

CYNGOR SIR POWYS COUNTY COUNCIL.

CABINET EXECUTIVE

13th July 2021

REPORT AUTHOR: County Councillor Iain McIntosh
Portfolio Holder for Economic Development, Planning
and Housing

REPORT TITLE: Approval of Three Local Development Plan
Supplementary Planning Guidance documents –
Archaeology, Historic Environment, Newtown &
Llanllwchaiarn Place Plan

REPORT FOR: Decision

1. Purpose

1.1 To approve:

(a) Supplementary Planning Guidance (**SPG**) prepared in support of the Powys Local Development Plan (**LDP**) for:

- Archaeology.
- Historic Environment.
- Newtown & Llanllwchaiarn Place Plan.

(b) The updated SPG Consultation Statement.

2. Background

2.1 The LDP was adopted by Powys County Council on 17th April 2018 and on adoption immediately became operative as the statutory development plan for Powys (excluding the BBNP). The LDP includes a programme for the preparation of 11 topic based SPG to be completed over the two-year period up to April 2020. SPG builds on the policies in the LDP, adding detail and assisting in interpretation. The coronavirus pandemic has impacted on the original timetable resulting in some delays to the latter stages of the published SPG programme.

2.2 So far seven SPG documents have been approved in accordance with the SPG programme. Appended to this report for Cabinet's consideration and approval are two SPGs from the fourth set of documents included in the LDP's programme, along with an additional place-based SPG for Newtown and Llanllwchaiarn Town Council area:

- Archaeology (Appendix 1)
- Historic Environment (Appendix 2)
- Newtown & Llanllwchaiarn Place Plan (Appendix 3)

2.3 In order to prepare SPG in a consistent, clear, and transparent manner, an SPG protocol was prepared and approved in June 2018. Each of the SPG has been prepared in accordance with the SPG protocol including involvement and engagement with stakeholders. This follows the procedure set out within the Community Involvement Scheme in the SPG protocol. Welsh Government's LDP Manual stresses the importance of engagement and involvement and that without it SPG would carry little or no weight.

2.4 Following consideration by the LDP Working Group, the Draft Archaeology and Historic Environment SPGs were published for a six-week period of public consultation from 20th January to 28th February 2020.

2.5 The LDP Working Group considered the issues raised during the period of public consultation and draft Council responses in respect of the Archaeology and Historic Environment SPGs at its meeting on the 20th of March 2020. Thereafter, the coronavirus outbreak from March 2020 impacted upon the preparation and adoption schedule. SPG work recommenced in 2021 and factual updates were made to both Draft SPGs and presented to the LDP Working Group at its meeting on the 19th of April 2021.

2.6 The Newtown and Llanllwchaiarn Place Plan (hereafter described as the **Newtown Place Plan**) has been prepared by Newtown and Llanllwchaiarn Town Council with the support of the Planning Policy team. A Place Plan is centred upon local stakeholder involvement. Place Plans are about "*delivering local outcomes, helping build consensus and buy-in within the wider development plan process*". They provide a platform for local sustainable place-making, under the umbrella of policies in the LDP, and are supported by national planning policy and guidance. This is the first official Place Plan in the Powys Local Planning Authority area. Evidence from the Place Plan will help to inform the LDP Review, shaping how the replacement LDP (from 2026) may apply to the Newtown area in the future.

2.7 Following consideration by the LDP Working Group (10th December 2020), the Draft Newtown Place Plan was published for a six-week period of public consultation from 26th January to 9th March 2021.

2.8 The LDP Working Group considered the issues raised during the period of public consultation at its meeting on the 19th of April 2021. Issues were generally pertinent at the local level. The Working Group were advised that the Council and the Town Council were working together to draft responses and consider changes and that the document would need to "twin-track" its progress through the approval processes at both Newtown Town Council and PCC before implementation. The relevant Town Council meetings would be held on 13th and 24th May 2021. Due to these considerations, the LDP Working Group agreed that Planning Policy Officers

could continue to draft up responses and take an amended Place Plan SPG directly onto the Cabinet meeting (anticipated in June) for adoption purposes without the need for further consideration by the LDP Working Group.

2.9 Comments received for each of the three SPG now under consideration have been collated and summarised as issues in the updated SPG Consultation Statement (Appendix 4). Full details of each representation and Council response can be found in the corresponding reports appended to the Consultation Statement.

2.10 Officers and Councillors at Newtown Town Council, assisted by Planning Policy, developed their own responses and proposed amendments to the Newtown Place Plan as attached at Appendix 5. The changes were approved by the Newtown Town Council on 24th May 2021 and have been integrated into the final Place Plan. Appendix 5 may therefore be read in conjunction with the Council's own responses which are found in the SPG Consultation Statement (Appendix 4).

2.11 The Archaeology and Historic Environment SPGs are accompanied by easy reference documents (Appendices 6 and 7) summarising the key messages of the SPG. It is intended for the summaries to be published alongside the SPG. The Place Plan SPG is accompanied by a summary document (Appendix 8) which explains more about the Place Plan purpose and provides an overview of its content. The summary is intended to be published on the Powys County Council website, where a hyperlink will be provided to the Town Council's website which will host the Newtown Place Plan (in Welsh and English).

3 Advice

3.1 In line with the Council's constitution, the Cabinet is responsible for considering and approving the SPG. On approval they will become material planning considerations that will be afforded weight in decision-making for planning applications and at appeal.

3.2 There is a commitment to prepare SPGs in the LDP. The content of each SPG is however a matter for consideration, although each of the SPGs appended has been informed by engagement and public consultation and with input from the LDP Working Group.

3.3 Further to the LDP Working Group's consideration of the revised SPGs on 19th April 2021, it is proposed for Cabinet to approve the SPGs and updated SPG Consultation Statement in order to meet the commitment and programme of SPG preparation set out in Appendix 2 of the LDP.

3.4 In respect of the Newtown Place Plan SPG (which was not included in Appendix 2 of the LDP), Place Plans are gaining increasing prominence across Wales. They were introduced by the Welsh Government to provide a mechanism for "*communities to engage creatively with the planning process and for planners to support in place-making initiatives with local people*". It is

proposed for Cabinet to approve the Newtown Place Plan, showing support for this, the first LDP Place Plan in the Powys LPA area.

4. Resource Implications

4.1 Other services have been involved in the preparation of the SPGs so have had a direct input into the content of each. This involvement is explained in the relevant sections of the Consultation Statement. In particular, the Development Management service will be directly responsible for implementing the SPGs and has been engaged in the preparation of each SPG.

4.2 All work required to compile and keep the Supplementary Planning Guidance up to date is carried out by staff within the Planning Policy team and is within the current revenue budget of the service.

4.3 The report is of public interest and requires communication action to publicise the recommendation/decision.

4.4 The Head of Finance (Section 151 Officer) notes the content of the report and can support the recommendation.

5. Legal implications

5.1 This report presents a further three SPGs and updated SPG Consultation Statement as programmed in the LDP that are considered appropriate for adoption.

5.2 The SPGs are important documents in the development control process as they are material considerations and will therefore inform relevant planning decisions.

5.3 This report has been approved by the Monitoring Officer.

6. Data Protection

6.1 The proposal does not involve the processing of personal data. Whilst personal contact details are recorded on the LDP's database for consultation purposes, the collation of responses and reporting is managed appropriately to ensure data protection.

7. Comment from local member(s)

7.1 The SPG will apply to all areas of Powys with the exception of the area of Powys within the Brecon Beacons National Park.

7.2 The LDP Working Group has been involved in the preparation of the SPGs and in considering how the Council should respond and amend the SPGs in light of the comments received from the period of public consultation.

7.3 Local Members have been informed of the public consultation on the SPGs and have, therefore, had the opportunity to respond.

7.4 For the Newtown Place Plan, Local Members may have been involved in earlier engagement and publicity exercises undertaken by the Newtown Town Council. Some Members will have been involved as Members of Newtown Town Council.

8. Impact Assessment

8.1 The SPGs interpret and clarify the implementation of policies in the LDP and consequently individual impact assessments for each are not necessary. The policies in the LDP were subject to an Impact Assessment.

9. Recommendation

9.1 To approve:

(a) Newtown & Llanllwchaiarn Place Plan SPG, July 2021 (Appendix 3)

- (b) i Archaeology SPG, July 2021 (Appendix 1)
ii Historic Environment SPG, July 2021 (Appendix 2)

(c) The Supplementary Planning Guidance Consultation Statement, July 2021 (Appendix 4).

Reason:

- i) To show support for and to implement the first LDP Place Plan in the Powys Local Planning Authority area, and;
ii) To meet the commitment and programme for Supplementary Planning Guidance preparation in the adopted Powys LDP.

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List of Appendices

Appendix 1 - Archaeology SPG

Appendix 2 - Historic Environment SPG

Appendix 3 - Newtown & Llanllwchaiarn Place Plan SPG and Appendices

Appendix 4 - Updated SPG Consultation Statement

Appendix 5 – Newtown Town Council Agreed Responses/Revisions to the Place Plan

Appendix 6 – Summary of the Archaeology SPG

Appendix 7 – Summary of the Historic Environment SPG

Appendix 8 – Summary of the Newtown & Llanllwchaiarn Place Plan SPG