

## **CYNGOR SIR POWYS COUNTY COUNCIL**

**County Council  
19<sup>th</sup> October 2017**

**REPORT AUTHOR: Portfolio Holder for Regeneration and Planning**

**SUBJECT: Question from James Anderson**

### **Question**

**Many residents have enjoyed and have spent considerable time and energies supporting the Council to develop the draft Powys Local Development Plan as an evidence based plan against which to consider planning applications. Whilst the draft LDP contains sufficient land allocation and development proposals to meet Powys' projected housing needs throughout the lifetime of the plan, a review of 'Major Development' Planning Applications on the Council's web pages shows that a relatively high proportion of current planning applications from across the county are seeking to develop Greenfield sites over and above LDP land allocations.**

**In considering planning applications outside of proposed LDP developments, individual isolated site consideration does not sound as though it is likely to engender effective strategic planning. What is the Council's strategic response in continuing to support future generations to ensure that the legacy of approved housing developments remains positive and does not inadvertently lead to any over- development of open countryside or to the distension of any local communities that could see some community members become poorly located inhibiting their ease of access to existing services?**

### **Answer**

Thank you for the question. I am the Cabinet's Portfolio Holder with responsibility for Planning Services which includes Development Management and Planning Policy. I welcome and appreciate the input and support of residents in the process of preparing the Powys Local Development Plan (LDP). The LDP is nearing the conclusion of its Examination and I anticipate the Council to be in a position to adopt the LDP early in 2018 when it will replace the Powys Unitary Development Plan (UDP) and provide the development plan policies for determining planning applications.

I am aware that the Council has received a number of planning applications for housing proposals on sites that are not allocated in the existing UDP or within the LDP. These applications have sought to justify themselves, more often than not, on the grounds that permission would assist in making up for the shortfall in housing land supply that the Authority finds itself in. This is not a situation unique to Powys and most authorities in Wales find themselves in this position.

Determining planning applications requires careful, methodical and balanced judgements to be taken by the authority, taking account of prevailing development plan policies and having regard to all other relevant material considerations. Welsh Government clarification on the issue of speculative development proposals was provided by Lesley Griffiths A.M., Cabinet Secretary for Environment and Rural Affairs on the 23<sup>rd</sup> Feb 2017 and I would refer you to that. (Link below). This is a material consideration that is taken into account by the authority when determining such applications. The Cabinet Secretary emphasised the need for such development proposals to be, "...well related to the existing settlement form and do not lead to unacceptable impacts on local economic, social and environmental infrastructure. The principles of sustainable development and the creation of cohesive communities, which forms the basis of Welsh Government's planning policy, remains and should not be undermined by the need to increase housing land supply".

<http://gov.wales/docs/desh/publications/170223delivery-of-affordable-housing-through-the-planning-system-en.pdf>