos School, Brecon Road.

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.107

Site: 733/2837/P58 HA3 Penrhos CP School, Brecon Rd, Ystradgynlais

Map: P58E: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: •Due to the amount of proposed development, and the close proximity of sites, it will be necessary for developers to fund the undertaking of a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply.  
•Our local sewerage network can accommodate foul flows from the proposed development.  
•Ystradgynlais Wastewater Treatment Works (WwTW) has limited capacity and our current capital investment programme, Asset Management Plan 6 (AMP6), for the period 2015-2020 includes a scheme to increase capacity at Ystradgynlais WwTW. Should potential developers wish to commence in advance of the AMP6 scheme then financial contributions from developers are required to fund the necessary improvements through S106 of the Town & Country Planning Act 1990.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA3

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V45** 17/07/2015  Summary: Ystradgynlais Area - Comment re P58 HA4, Penrhos Playing Field, Brecon Road

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.107

Site: 991/1418/P58 HA4 Penrhos playing field, Brecon Road, Ystradgynlais

Map: P58E: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V45** 17/07/2015  Summary: Ystradgynlais Area - Comment re P58 HA4, Penrhos Playing Field, Brecon Road

Source: Email

Type: Comment

Mode Written

Status Maintained

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*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts:   
 •Due to the amount of proposed development, and the close proximity of sites, it will be necessary for developers to fund the undertaking of a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply.   
 •Our local sewerage network can accommodate foul flows from the proposed development.   
 •Ystradgynlais Wastewater Treatment Works (WwTW) has limited capacity and our current capital investment programme, Asset Management Plan 6 (AMP6), for the period 2015-2020 includes a scheme to increase capacity at Ystradgynlais WwTW. Should potential developers wish to commence in advance of the AMP6 scheme then financial contributions from developers are required to fund the necessary improvements through S106 of the Town & Country Planning Act 1990.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA4

Council Response:

0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.101 Ystradgynlais Area****541 Ystradgynlais Town Council***Agent:* **J.G. Jones***Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary***541.V3** 06/07/2015  Summary: Ystradgynlais Area - Objection Allocation P58 HA8

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:Draft Deposit Map Document 2015, p.108

Site: 1182/5846/P58 HA8 Ynysbydafa Farm

Delete Site

Map: P58F: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question**Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts: Re: Ynysbydafa Farm , Caerlan ( Candidate site 1182) R 35.101

The Ystradgynlais Town Council has resolved (July 2015) to make representation regarding development on this site. When consulted on candidate sites in early 2014 this site was earmarked by the Town Council as a red site i.e. The Town Councils recommendation was that the site did not proceed.

The principal reason for the objection remains in that the land should be retained as an agricultural green wedge between two communities.

This response had been seen to dovetail with the Planning Policy Comments included in the site status report issued in December 2013 which had stated:

'Adjacent existing settlement and development boundary of Caerlan . Could be logical extension continuing development along main road into Ystradgynlais, although encroachment onto countryside. Site to remain in candidate site process, but to be used if we don't have enough land'

The Ystradgynlais Town Council therefore were disappointed to see the site therefore included in the draft deposit LDP and can only assume it is because of a lack of other land which is somewhat surprising in view of the number of other sites ( 213 units) proposed in the Ystradgynlais area.

Another issue of concern is that the Options appraisal tool for governance states that the Town Councils position is 'neutral /not Known' when clearly it was very negative. As a consequence it is put forward that the summary chart is not a true reflection for governance. An E mail had in fact been issued by the Town Council to a Powys LDP officer on the 24th February 2014 advising that the 'YTC : no comments' stated on their site status report of December 2013 was incorrect. It is therefore put forward that the Town Councils views on this site have not been properly considered.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The Ynysbydafa site allocation should be omitted from the deposit plan on the grounds that a green wedge should be retained between communities.

Council Response:

0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA8

08/12/2015

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**541.V3** 06/07/2015  Summary: Ystradgynlais Area - Objection Allocation P58 HA8

Source: Email

Type: Objection

Mode Written

Status Maintained

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Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6281 Ystradgynlais Town Council (Abercrave Ward)**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6281.V1 17/07/2015  Summary: Ystradgynlais - Request for removal of Allocation P58 HA8

Source: Post or in person Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.108

Site: 1182/5846/P58 HA8 Ynysbydafe Farm

Delete Site

Map: P58F: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: This is a group representation submitted on behalf of three Abercrave Ward Councillors.

This site was 10-15 feet lower than it is now and boggy. Tractors regularly got stuck in it. It has been filled in to present level with hardcore of all types from anywhere!

There are still problems with drainage especially at lower end. This site has always been recognised and preserved as a green belt or wedge between Abercrave and Caerbont.

Where would the Highways access be? Probably off Caer-Lan Road, which is not fit to carry any extra traffic - possibly an extra 40 cars per day!

Any new buildings will not be compatible with the old houses in Caer-lan.

This is grazing land used by the farm - losing 2 acres. Grass & vegetation soaks up rain water and disposes of it naturally. Concrete and tarmac does not, and rainwater will run off and cause flooding elsewhere.

A stream runs through the site and should be preserved as a natural watercourse with its natural habitat, flora & fauna.

This stream rises quickly, causing flooding and should not be diverted or piped in anyway.

There are already problems with sewerage - the system could not take anymore.

Providing a water supply would be difficult.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: This site should be removed from the plan. We as ward Councillors recommend the removal of this site from the plan.

Council Response:

0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA8

Council Response:

0

## Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15

## Powys County Council Local Development Plan

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6281.V1** 17/07/2015  Summary: Ystradgynlais - Request for removal of Allocation P58 HA8

Source: Post or in person Type: Objection Mode Written Status Maintained

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6281.V2** 17/07/2015  Summary: Ystradgynlais - support of existing development boundary and the exclusion of candidate site 885

Source: Post or in person Type: Support Mode Written Status Maintained

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Document:Draft Deposit Map Document 2015, p.108

Map: P58F: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-14.Miscellaneous

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*Question Representation Texts*

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan in that the Representor objects to the candidate site reference 885 and notes that the site is not proposed to be allocated in the LDP. The Site Status Report identifies several issues with the development of the site and also identifies a lack of community support for the development of the site. No changes are therefore required.

Council Response: 0

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**Question: 3d. (i) Representation Details**

Representation Texts: We as a Ward, wish to preserve the boundaries, as shown on the map for the area, in that this site (Candidate site 885) is not included in the LDP.

However if Candidate site-885 should be included at some future date, we would offer these objections:

The site is full of old mine workings, with no map to show where they are. It is seriously contaminated from these old workings. There is a live badger sett and this must not be disturbed. Over the years, it has become naturalised, with it's own flora and fauna. It should be left undisturbed as a site of natural habitat.

It is a green belt or 'wedge' separating Caerbont from Penrhos. It provides a natural soakaway for rainwater.Filled with housing, concrete and tarmac, rainwater would find its way on to the road, causing flooding in Caerbont.

There would be extra traffic on that section of highway- possibly 200 cars. Cars leaving the site would have a dangerous right turn to travel down the hill. Cars attempting to enter the site from Penrhos would have a dangerous right turn into the site.

Water supply and sewerage systems would be very difficult.

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: 885 - Land at Penrhos Farm, Ystradgynlais

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6281.V2</b>		17/07/2015	<input type="checkbox"/>			Summary: Ystradgynlais - support of existing development boundary and the exclusion of candidate site 885
Source: Post or in person		Type: Support		Mode	Written	Status Maintained

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Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6348 Dwr Cymru Welsh Water**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6348.V51** 17/07/2015  Summary: Ystradgynlais Area - Comment re P58 HA8, Ynysbydafe Farm

Source: Email Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.108

Site: 1182/5846/P58 HA8 Ynysbydafe Farm

Map: P58F: Ystradgynlais Area - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts:   
 •A water supply can be provided to serve this site. Off site mains may be required to serve the site. These can be provided through a water requisition scheme under Sections 41 – 44 of the Water Industry Act 1991.   
 •Our local sewerage network can accommodate foul flows from the proposed development.   
 •Ystradgynlais Wastewater Treatment Works (WwTW) has limited capacity and our current capital investment programme, Asset Management Plan 6 (AMP6), for the period 2015-2020 includes a scheme to increase capacity at Ystradgynlais WwTW. Should potential developers wish to commence in advance of the AMP6 scheme then financial contributions from developers are required to fund the necessary improvements through S106 of the Town & Country Planning Act 1990.

Council Response: 0

**Question: 3e. (ii) Allocation No:**

Representation Texts: P58 HA8

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**RefPoint: 35.102 Buttington Brickworks**

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V43** 20/07/2015  Summary: Buttington Brickworks- Sites Issues/Infrastructure Requirements

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:Draft Deposit Map Document 2015, p.109

Site: 682/2751/P59 EA1 Buttington Brickworks & Quarry

Map: P59: Buttington Brickworks - 2015

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: Issues and Infrastructure (Appendix 1 - Settlement Allocations). This site is adjacent to an SSSI. It should be possible to develop the site without significantly effecting the SSSI provided that the design of the site is sympathetic to the SSSI.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: This site is adjacent to an SSSI. It should be possible to develop the site without significantly effecting the SSSI provided that the design of the site is sympathetic to the SSSI.

Council Response: 0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5939 Border Hardcore**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5939.V2 14/07/2015  Summary: Buttington Brickworks - Remove safeguard ares from inset map

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Draft Deposit Map Document 2015, p.109

Map: P59: Buttington Brickworks - 2015

Issue: 2015: Deposit Draft-08.Minerals, Waste and Renewable Energy

*Question* *Representation Texts*

**Question: Council Response**

Representation Texts: This Representation is noted. However, no changes are considered necessary to ensure the Plan is sound. Safeguarding of minor sandstone formations and sand and gravel deposits with their attendant safeguarding margins is in line with national guidelines for safeguarding potential aggregates.

Buttington Brickworks as an active minerals permission has a permitted working area buffer zone in accordance with policy.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: With regards to the Resource Safeguarding Areas that appear on the Buttington Quarry inset map P59 we would like to formally object to the inclusion of these zones on this map on grounds that they are misleading and inaccurate. This issue was first raised with Mr Tom Evans, Minerals Officer in addition to the above and he has confirmed that Flintshire County Councils minerals team, (who are acting on behalf of Powys County Council on minerals matters) had not been consulted or approached with regards to these Resource Safeguarding areas. It is not clear what data had been used to identify these areas but in the case of Buttington Quarry, we, as quarry operators, can comment, with certainty, on the nature of the material that is under the ground in the quarry. Buttington is a Clay/Shale quarry.

The first error is that there is a blue/green shaded area to the South East of the Quarry site which is defined in the key as being Sand and Gravel Category 1 Resource Safeguarding Area (DM1). Secondly there is a yellow/brown paved section running south west to north east directly through the quarry void and this is defined in the key as being Sandstone Category 2 Resource Safeguarding Area (DM1).

We can categorically say that both of these types of resources are not present in the ground at the location the plan suggests. Indeed as a shale/clay quarry we have excavated nothing from Buttington Quarry other than shale/clay to date.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We would formally request that these two Resources Safeguarding areas are removed from the quarry area of the inset map P59 so that allocation and development of the employment land P59 EA1 is not unduly impeded / delayed by incorrect, misleading information.

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

5939.V3 17/07/2015  Summary: Buttington Brickworks - Alternative Site

Source: Website registration

Type: Objection

Mode Written

Status Maintained

Additional material submitted

Document:Draft Deposit Map Document 2015, p.109

New Site

Map: P59: Buttington Brickworks - 2015

Issue: 2015: Deposit Draft-12. Alternative Sites

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: The inset map P59 does not show the area of land on the western side of the trunk road as being allocated for a residential development. This area of land was submitted as having development potential during the Candidate site process (ref 682) and more specifically proposed as residential on the plan with the Additional information submitted in a letter 6th September 2013.

This residential development would be developed alongside the proposed, adjacent employment site, facilitating a sustainable travel to work option for the proposed allocated employment land at Buttington Quarry.

This area of land (filled green on the attached plan, Plan 1) is a Brownfield site. It has been previously formed the Buttington rail siding and has had a number of uses over the past 100 years. Wynstay Farmers had a warehouse on the plot, it has also been used as a livestock depot with pens and brick loading yard complete with weighbridge and has more latterly used for general storage. This brown field site was included in the submission to the Candidate sites process together with the main quarry site (Candidate site ref 682) . We are not aware of any formal rejection of this proposal and strongly believe that there is excellent potential for the use of this land for residential use in connection with the newly allocated, adjacent employment land, the reasons for which are outlined below.

There are a number of proposed points of policy in the proposed LDP document which relate to the siting of a residential development which support our proposal:-

2.4.1-5 (LDP objective 14) The site provides a sustainable travel to work option co-locating employment, housing and public transport routes. It is recognised that a development of this size would normally be allocated in towns and villages but due to the geographical restrictions (flood plain, hills) to large developments in and around Welshpool, the LDP must consider that a growth in employment land (as has increasingly happened the Buttington area) should correlate with an increase in local housing in the Buttington area. These restrictions for development in certain towns are identified in section 3.4.24 which explains how the LDP should seek to allocate such housing allocation to neighbouring settlements. Although Buttington is not a town or large village, its immediate proximity to Welshpool should allow for some residential allocation to be made. Buttington is taking the employment land overspill from Welshpool; it should therefore be both logical and sustainable for it to take a portion of Welshpools residential requirement too.

2.4.1-17 (LDP objective 3) The allocation would utilise a disused brown-field site.

2.4.1-22 (LDP objective 1) Would help to achieve the LDPs target of 5519 new homes during the plan period. Previous house building targets being missed by quite a margin.

2.4.1-30 The nature and location of the development means that the target for the percentage of affordable homes on this development could be met.

2.4.1-32 (LDP objective 14) Would help to encourage a healthy lifestyle by being within proximity of several existing and proposed places of employment providing viable options for walking and cycling to work.

2.4.1-35 The location of this proposed development would provide sustainable and efficient access to the out of county hospital services in Shrewsbury that are acknowledged not to exist in Powys.

2.4.1-37 The development would be located directly on the Shrewsbury to Welshpool bus route providing sustainable transport links. Provision could easily be made for a dedicated off highway, bus stop in both direction providing a much safer method to collect/drop off passengers.

2.4.1-38\* (LDP objective 2) The development would have direct access on a trunk road proving excellent transport links. No further improvements to highway infrastructure in this area are required.

The development should be viewed as infill development as the site is bordered all around by the railway, trunk road and existing residential dwellings. It is acknowledged that development of this type would usually be allocated in towns and villages but as 3.4.5 of the written statement explains, judgment must be used when a proposed development is in close proximity to a town and have good public transport links. Both of which apply to the Buttington site.

The above references to proposed LDP policy provide a sound argument to support the proposed allocation for residential use to be given to the Buttington rail siding land. This would make best use of a piece of Brownfield land that would have no other feasible use.

It is estimated that up to 25 dwellings could be built on this plot providing 2/3 bedroom accommodation and the plot size is estimated to be between 2.5 - 3 acres. It should be

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5939.V3** 17/07/2015  Summary: Buttington Brickworks - Alternative Site

Source: Website registration Type: Objection Mode Written Status Maintained

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clear that highway access to the proposed residential site would be achievable at the northern end of the site as was shown on the plan submitted on 6/9/13 in our candidate site additional submission. The highways scheme for the new highways access to the employment land can be amended to include access provision to this land on the other side of the A458 trunk road. We would be pleased to provide any further information to the Council upon request regarding this proposed allocation.

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We believe we have demonstrated a sound argument for the inclusion of the area marked green on the attached plan (Plan 1) for allocation for residential use in connection with the development of the neighboring proposed employment land at Buttington Quarry. Therefore we request that the area marked green on plan 1 be allocated in the LDP for residential use.

Council Response: 0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: The site was submitted in the original candidate site submission in 2011.

Council Response: 0

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**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Buttington Quarry Candidate site ref 682.

Council Response: 0

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5939.V4** 19/07/2015  Summary: Buttington Brickworks - Amend site boundaries

Source: Website registration Type: Objection Mode Written Status Maintained

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Additional material submitted

Document: Draft Deposit Map Document 2015, p.109 Site: 682/2751/P59 EA1 Buttington Brickworks & Quarry Amend Site

Map: P59: Buttington Brickworks - 2015 Issue: 2015: Deposit Draft-11. Allocated Sites

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## Appendix 1 - Deposit LDP Reprs & Responses by Refpoint, Cabinet 15-12-15

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

5939.V4 19/07/2015  Summary: Buttington Brickworks - Amend site boundaries

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: As owners of the above candidate site ref no. 682 we are pleased to see that the Buttington Quarry site has been allocated as employment land alongside the existing employment site located at the former brickworks. There are, however, a number of items on the inset map, to which we object, and would like to comment as follows: The red hatched area does not represent the area that was put forward to the Candidates site process. Amendments have been made on a plan which is being submitted with this representation and we therefore request that the enclosed plan (Plan 1) is received as duly made together with this written representation. Following recent consultation with Tanya Dearing of Powys County Council the area has been amended to more accurately reflect the proposed finished restored levels of the quarry. This was also discussed at a meeting on 08/11/13 with Tanya Dearing of the LDP team together with Gary Nancarrow of Flintshire County Council whom Powys are currently employing to deal with mineral matters.

Having also brought this matter to the attention of Mr Tom Evans of Flintshire County Councils minerals department during a site visit in July last year he commented in an email as follows, ..that the northern most part of the quarry void (extension area) had not been included in the allocation, and that in my opinion it would be rational to include it or risk leaving a vacant undeveloped area that could compromise prospective development within the allocation area. Mr Evans raised this point with Tanya Dearing in July 2014. She agreed it would be logical to include the said area and stated that the existing deposit draft plan could be amended to allow its inclusion.

Furthermore an email from Tanya Dearing dated 20/08/14 stated that the Council had 'made a genuine error' relating to the allocated area citing mapping problems and that the Council ...obviously need to map the extent of the quarry that is realistically developable.

The red hatched area shown on the enclosed plan (Plan 1) has been extended in some places (hatched red) and reduced in others (edged black). This keeps the amount of employment land allocated the broadly the same, whilst more accurately reflecting the land that can practically be utilised for development. It also ensures the quarry levels can be engineered/restored in the appropriate manner. This amended area would also allow for the inclusion of an access corridor that would link the allocated area to the permitted new site access point marked X on the attached plan (Plan 1).

The revised red hatched area also more accurately reflects the green line on the plan of the 1997 mineral review for the Buttington site which separated the industrial land from the quarry land. As requested by Tanya Dearing in a recent telephone conversation there is also a stand off from the geological SSSI but we would like to point out that as the rock exposure is a 'geological SSSI', its characteristics and important features would not be impacted in any way by developing the adjacent land.

The site owners would like to point out that the plan submitted in the 2011 Candidate sites submission included all of the quarry land and certainly the extended red hatched area that are proposed on the attached plan. It should also be made clear that from a Civil engineering point of view it would be almost impossible to deliver and develop the existing red hatched area without the extended areas being included as part of the scheme.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Inset map P59 should be amended to show the amended area of land (hatched red and shown as P59 EA1) as marked on the enclosed Plan 1, as allocated for employment land in the adopted version of the LDP.

Council Response:

0

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**Question: 3e. (ii) Allocation No:**

Representation Texts: P59 EA1

Council Response:

0

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5939.V4** 19/07/2015  Summary: Buttington Brickworks - Amend site boundaries

Source: Website registration

Type: Objection

Mode Written

Status Maintained

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**Question: 3e. (ii. Candidate Site No/Name**

Representation Texts: Buttington Brickworks Candidate sites number 682

Council Response:

0

by: Representation No

Filtered to show: (all of) Stage=V; Status=M

RefPoint: 35.1089

4212 Thomas, Mr &amp; Mrs Derek and Jean

Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

4212.V2 17/07/2015  Summary: Objection Cnadidate Site 1089/5785 (Not included Rural Settlement)

Source: Type: Comment Mode Written Status Maintained

Document:Draft Deposit Map Document 2015

Site: 1089/5785 Llanfilo, Brecon, Powys

Issue: 2015: Deposit Draft-14.Miscellaneous

Question Representation Texts

**Question: Council Response**

Representation Texts: This representation is considered to be in support of the Deposit Local Development Plan in that the Representor objects to the candidate site reference 1089 which is not proposed to be allocated. The Site Status Report concludes that the location unsuitable for large scale housing and that it's allocation would be contrary to national planning policy and the sustainable settlement hierarchy of the Powys LDP. No changes are therefore required.

Council Response: 0

**Question: 3d. (i) Representation Details**

Representation Texts: The sites have not been confirmed but this objection is in case applicants appeal. Llanfilo is totally unsuited for development. The roads are narrow and dangerously full of bends. The drainage and water etc is restricted.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: The sites have not been confirmed but this objection is in case applicants appeal. Llanfilo is totally unsuited for development. The roads are narrow and dangerously full of bends. The drainage and water etc is restricted.

Council Response: 0

**Question: 3e. (ii) Candidate Site No/Name**

Representation Texts: Candidate Site 1089/5785 Llanfilo, Brecon, Powys

Council Response: 0



by: Representation No

Filtered to show: (all of) Stage=V; Status=M

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**LDP Document: 36 Strategic Environmental Assessment (SEA) Environmental Report Deposit Stage (June 2015)****RefPoint: 36.1 SEA Environmental Report (June 2015)****5197 Natural Resources Wales**

Rep'n/Para/Policy	AccessnNo	DateLodgd	Late?	Status	Modified	Summary
5197.V63		20/07/2015	<input type="checkbox"/>			Summary: SEA Environmental Report (June 2015)
Source: Email		Type: Comment		Mode: Oral (Examination)		Status: Maintained

Document:SEA Environmental Report (June 2015), p.1

Question	Representation Texts
<b>Question: 3d. (i)</b>	<b>Representation Details</b>
Representation Texts:	<p>Thank you for giving Natural Resources Wales the opportunity to comment on the SEA Environmental Report of the Powys Local Development Plan (LDP) Deposit Draft June 2015. We have the following comments and suggestions which are set out below.</p> <p>Our purpose is to ensure that the natural resources of Wales are sustainably maintains, used and enhanced, now and in the future.</p> <p>Our comments are made in the context of our roles as a consultation body under the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004, and as advisers to Welsh Government on the natural heritage and resources of Wales and its coastal waters.</p> <p>Please note that our comments are without prejudice to any comments we may wish to make when consulted on any subsequent strategy consultations. At the time of any other consultation there may be new information available which we will need to take into account in making a formal response.</p> <p>We welcome and support the efforts made in undertaking this Sustainability Appraisal which describes the key environmental effects anticipated as a result of the implementation of the preferred spatial strategy and policies contained in the Deposit Draft LDP.</p> <p>It is noted that many of our comments presented at the Baseline Scoping Stage, Pre-Deposit draft Environmental Report and Initial Deposit Stage Environmental Report have been taken into consideration.</p> <p>Section 1 - Introduction As noted in 1.1.3 a Habitats Regulation Assessment (HRA) has also been prepared which has been prepared separately. Our comments on the deposit plan and HRA are made under separate cover.</p> <p>Section 3 - Review of Plans, Programmes and Policies We are satisfied that a review of other plans, programmes and policies, consideration of the environmental context of Powys and the identification of a list of environmental issues specific to the County has provided a firm baseline against which the SEA of the LDP has been undertaken. This baseline has also been used to define a set of SEA Objectives that have been used to support the assessment of the key components of the Deposit Draft LDP. Table 3.2 provides a useful summary of the key messages identified during the review.</p> <p>We note that reference is now made to the One Powys Plan 2014 – 2017 and the Dyfi Biosphere as requested in our previous comments.</p> <p>We are also satisfied that reference is now made to the European Sites Management Plans as an indicator of the current status</p>

by: Representation No

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Rep'n/Para/Policy	AccessNo	DateLodgd	Late?	Status	Modified	Summary
5197.V63		20/07/2015	<input type="checkbox"/>			Summary: SEA Environmental Report (June 2015)
Source: Email				Type: Comment		Mode Oral (Examination)
						Status Maintained

#### Section 4 – Baseline Context and Environmental Issues

We are satisfied that a satisfactory baseline data context has been identified that has led to the identification of key environmental issues specific to Powys (Table 4.1).

#### Section 5 – Methodology Framework

We are satisfied that the methodology including the SEA Objectives used to assess the key components of the Deposit Draft LDP are satisfactory.

It is noted that the SEA methodology has been significantly changed since the Pre-deposit version and provides a more robust, cohesive and coherent framework against which to test the plan.

More specifically it is acknowledged that the alternative spatial options have now been assessed against the SEA objectives which ensures a consistency in methodological approach and also ensures as identified that the preferred strategy remains the most appropriate when considered against reasonable alternatives.

It is acknowledged that alongside the SEA that a Sustainability Appraisal (SA) has also been undertaken which has considered the LDP's integration with sustainability 'capitals' Natural, Social, Human, Infrastructure and Financial and as such there is considerable overlap between these capitals and the SEA Objectives. It is also acknowledged that the findings of the SEA have informed the SA of the Deposit Plan.

With regards to the assumptions identified in 5.6.2, the reference made to the Environment Agency's Flood Zones needs to be amended to Natural Resources Wales.

#### Section 6 – Assessment

The SA of the Deposit Plan, includes 18 objectives which provides a framework and structure to evaluate the likely significant effects of the Deposit Plan.

The assessment of the 16 LDP Objectives has been undertaken by assessing their compatibility with the SEA Objectives and are listed in Table 6.1. Broadly, the assessment of the LDP Objectives indicates that a high proportion are compatible with the SEA Objectives. NRW is satisfied that where incompatibilities are identified that other plan policies will ensure compatibility e.g. policies relating to location of development and protection and enhancement of biodiversity.

A high number of uncertainties between the objectives are identified within this table, and we wonder if some of the uncertainties are due to the LDP objective not being 'applicable' to the spatial strategy component. If this is the case and in order to remove some of the uncertainties we advise that a 'non applicable' category should be added to the key. The same applies to Table NTS5 where a lot of uncertainties are identified.

It is also recognised that some of the uncertainties are due to some of the objectives being non-spatial and that locations of some developments that will come forward under some of the policies are unknown.

With regards to the spatial strategy options assessed and detailed in 6.3.2, we have concerns regarding the delivery of the proposed level of land allocated for employment uses and question if the allocation of 49ha of land for employment use is realistic. Please see our comments on the Deposit LDP for further details of our concerns.

Section 6.4 provides details of the Assessment that has been carried out with regards to the draft policies.

With regards to Policy TD3 that relates to Montgomery Canal which is a Special Area of Conservation and Policy M1 that enables extensions to existing mineral sites. NRW agrees that Policy TD3 should be amended to include reference to the need for a Habitats Regulation Assessment to be undertaken to assess the impacts of any development proposal. NRW is also satisfied as identified that Policy DM1 should ensure the protection and enhancement of biodiversity.

Section 6.5 provides an assessment of the site allocations and the detailed assessment is provided in Appendix 3b, 3a and 3c.

With regards to the Assessment of Cumulative Effects, we are satisfied that the assessment has identified that the cumulative effect of the draft policies are either minor negative

by: Representation No

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

5197.V63 20/07/2015  Summary: SEA Environmental Report (June 2015)

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

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or significantly positive.

Section 6.7 provides details of the mitigation that has been identified to prevent, reduce and as far as possible offset any adverse environmental effects that the assessment has found. It is noted that policy DM1 mitigates against any adverse effects against the natural environment including designated sites and habitats, soil and water and landscape associated with all development.

Section 7 – Conclusions, Next Steps and Monitoring

Overall, the assessment has identified that the majority of the SEA Objectives will experience positive effects as a result of the implementation of the Deposit Draft LDP policies.

It is anticipated that the Deposit Draft LDP will be supportive of the delivery of other plans and programmes, particularly where they relate to the protection and enhancement of the environment.

We thank you for consulting with Natural Resources Wales and trust that our advice will be taken into consideration.

(This text contained in Letter 2 of NRW correspondence - from Angharad Crump, Senior Conservation Officer)

Council Response: 0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Refer to Representation Details above.

Council Response: 0

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**6155 Loveridge, Mr Alan**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6155.V2 20/07/2015  Summary: SEA Report - Intensive Farming in Powys

Source: Email Type: Comment Mode Written Status Maintained

Document:SEA Environmental Report (June 2015), p.1

Issue: 2015: Deposit Draft-14.Miscellaneous

Question Representation Texts

**Question: 3d. (i) Representation Details**

Representation Texts: This representation applies to Intensive Farming in Powys.

I am aware of 139 poultry units consented by Powys CC since 1 January 2008. These continue to be consented at an alarming rate – 17 have been consented since 1 January 2014. I understand that many more – possibly hundreds – are planned for this area (Powys and the border counties). Poultry units are responsible for numerous emissions:

- Poultry dust (including dangerous PM10s and PM2.5s). This is classified by the Health and Safety Executive as a Substance Hazardous to Health. It contains faecal matter, skin, feathers, feed, bedding, proteins, fungal and bacterial species, various endotoxins odour, nitrogen, phosphorous, heavy metals, methane and nitrous oxides (possibly 9 tonnes of dust per year are produced by 80,000 broiler chickens);
- Bioaerosols which contain bacteria, fungi, microbial toxins, allergens and organic dust;
- Dirty wash-out water which needs to be contained within the drainage system;
- Contaminated surface water which needs to be contained within – or treated by – the drainage system;
- Ammonia, with resultant depositions as nitrogen and acid with detrimental impact on Protected Sites; and
- Noise and odour that impact local residents.

1. Environment

The extracts from Topic Papers in the Appendix to this representation advise that emissions and pollution from Intensive Farming are having a significant detrimental impact on Protected Sites in Powys.

The latest advice from NRW in this area is that “the receiving environment may have reached its capacity to absorb the additional pollutants”.

Powys CC is the Competent Authority:

- “Local authorities have a duty to have regard to the conservation of biodiversity in exercising their functions” (NERC)
- “A public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales” (Environment (Wales) Bill)

As Competent Authority, Powys CC has the responsibility for assessment of pollution and pollution control for poultry units with less than 40,000 birds (the vast majority of applications). NRW has the responsibility for applications over 40,000 birds as these need an industrial permit.

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6155.V2 20/07/2015  Summary: SEA Report - Intensive Farming in Powys

Source: Email

Type: Comment

Mode Written

Status Maintained

Powys CC relies on the consultee letter from Natural Resources Wales (NRW) which does not consider that it is in a position to effectively refuse a planning application. NRW usually issues a "No Objection" consultee letter followed by serious and significant recommendations.

It is essential that Powys CC takes heed of its responsibilities as Competent Authority for the environment, and

- seriously consider NRW's recommendations without relying on NRW's consultee letter – together with "No Objection" statement - on the assumption that NRW is the Authority;
- makes its own assessments of the effect of these developments both individually and in combination with other developments (in accordance with the Habitats Directive article 6.3 and The Conservation of Habitats and Species Regulations clause 61 (1)).

### 2. Landscape

The draft LDP documents include several references to the impact of wind turbines on the landscape.

I have not seen any reference to the impact of Intensive Farming units on the landscape, and I suggest that the visual impact of most Intensive Farming units have a more profound impact. A typical 80,000 bird broiler unit would have a footprint of 1.5 acres. These are large rectilinear industrial masses completely out of context with Powys' outstanding rolling hills and natural beauty. Feed bins are usually the dominant feature of these developments.

In addition the "landscaping" schemes that are usually adopted are no more than a row of trees, which themselves can look out of context in Powys' landscape. These trees are usually deciduous meaning that the development is visible in winter. Planning conditions often require that the trees should be in place for at least 5 years which is only enough time for the trees to get established.

### 3. Human Health

We understand from discussions with NRW and Powys CC that there is no evidence concerning any risk to human health of dust and bioaerosols emitted from poultry units.

Dr M Lyons, OBE, National Lead for Health Protection, Public Health Wales advises that "there is considerable uncertainty about the health risks (of bio-aerosols) to local residents". (please ask if you would like a copy of Dr Lyons' letter)

A typical 80,000 bird broiler worker is employed for about 3.8 hours per day, egg-layer workers have longer hours. Poultry unit workers have limited exposure to dust and bioaerosols and access to personal protective equipment. Neighbouring residents are subjected to dust and bioaerosols for 24 hours a day without the use of personal protective equipment.

Powys CC has not adopted Ms Lyons' recommendations for:

- Dust management Plans
- PM10s not to be exceeded at any sensitive receptor
- Odour from manure spreading to be assessed cumulatively with odour from the developments; and
- Noise management plans should always include operational noise (work and vehicles on site) – (this is sometimes included)

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6155.V2 20/07/2015  Summary: SEA Report - Intensive Farming in Powys

Source: Email

Type: Comment

Mode Written

Status Maintained

Appendix – Extracts from LDP Topic Papers

Topic Paper - Natural Heritage

7.9 Many of the habitats and ecosystems in Powys are sensitive to air pollution, particularly mosses, liverworts and lichens. Some pollutants are generated locally such as ammonia from poultry units and agricultural fertilisers.

8.22 One of the main issues identified is the pollutant ammonia. There is a level of regulatory control of ammonia through the Environmental Permitting Regulations 2010, which through a permitting process, controls emission to air, water and land from industrial sources that also includes from the intensive indoor rearing of poultry. However, a permit is not required for those poultry units which house less than 40,000 birds and this accounts for the majority of this type of application received in Powys.

Topic Paper - Environment – Pollution and Flooding

6.3.8 Emissions from livestock units result in local hotspots of high ammonia concentrations and deposition around installations. It should be noted that this occurs against a background of high nitrogen deposition across the county

6.3.9 The guidance highlights the planning authority's responsibility to consider all impacts and to demonstrate that the development will not have an adverse effect on the site integrity of international and nationally designated sites.

8.3.1 The Water Framework Directive requires all the water bodies (e.g. rivers, streams, lakes and canals) in Powys to have achieved a good status by 2015. The Powys LDP must assist in contributing to reaching and maintaining this target by looking at the issues impacting on the water environment in Powys and seeing if the planning system can do anything to resolve them. This includes looking at the issues highlighted in this topic paper on the impact of intensive farming

9.5.2 A large number of the Special Areas of Conservation (SACs) in Powys contain habitats where the background levels of nitrogen deposition exceed what is considered to be safe for that particular habitat. The majority of these emissions (30-50%) result from intensive livestock farming

Topic Paper - Environment – Pollution and Flooding

6.3.14 The APIS website gives a detailed breakdown of the main sources that contribute to the background levels of nitrogen deposition at each site. For each of the SACs "Livestock Emissions" were overwhelmingly the largest pollutant accounting for between 35% and 51% of the total emissions on each site. This is a problem compounded by the growing number of intensive poultry units throughout the county.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Environment  
 It is essential that the Powys LDP conveys the message that Powys CC is the Competent Authority for assessing the impact of intensive farming developments on the

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6155.V2** 20/07/2015  Summary: SEA Report - Intensive Farming in Powys

Source: Email

Type: Comment

Mode Written

Status Maintained

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environment.

- Individually
  - In-combination; and
  - in addition to manure land-spreading
- Landscape

I recommend that the LDP should include a provision for landscaping schemes to

- Include a proportion of evergreen trees;
- Make greater use of earth bunding;
- Require trees and bunding to be maintained for the life of the development; and
- Require feed bins to be limited to the height of the building and positioned behind buildings;

Human Health

I recommend that the LDP should require Powys CC to:

- Adopt Ms Lyons' recommendations;
- Work with national health authorities to establish the risk to human health of intensive farming developments

Council Response:

0

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by: Representation No

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by: Representation No

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**LDP Document: 37 Sustainability Appraisal (SA) Report June 2015**

**RefPoint: 37.1 Sustainability Appraisal (SA) Report June 2015**

**6155 Loveridge, Mr Alan**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6155.V1** 20/07/2015  Summary: Sustainability Appraisal (SA) Report June 2015 - Intensive Farming in Powys

Source: Email Type: Comment Mode Written Status Maintained

Document:Sustainability Appraisal (SA) Report June 2015, p.1

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question Representation Texts*

**Question: Council Response**

Representation Texts: These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound. The LDP does not contain a specific policy relating to intensive livestock units. The LPD contains policies which cover amenity, environmental and landscape impacts. 1) It is not within the scope of the LDP to identify the areas for which the LPA are the competent authority or the LPA's responsibilities in respect of specific schemes as regard will be given to any relevant duties in determining specific planning applications. 2) The (DM) policy on landscape seeks to ensure that developments do not unacceptable adversely affect the landscape. It is not considered to be necessary to set out specific requirements in respect of landscaping schemes as the detail of such schemes will depend on the location and characteristics of the individual development. The suggested requirement for trees and bunding to be maintained for the life of the development would, where necessary, form part of a condition, and again this level of detail is not required to be incorporated within the policy. 3) Therefore the LDP does not contain specific guidance on the impacts of intensive livestock units. The impact of developments on the amenity of nearby residents is a material planning consideration. Policy DM10 – Amenities and the supporting text to this policy requires developments to respect the amenity of neighbour uses including air quality issues. The matters raised in this respect are matters to be considered at the planning application stage where appropriate.

Council Response:

0

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by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6155.V1 20/07/2015  Summary: Sustainability Appraisal (SA) Report June 2015 - Intensive Farming in Powys

Source: Email

Type: Comment

Mode Written

Status Maintained

Protected Sites; and

- Noise and odour that impact local residents.

## 1. Environment

The extracts from Topic Papers in the Appendix to this representation advise that emissions and pollution from Intensive Farming are having a significant detrimental impact on Protected Sites in Powys.

The latest advice from NRW in this area is that "the receiving environment may have reached its capacity to absorb the additional pollutants".

Powys CC is the Competent Authority:

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6155.V1 20/07/2015  Summary: Sustainability Appraisal (SA) Report June 2015 - Intensive Farming in Powys

Source: Email

Type: Comment

Mode Written

Status Maintained

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**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6155.V1** 20/07/2015  Summary: Sustainability Appraisal (SA) Report June 2015 - Intensive Farming in Powys

Source: Email

Type: Comment

Mode Written

Status Maintained

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Topic Paper - Environment – Pollution and Flooding

6.3.14 The APIS website gives a detailed breakdown of the main sources that contribute to the background levels of nitrogen deposition at each site. For each of the SACs “Livestock Emissions” were overwhelmingly the largest pollutant accounting for between 35% and 51% of the total emissions on each site. This is a problem compounded by the growing number of intensive poultry units throughout the county.

Council Response:

0

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts:

Environment

It is essential that the Powys LDP conveys the message that Powys CC is the Competent Authority for assessing the impact of intensive farming developments on the environment.

- Individually
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- in addition to manure land-spreading Landscape

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Council Response:

0

by: Representation No

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**RefPoint: 37.2**

**6122 Norton Civic Society**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

6122.V1/1.0/ 13/07/2015  Summary: Amendments to SA Appendix 4 - Norton

Source: Website registration Type: Objection Mode Written Status Maintained

Document:Sustainability Appraisal (SA) Report June 2015, p.4, para.1.0

Issue: 2015: Deposit Draft-01. Preparation, Process and Plan Strategy

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: We wish to advise amendments to the "Sustainability Appraisal Appendix 4" for Norton as there are material inaccuracies in the assessments made on certain indicators.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: 1. ERROR in assessment of the following indicator: "Is the settlement served by mains water supply and mains drainage (sewerage) with systems which have adequate capacity to serve both existing and proposed development or which are realistically capable of being upgraded to meet the demands of new development?" Assessed as green however sewage treatment works at Norton is at capacity (per Welsh Water advice).  
 2. ERROR in assessment of the following indicator: "Can settlement growth be accommodated without adversely impacting on areas of special environmental/ecological value (protected habitats, species, wildlife sites etc)?" Assessed as green however the development ecological survey has found presence of EPS.  
 3. CORRECTION to the assessment that Governance has been assessed as green. Present County Councillor Garry Banks has not supported "growth in the settlement".  
 4. ERROR to the assessment made for Norton in the following indicator: "Does the settlement have any groups/organisations that support local business and economic opportunities?". This has been marked as green but in fact there are no "groups/organisations that support local business and economic opportunities" in Norton.  
 5. ERROR in the assessment of the following indicator: "Does the settlement provide job opportunities?" This has been assessed as green but there are no employment opportunities neither are there any employers for such opportunities in the Settlement of Norton village  
 6. ERROR in the assessment of the following indicator: "Given the factors known about the settlement (including the choice of land put forward as candidate sites), is it considered that the settlement has realistic potential for development and growth? (consider environmental and infrastructure constraints that may impact on site viability and probability, accessibility to services, transport links, planning history, market demand in the local area etc)." This indicator has been incorrectly assessed as Green when in fact the Settlement does not have "realistic potential for development and growth" under all the criteria specified in the indicator.  
 7. ERROR to the assessment given to the indicator: "Can the settlement grow without adversely affecting protected or sensitive areas of built heritage?". There is insufficient evidence to specify a definite answer but there is evidence of some sensitive heritage buildings in Norton.

Council Response: 0

by: Representation No

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**LDP Document: 38 Habitats Regulations Assessment (HRA) Screening Report (HRA) LDP Deposit June 2015**

**RefPoint: 38.1 HRA Screening Report LDP Deposit June 2015**

**4177 Natural England**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4177.V2** 20/07/2015  Summary: HRA Screening Report LDP Deposit June 2015 - River Wye SAC

Source: Email Type: Comment Mode Written Status Maintained

Additional material submitted

Document:HRA Screening Report LDP Deposit June 2015, p.1

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question Representation Texts*

**Question: Council Response**

Representation Texts: The Council propose to amend the HRA Screening Report to make reference to Council's support for the Nutrient management plan as suggested by the representor. See Focused Changes for details.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: With regard to our interests, we are satisfied that the plan is sound and legally compliant. However, we recommend minor modifications to both the Local Development Plan (LDP) and the HRA with regard to the River Wye Special Area of Conservation (SAC). These modifications would confirm Powys Council's commitment to working with partners to achieve the favourable conservation status of the River Wye SAC by 2027, through the catchment-wide Nutrient Management Plan (NMP) process. The NMP is critical to underpinning the HRA's conclusion that the Local Development Plan has no likely significant effects on the River Wye SAC.

The River Wye SAC  
 Habitats Regulations Assessment Screening Report (Document 19)  
 We would refer you back to our previous response (attached). As we previously stated it is our view that in order to reply on the NMP to avoid likely significant effects on the River Wye SAC, the LDP needs to firmly commit Powys Council to the NMP 'process'. Whilst the NMP itself has recently been finalised, further work is required to define the actions which partners will take in order to achieve favourable conservation status by 2027. As these conversations are ongoing, Powys Council needs to be signed up to the NMP 'process' and committed to working with partners and to undertaking any actions which fall to it (by agreement).

We acknowledge that the Powys Council have made some changes to their HRA which have in part addressed part of our concerns. It is our view however that the wording should be changed to commit Powys Council to the NMP process, stating that a "range of partners including Local Planning Authorities and Water Companies who will need to have regard to the plan and the



by: Representation No

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Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

4177.V2 20/07/2015  Summary: HRA Screening Report LDP Deposit June 2015 - River Wye SAC

Source: Email Type: Comment Mode: Written Status: Maintained

commitment to deliver its actions" (p65) is not sufficient to ensure protection of the River Wye SAC. Please note that the River Wye SAC NMP Action Plan Version 1 was published November 2014.

TAKEN FROM SEPTEMBER 2014 RESPONSE

Habitats Regulations Assessment Screening Report (Document 19)

At the pre-deposit stage, the HRA Screening report concluded that the Local Development Plan had the potential to have likely significant effects on the following European sites in England:

- Downton Gorge SAC
- River Clun SAC
- River Dee and Bala Lake SAC
- River Wye SAC

Likely significant effects on Downton Gorge SAC, the River Clun SAC and the River Dee and Bala Lake SAC have now been screened out. Natural England is satisfied with this conclusion.

Further screening work has been undertaken with regard to the River Wye SAC. Our comments on this are as follows.

The River Wye SAC

Natural England welcomes the recognition that the River Wye SAC is sensitive to pollution, particularly water quality and nutrient enrichment (HRA Appendix 3 – Site vulnerabilities). We welcome the references to the Nutrient Management Plan for the River Wye SAC within the HRA.

The HRA states that "The River Wye Nutrient Management Plan addresses the in combination impacts of the LDP, surrounding development plans and existing discharge and abstraction along the river" (p45). It goes on to advise that the focus of additional HRA work should therefore be on other impacts, e.g. habitat loss, loss of connectivity and disturbance.

It is Natural England's view that in order to rely on the NMP to avoid likely significant effects on the River Wye SAC, the LDP needs to firmly commit Powys Council to the NMP 'process'. Whilst the NMP itself has recently been finalised, further work is required to define the actions which partners will take in order to achieve favourable conservation status by 2027. As these conversations are ongoing, Powys Council needs to be signed up to the NMP 'process' and committed to working with partners and to undertaking any actions which fall to it (by agreement). Stating this commitment within the LDP supports the HRA's conclusion that the LDP does not result in likely significant effects on the River Wye SAC.

We recommend a minor modification to the supporting text for policy DM1 – Strategic Planning Matters; this policy includes a requirement that all proposals do not compromise, or unacceptably adversely affect the natural environment, integrity or conservation objectives of European sites (9.i) (© 16.26). We recommend amending the supporting text to include reference to the NMP and Powys Council's commitment to this process and any resulting actions which should fall to the council.

We also recommend amending the HRA to explain that the NMP 'process' is ongoing and confirm Powys' commitment to this. We suggest incorporating this into the paragraphs which already refer to the NMP (pages 42 & 45).

It is our view that the changes which we have recommended would make it clear that Powys are cooperating fully with the NMP process, and that this would underpin the HRA's conclusion that there are no likely significant effects on the River Wye SAC as a result of the Local Development Plan.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: We also recommend amending the HRA to explain that the NMP 'process' is ongoing and confirm Powys' commitment to this. We suggest incorporating this into the paragraphs which already refer to the NMP (pages 42 & 45).

It is our view that the changes which we have recommended would make it clear that Powys are cooperating fully with the NMP process, and that this would underpin the HRA's conclusion that there are no likely significant effects on the River Wye SAC as a result of the Local Development Plan.

Council Response:

0

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**4177.V2** 20/07/2015  Summary: HRA Screening Report LDP Deposit June 2015 - River Wye SAC

Source: Email

Type: Comment

Mode Written

Status Maintained

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by: Representation No

Filtered to show: (all of) Stage=V; Status=M

**5197 Natural Resources Wales**

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V2** 20/07/2015  Summary: HRA Screening Report - Disagree with Conclusions of HRA for Granllyn SAC (Guilsfield)

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:HRA Screening Report LDP Deposit June 2015, p.1

Issue: 2015: Deposit Draft-11. Allocated Sites

*Question Representation Texts*

**Question: 3d. (i) Representation Details**

Representation Texts: (Contained in Cover Letter from Martin Cox, Head of Operations - Mid Wales, dated 16 July 2015)

With regard to the HRA of the Plan, our main concern relates to the assessment that has been undertaken for the Granllyn SAC, where we disagree with the conclusions of the HRA. We would welcome discussions with you on this issue also. Our detailed comments on the HRA are set out in Annex 2.

Council Response: 0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: With regard to the HRA of the Plan, our main concern relates to the assessment that has been undertaken for the Granllyn SAC, where we disagree with the conclusions of the HRA. We would welcome discussions with you on this issue also.

Council Response: 0

*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**5197.V62** 20/07/2015  Summary: HRA Screening Report LDP Deposit June 2015

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

Document:HRA Screening Report LDP Deposit June 2015, p.1

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

5197.V62 20/07/2015  Summary: HRA Screening Report LDP Deposit June 2015

Source: Email Type: Comment Mode Oral (Examination) Status Maintained

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Question Representation Texts

**Question: 3d. (i) Representation Details**

- Representation Texts:
1. @38.1 Section 3.4: We consider it would be clearer if the Habitats Regulations Assessment (HRA) listed the total number of European sites within the boundaries of Powys irrespective of whether they are wholly or partially within Powys.
  2. @38.1: You should consult Natural England on the Habitats Regulations Assessment of the Powys LDP for their advice with regard to European sites in England which are likely to be effected by the plan.
  3. @38.1: Table 4: There are some minor errors in this table in the designations assigned to sites. Cors Fochno is also a SAC as well as a Ramsar. The River Tywi SAC is not within Powys.
  4. It is not clear what the HRA is referring to when it discusses 'lower tier plans'? If this refers to plans such as supplementary planning guidance and development briefs, that should be stated or defined somewhere in the HRA.
  5. @38.1 Section 3.14: The Newtown Bypass is included as a local project to be considered in the in-combination assessment. Other major infrastructure projects in Powys which are in the planning system or registered on the Planning Inspectorate website as Nationally Significant Infrastructure Projects should also be included in the in-combination assessment. Some of these projects are mentioned later in the HRA in the site specific assessments.
  6. @38.1 Granllyn: NRW do not agree with the conclusion regarding Granllyn SAC. Based on the information currently available to us, we do not agree that the two sites (P20 HC1 – land at Sarn Meadows and P20 HA1) are of low value for great crested newts. Providing mitigation for these sites may be more complex than has been set out in the HRA. We therefore consider that there should be further consideration of whether these allocations could be adequately mitigated before they are included as allocations in the Plan. We would welcome further discussion with PCC regarding this matter as soon as possible. We note that one of the allocations has an extant planning permission. It is unclear if this is for the entirety of the site and whether a HRA was completed for this permission. Further clarification is required, particularly in respect of any mitigation that was considered as part of the HRA.
  7. For Sarn Meadows, project level HRA screening is required for Granllyn SAC & Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC. Any further / fresh planning application at this site should provide a FCA informed by the latest flood modelling. For site Ref HC1 Land adj Celyn Lane, where the issues are Highways Improvement/local link road and closure of existing junction, development must avoid flood risk areas and Project level HRA screening is required for Granllyn SAC & Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC. The proximity of Granllyn SAC means there are sensitive ecological issues and liaison with NRW is required at pre-application stage; a European Protected Species Licence may be required. The site is approximately 650m away from the Granllyn SAC and 750m from the nearest breeding pond within the SAC. Great crested newts may be present on site therefore any development proposals concerning the site would require appropriate surveys to be undertaken in line with National Guidelines and mitigation measures to be identified and submitted in support of any application made for the site. This revised draft provides further consideration of potential implications of the proposals since the previous draft LDP, and issues raised by NRW have been considered. However there are a number of extant issues that still require further consideration. These include: (i) Effective consideration of issues concerning the long term provision of 'species' compensation areas including location, extent, and tenure. Failure to effectively consider these issues may mean that target ecological functionality cannot be achieved in the long term; (ii) Measures to address incidental capture/killing; ie ensuring the scope and implementation of new developments does not include the installation of roadside gullypots. Instead, the utilization of sustainable urban drainage schemes needs to be effectively considered including land take required for installing functional systems; (iii) Whether increased size of the [human] population of Guilsfield increases the likelihood of 'indirect' impacts affecting the SAC including disturbance, (illegal) introduction of fish, colonization of invasive non-native species such as Crassula helmsii. Further impacts could potentially arise if footpath networks need to be upgraded as a consequence of increased usage within the site [the above assessment refers to 80 new

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

5197.V62 20/07/2015  Summary: HRA Screening Report LDP Deposit June 2015

Source: Email

Type: Comment

Mode Oral (Examination)

Status Maintained

dwelling]. Consideration should be given to the future likelihood of footpaths networks requiring upgrades owing to increased usage. This could result in the potential loss of habitat. We welcome comments and design concepts concerning the provision of green corridors through development areas. We therefore advise that compensation areas incorporates features that will function for new migration and dispersal (as opposed to the provision of linear features through developments).

8. @38.1 River Wye SAC: NRW consider that the in combination effects of development in Herefordshire and Powys needs greater consideration in the LDP, particularly in terms of water abstraction. Herefordshire County Council produced a deposit draft Local Plan in spring 2014 and NRW sent a consultation response to the Council on the HRA element in July 2014. The HRA raised issues relating to water quality and quantity in relation to three particular allocations (Ross on Wye, Leominster and Hereford itself). The Herefordshire Local Plan identified the potential for significant adverse effects on the SAC. It included consideration of Powys's LDP in the cumulative/in combination effects study, but the mitigation for this derived from the River Wye Nutrient Management Plan, and this document does not specifically include the River Wye in Powys. As the Wye Nutrient Management plan is mainly assessed for the England catchment (only the River Lugg in Wales) the extent to which it can be used as evidence / mitigation for the Wye SAC HRA is limited. NRW's response (dated 3rd July 2014) to the Herefordshire Local Plan HRA contained the following and these comments still apply:

"Whilst we welcome the efforts made by Herefordshire to address these {water pollution} issues, notably in the development of the Wye SAC Nutrient Management Plan and in seeking external expertise on the matter, we do retain some concerns regarding the effect of proposed development on the water quality in the Wye SAC. This will require continued dialogue around the development of the NMP Action Plan and we reiterate our request that NRW continue to be included in discussions on nutrient management in the Wye SAC."

(Text contained in Annex 2 to NRW letter).

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

- Representation Texts:
1. @38.1 Section 3.4: We consider it would be clearer if the Habitats Regulations Assessment (HRA) listed the total number of European sites within the boundaries of Powys irrespective of whether they are wholly or partially within Powys.
  2. @38.1: You should consult Natural England on the Habitats Regulations Assessment of the Powys LDP for their advice with regard to European sites in England which are likely to be effected by the plan.
  3. @38.1: Table 4: There are some minor errors in this table in the designations assigned to sites. Cors Fochno is also a SAC as well as a Ramsar. The River Tywi SAC is not within Powys.
  4. It is not clear what the HRA is referring to when it discusses 'lower tier plans'? If this refers to plans such as supplementary planning guidance and development briefs, that should be stated or defined somewhere in the HRA.
  5. @38.1 Section 3.14: The Newtown Bypass is included as a local project to be considered in the in-combination assessment. Other major infrastructure projects in Powys which are in the planning system or registered on the Planning Inspectorate website as Nationally Significant Infrastructure Projects should also be included in the in-combination assessment. Some of these projects are mentioned later in the HRA in the site specific assessments.
  6. @38.1 Granllyn: NRW do not agree with the conclusion regarding Granllyn SAC. Based on the information currently available to us, we do not agree that the two sites (P20 HC1 – land at Sarn Meadows and P20 HA1) are of low value for great crested newts. Providing mitigation for these sites may be more complex than has been set out in the HRA. We therefore consider that there should be further consideration of whether these allocations could be adequately mitigated before they are included as allocations in the Plan. We would welcome further discussion with PCC regarding this matter as soon as possible. We note that one of the allocations has an extant planning permission. It is unclear if

by: Representation No

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Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5197.V62 20/07/2015  Summary: HRA Screening Report LDP Deposit June 2015

Source: Email

Type: Comment

Mode Oral (Examination)

Status Maintained

this is for the entirety of the site and whether a HRA was completed for this permission. Further clarification is required, particularly in respect of any mitigation that was considered as part of the HRA.

7. For Sarn Meadows, project level HRA screening is required for Granllyn SAC & Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC. Any further / fresh planning application at this site should provide a FCA informed by the latest flood modelling.

For site Ref HC1 Land adj Celyn Lane, where the issues are Highways Improvement/local link road and closure of existing junction, development must avoid flood risk areas and Project level HRA screening is required for Granllyn SAC & Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC. The proximity of Granllyn SAC means there are sensitive ecological issues and liaison with NRW is required at pre-application stage; a European Protected Species Licence may be required.

The site is approximately 650m away from the Granllyn SAC and 750m from the nearest breeding pond within the SAC. Great crested newts may be present on site therefore any development proposals concerning the site would require appropriate surveys to be undertaken in line with National Guidelines and mitigation measures to be identified and submitted in support of any application made for the site.

This revised draft provides further consideration of potential implications of the proposals since the previous draft LDP, and issues raised by NRW have been considered.

However there are a number of extant issues that still require further consideration. These include: (i) Effective consideration of issues concerning the long term provision of 'species' compensation areas including location, extent, and tenure. Failure to effectively consider these issues may mean that target ecological functionality cannot be achieved in the long term; (ii) Measures to address incidental capture/killing; ie ensuring the scope and implementation of new developments does not include the installation of roadside gullypots. Instead, the utilization of sustainable urban drainage schemes needs to be effectively considered including land take required for installing functional systems; (iii) Whether increased size of the [human] population of Guilsfield increases the likelihood of 'indirect' impacts affecting the SAC including disturbance, (illegal) introduction of fish, colonization of invasive non-native species such as *Crassula helmsii*.

Further impacts could potentially arise if footpath networks need to be upgraded as a consequence of increased usage within the site [the above assessment refers to 80 new dwellings]. Consideration should be given to the future likelihood of footpaths networks requiring upgrades owing to increased usage. This could result in the potential loss of habitat. We welcome comments and design concepts concerning the provision of green corridors through development areas. We therefore advise that compensation areas incorporates features that will function for newt migration and dispersal (as opposed to the provision of linear features through developments).

8. @38.1 River Wye SAC: NRW consider that the in combination effects of development in Herefordshire and Powys needs greater consideration in the LDP, particularly in terms of water abstraction. Herefordshire County Council produced a deposit draft Local Plan in spring 2014 and NRW sent a consultation response to the Council on the HRA element in July 2014. The HRA raised issues relating to water quality and quantity in relation to three particular allocations (Ross on Wye, Leominster and Hereford itself). The Herefordshire Local Plan identified the potential for significant adverse effects on the SAC. It included consideration of Powys's LDP in the cumulative/in combination effects study, but the mitigation for this derived from the River Wye Nutrient Management Plan, and this document does not specifically include the River Wye in Powys. As the Wye Nutrient Management plan is mainly assessed for the England catchment (only the River Lugg in Wales) the extent to which it can be used as evidence / mitigation for the Wye SAC HRA is limited. NRW's response (dated 3rd July 2014) to the Herefordshire Local Plan HRA contained the following and these comments still apply:

"Whilst we welcome the efforts made by Herefordshire to address these {water pollution} issues, notably in the development of the Wye SAC Nutrient Management Plan and in seeking external expertise on the matter, we do retain some concerns regarding the effect of proposed development on the water quality in the Wye SAC. This will require continued dialogue around the development of the NMP Action Plan and we reiterate our request that NRW continue to be included in discussions on nutrient management in the Wye SAC."

Council Response:

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by: Representation No

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**5704 Glandŷr Cymru - Canal & River Trust in Wales**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

5704.V9 20/07/2015  Summary: HRA Screening Report - consider the need to assess the impacts of LDP on Mont Canal SAC and Shropshire Canals

Source: Email

Type: Comment

Mode Written

Status Maintained

Document:HRA Screening Report LDP Deposit June 2015, p.1

Issue: 2015: Deposit Draft-09.Development Management and Environment

*Question* *Representation Texts***Question: Council Response**

Representation Texts: These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound as the HRA process already includes assessment of development proposals across the County boundary. There is a similar expectation for project level assessments.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: HRA SCREENING REPORT  
Glandwr Cymru - the Canal & River Trust in Wales agrees with the conclusion of the Habitats Regulations Assessment (HRA) Screening report that the restoration of the Montgomery Canal, if undertaken in accordance with the Conservation Management Strategy, will conserve and enhance the natural and built environment and will therefore not have any adverse impact on the Montgomery Canal Special Area of Conservation (SAC). In order to fully comply with test of soundness CE1, the HRA should consider the need to assess the impacts of the LDP on the Montgomery Canal SAC in combination with development proposals affecting the canal in Shropshire as well as within Powys. This may need to include an assessment of the local plan policies in Shropshire. The project-level HRAs and appropriate assessments relating to individual site allocations should take into account all potential impacts on the Montgomery Canal SAC. Potential impacts include changes to the water quality as a result of surface water entering the canal both during and following construction, changes in shading of the waterway as a result of built development or landscape planting, and increased use of the waterway and towpath as a result of new development and the ongoing restoration.

Council Response:

0

**Question: 3d. (ii) Desired changes to Document**

Representation Texts: In order to fully comply with test of soundness CE1, the HRA should consider the need to assess the impacts of the LDP on the Montgomery Canal SAC in combination with development proposals affecting the canal in Shropshire as well as within Powys. This may need to include an assessment of the local plan policies in Shropshire. The project-level HRAs and appropriate assessments relating to individual site allocations should take into account all potential impacts on the Montgomery Canal SAC. Potential impacts include changes to the water quality as a result of surface water entering the canal both during and following construction, changes in shading of the waterway as a result of built development or landscape planting, and increased use of the waterway and towpath as a result of new development and the ongoing restoration.

Council Response:

0

by: Representation No

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**6155 Loveridge, Mr Alan**

Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6155.V3 20/07/2015  Summary: HRA Report - Intensive Farming in Powys

Source: Email Type: Comment Mode Written Status Maintained

Document:HRA Screening Report LDP Deposit June 2015, p.1

Issue: 2015: Deposit Draft-14.Miscellaneous

Question Representation Texts

**Question: Council Response**

Representation Texts: These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound. The LDP does not contain a specific policy relating to intensive livestock units. The LPD contains policies which cover amenity, environmental and landscape impacts. 1) It is not within the scope of the LDP to identify the areas for which the LPA are the competent authority or the LPA's responsibilities in respect of specific schemes as regard will be given to any relevant duties in determining specific planning applications. 2) The (DM) policy on landscape requires developments to protect/conserves/enhance the landscape. It is not considered to be necessary to set out specific requirements in respect of landscaping schemes as the detail of such schemes will depend on the location and characteristics of the individual development. The suggested requirement for trees and bunding to be maintained for the life of the development would, where necessary, form part of a condition, and again this level of detail is not required to be incorporated within the policy. 3) Therefore the LDP does not contain specific guidance on the impacts of intensive livestock units. The impact of developments on the amenity of nearby residents is a material planning consideration. Policy DM10 – Amenities and the supporting text to this policy requires developments to respect the amenity of neighbour uses including air quality issues. The matters raised in this respect are matters to be considered at the planning application stage where appropriate.

Council Response:

0

**Question: 3d. (i) Representation Details**

Representation Texts: This representation applies to Intensive Farming in Powys.

I am aware of 139 poultry units consented by Powys CC since 1 January 2008. These continue to be consented at an alarming rate – 17 have been consented since 1 January 2014. I understand that many more – possibly hundreds – are planned for this area (Powys and the border counties).

Poultry units are responsible for numerous emissions:

- Poultry dust (including dangerous PM10s and PM2.5s). This is classified by the Health and Safety Executive as a Substance Hazardous to Health. It contains faecal matter, skin, feathers, feed, bedding, proteins, fungal and bacterial species, various endotoxins odour, nitrogen, phosphorous, heavy metals, methane and nitrous oxides (possibly 9 tonnes of dust per year are produced by 80,000 broiler chickens);
- Bioaerosols which contain bacteria, fungi, microbial toxins, allergens and organic dust;
- Dirty wash-out water which needs to be contained within the drainage system;
- Contaminated surface water which needs to be contained within – or treated by – the drainage system;
- Ammonia, with resultant depositions as nitrogen and acid with detrimental impact on Protected Sites; and
- Noise and odour that impact local residents.

1. Environment



**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

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*Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary*

**6155.V3** 20/07/2015  Summary: HRA Report - Intensive Farming in Powys

Source: Email

Type: Comment

Mode: Written

Status: Maintained

The extracts from Topic Papers in the Appendix to this representation advise that emissions and pollution from Intensive Farming are having a significant detrimental impact on Protected Sites in Powys.

The latest advice from NRW in this area is that "the receiving environment may have reached its capacity to absorb the additional pollutants".

Powys CC is the Competent Authority:

- "Local authorities have a duty to have regard to the conservation of biodiversity in exercising their functions" (NERC)
- "A public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales" (Environment (Wales) Bill)

As Competent Authority, Powys CC has the responsibility for assessment of pollution and pollution control for poultry units with less than 40,000 birds (the vast majority of applications). NRW has the responsibility for applications over 40,000 birds as these need an industrial permit.

Powys CC relies on the consultee letter from Natural Resources Wales (NRW) which does not consider that it is in a position to effectively refuse a planning application. NRW usually issues a "No Objection" consultee letter followed by serious and significant recommendations.

It is essential that Powys CC takes heed of its responsibilities as Competent Authority for the environment, and

- seriously consider NRW's recommendations without relying on NRW's consultee letter – together with "No Objection" statement - on the assumption that NRW is the Authority;
- makes its own assessments of the effect of these developments both individually and in combination with other developments (in accordance with the Habitats Directive article 6.3 and The Conservation of Habitats and Species Regulations clause 61 (1)).

**2. Landscape**

The draft LDP documents include several references to the impact of wind turbines on the landscape.

I have not seen any reference to the impact of Intensive Farming units on the landscape, and I suggest that the visual impact of most Intensive Farming units have a more profound impact. A typical 80,000 bird broiler unit would have a footprint of 1.5 acres. These are large rectilinear industrial masses completely out of context with Powys' outstanding rolling hills and natural beauty. Feed bins are usually the dominant feature of these developments.

In addition the "landscaping" schemes that are usually adopted are no more than a row of trees, which themselves can look out of context in Powys' landscape. These trees are usually deciduous meaning that the development is visible in winter. Planning conditions often require that the trees should be in place for at least 5 years which is only enough time for the trees to get established.

**3. Human Health**

We understand from discussions with NRW and Powys CC that there is no evidence concerning any risk to human health of dust and bioaerosols emitted from poultry units.

Dr M Lyons, OBE, National Lead for Health Protection, Public Health Wales advises that "there

by: Representation No

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Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary

6155.V3 20/07/2015  Summary: HRA Report - Intensive Farming in Powys

Source: Email

Type: Comment

Mode Written

Status Maintained

is considerable uncertainty about the health risks (of bio-aerosols) to local residents". (please ask if you would like a copy of Dr Lyons' letter)

A typical 80,000 bird broiler worker is employed for about 3.8 hours per day, egg-layer workers have longer hours. Poultry unit workers have limited exposure to dust and bioaerosols and access to personal protective equipment. Neighbouring residents are subjected to dust and bioaerosols for 24 hours a day without the use of personal protective equipment. Powys CC has not adopted Ms Lyons' recommendations for:

- Dust management Plans
- PM10s not to be exceeded at any sensitive receptor
- Odour from manure spreading to be assessed cumulatively with odour from the developments; and
- Noise management plans should always include operational noise (work and vehicles on site) – (this is sometimes included)

Appendix – Extracts from LDP Topic Papers

Topic Paper - Natural Heritage

7.9 Many of the habitats and ecosystems in Powys are sensitive to air pollution, particularly mosses, liverworts and lichens. Some pollutants are generated locally such as ammonia from poultry units and agricultural fertilisers.

8.22 One of the main issues identified is the pollutant ammonia. There is a level of regulatory control of ammonia through the Environmental Permitting Regulations 2010, which through a permitting process, controls emission to air, water and land from industrial sources that also includes from the intensive indoor rearing of poultry. However, a permit is not required for those poultry units which house less than 40,000 birds and this accounts for the majority of this type of application received in Powys.

Topic Paper - Environment – Pollution and Flooding

6.3.8 Emissions from livestock units result in local hotspots of high ammonia concentrations and deposition around installations. It should be noted that this occurs against a background of high nitrogen deposition across the county

6.3.9 The guidance highlights the planning authority's responsibility to consider all impacts and to demonstrate that the development will not have an adverse effect on the site integrity of international and nationally designated sites.

8.3.1 The Water Framework Directive requires all the water bodies (e.g. rivers, streams, lakes and canals) in Powys to have achieved a good status by 2015. The Powys LDP must assist in contributing to reaching and maintaining this target by looking at the issues impacting on the water environment in Powys and seeing if the planning system can do anything to resolve them. This includes looking at the issues highlighted in this topic paper on the impact of intensive farming

9.5.2 A large number of the Special Areas of Conservation (SACs) in Powys contain habitats where the background levels of nitrogen deposition exceed what is considered to be safe for that particular habitat. The majority of these emissions (30-50%) result from intensive livestock farming

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

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<i>Rep'n/Para/Policy</i>	<i>AccessnNo</i>	<i>DateLodgd</i>	<i>Late?</i>	<i>Status</i>	<i>Modified</i>	<i>Summary</i>
<b>6155.V3</b>		20/07/2015	<input type="checkbox"/>			Summary: HRA Report - Intensive Farming in Powys

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Topic Paper - Environment – Pollution and Flooding  
 6.3.14 The APIS website gives a detailed breakdown of the main sources that contribute to the background levels of nitrogen deposition at each site. For each of the SACs “Livestock Emissions” were overwhelmingly the largest pollutant accounting for between 35% and 51% of the total emissions on each site. This is a problem compounded by the growing number of intensive poultry units throughout the county.

Council Response:

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Environment  
 It is essential that the Powys LDP conveys the message that Powys CC is the Competent Authority for assessing the impact of intensive farming developments on the environment.

- Individually
- In-combination; and
- in addition to manure land-spreading

Landscape

I recommend that the LDP should include a provision for landscaping schemes to

- Include a proportion of evergreen trees;
- Make greater use of earth bunding;
- Require trees and bunding to be maintained for the life of the development; and
- Require feed bins to be limited to the height of the building and positioned behind buildings;

Human Health  
 I recommend that the LDP should require Powys CC to:

- Adopt Ms Lyons’ recommendations;
- Work with national health authorities to establish the risk to human health of intensive farming developments

Council Response:

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by: Representation No

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**6235 CPRW Brecon & Radnor and Montgomery***Agent:* **CPRW Brecon & Radnor***Rep'n/Para/Policy AccessnNo DateLodgd Late? Status Modified Summary***6235.V28** 20/07/2015  Summary: HRA Screening Report LDP Deposit June 2015

Source: Email

Type: Objection

Mode Written

Status Maintained

Document:HRA Screening Report LDP Deposit June 2015, p.1

Issue: 2015: Deposit Draft-14.Miscellaneous

*Question Representation Texts***Question: 3d. (i) Representation Details**

Representation Texts: 1. Drafting problems

There is conflict between the footnote on p4 which says any impact is significant and Screening Category Table 5: Categories B1 and B2 which categorise 'Could have an effect but...' under 'No significant Effect'.

There is no essential difference between Screening Categories B1 and B2.

p56 Tanat and Vyrnwy Bat sites, refers to 2 un-named species of bat: these should be named.

Appx. 4 Qualifying Species Migration contains no explanation of what is a 'qualifying species', nor is this explained in the main HRA Report. Our concern is that this short list could result in limiting planning assessment of 'qualifying EPS' when considering applications with impacts on European Protected Habitats.

2. Problems with Analysis &amp; Conclusions

p.18. Table 6. This is not a convincing exercise as every assessment is a "protection" or "low-tier" result and the stock 'Rationale' for these results is from a formulaic list of bland generalisations. LDP Objectives are aspirations in which all is 'vibrant' and 'sustainable'. They do not have to confront the realities of conflicts of interest and adverse environmental impacts of encouraging economic growth and energy projects.

p37. In-combination assessment of wind farms fails to consider hydrological implications of construction of both wind farms and access arrangements.

p.39. 'Neighbouring development plans could impact on water quality of the Wye SAC'. The word 'neighbouring' does not do justice to the risk which also comes from development in the catchment, encouraged by LDP Objectives 5 & 6 and supported in LDP policies. The acknowledgement that there is a risk is contradicted by the following statement that there will be no likely significant effect of the combined LDP and plans and projects.

p39. Mid Wales Electricity Connection Project. Although in-combination effects cannot be fully assessed at this stage, it is disingenuous not to outline some of the adverse impacts which are highly likely or inevitable and for which mitigation is not possible. If there is a firm intention to develop this project, it is wrong to conclude, on p39 that there will be no likely significant effect of the in-combination LDP and plans and projects.

pp37 - 39. CRPW welcomes the inclusion of the various key issues on these pages, particularly since many of these are not mentioned in the LDP. However, merely summarising the key issues for assessment of in-combination impacts of LDP Objectives and Policies together with Projects and Plans does not make all the negative impacts disappear by magic. The existence of these acknowledged risks is at odds with the uniformly optimistic results of Table 6 and final conclusion of the HRA.

p.73 River Wye SAC Conclusion says there is sufficient mitigation in the LDP to 'show that the LDP does not have the potential to impact on the River Wye SAC'. The LDP has not mentioned the impacts of planning approval for intensive farming development, particularly of live-stock farming (mainly poultry and cattle) in the catchment of

by: Representation No

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Rep'n/Para/Policy AccessNo DateLodgd Late? Status Modified Summary

6235.V28 20/07/2015  Summary: HRA Screening Report LDP Deposit June 2015

Source: Email Type: Objection Mode Written Status Maintained

the Wye (includes Lugg and Ifon) and has not provided any specific avoidance or mitigation measures for this. Therefore 'sufficient mitigation' has not been provided.

We do not think there is either an evidence base or a coherent argument justifying the conclusion that 'there will be no likely significant effect of the LDP and plans and projects on European Protected Habitats.'

We are sympathetic because we also consider that PCC has been set an unrealistic task of either proving the impossible or committing to numerous Appropriate Assessments under the Habitat Regulations. The connectivity of our environment is such that Policies, Projects and Plans cannot completely guarantee protection of any designated habitats. Development will have many adverse impacts.

The extent to which these impacts can be avoided for EPHs, will depend on existing LDP policy, flexible evolution of policies, SPGs and – above all - the extent to which NRW advice and Planning Officer's assessments have proper regard to the full implications of developments for EPHs when making individual planning decisions.

Council Response:

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**Question: 3d. (ii) Desired changes to Document**

Representation Texts: Delete either Screening Category B1 or B2

p56 specify which species of bats at Tanat Vyrnwy Bat sites

Add definition of 'qualifying species' in HRA and Appx 4

Add impact of development in river catchments

p39 insert 'and development in the Wye catchment ' after 'Neighbouring development plans' to read 'Neighbouring development plans and development in the Wye catchment .....

Reconsider the need for an Appropriate Assessment for the River Wye in view of the possible impact of unrestricted intensive livestock units in the catchment (cross-border issue)

pp37-39 ensure that all negative impacts identified are mentioned in the LDP as factors to consider when applying policy to development. For instance the risk to migrating and foraging bats, raptors, night flying birds and hirundines from blade-strike kill due to proliferation of wind turbines is not specifically mentioned in the LDP.

Council Response:

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**Question: 4b Reason For Request To Speak At Hearing And Subject**

Representation Texts: See representation above

See also Point 5 from Rep V1:

5. All the documents are signed in my name (Peter Seaman) however this has been a collaborative work, with members grouping in different ways to concentrate on the topics and references covered in our responses. Therefore we request that any one of the authors above be granted the right to speak at an Inspector's examination of the LDP, according to the topic of discussion.

**Appendix 1 - Deposit LDP Reps & Responses by Refpoint, Cabinet 15-12-15**

by: Representation No

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**6235.V28** 20/07/2015  Summary: HRA Screening Report LDP Deposit June 2015

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Council Response:

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by: Representation No

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