



Powys Local Development Plan

Supplementary Planning Guidance

The Newtown and Llanllwchaiarn Place Plan

SUMMARY

Introduction

The Newtown and Llanllwchaiarn Town Council, together with the local community, have been busy working on a Place Plan which sets out a vision for the place that Newtown aims to be by 2036. The Place Plan covers three main themes:

- Newtown – a great place to live, learn and work
- Green Newtown
- Destination Newtown

Each theme has accompanying objectives, action points and projects for the town and local area over the next 15 years. The Plan includes 11 topics which each have a set of local planning guidance – these policies sit below the over-arching Policies of the adopted Local Development Plan.

Who wrote the Place Plan?

The Place Plan has been developed through local community engagement. It represents an approach to local sustainable place-making that the Welsh Government are strongly in favour of. Whilst the County Council have supported the Town Council in preparing the Place Plan, the Place Plan has been written at the Town Council level and remains a community led document.

The Place Plan “**Our Town, Our Plan**” makes it clear that “Every policy and project in the plan is based on suggestions from the community”. The Place Plan can be viewed on the website hosted by the Newtown Town Council ([Newtown & Llanllwchaiarn Place Plan : Newtown](#)).

Why is a Place Plan important?

This is the first official Place Plan in the Powys Local Planning Authority area and it brings a local level of detail to the County Council’s over-arching Local Development Plan (**LDP**) (2011-26). The Place Plan (and any subsequent evidence work) can also, importantly, be taken into account when the Powys LDP is reviewed from 2022, helping to inform and shape how the replacement LDP applies to the Newtown area.

Once a Place Plan is approved (or “adopted”) by Powys County Council as Supplementary Planning Guidance (**SPG**) it becomes a material consideration in the determination of planning applications in that geographical area.

What does the Place Plan do?

Place Plans are about “delivering local outcomes, helping build consensus and buy-in within the wider development plan process”. In the Newtown and Llanllwchaiarn Place Plan you will find an explanation of its stated purpose and benefits including discussion on the changes in society that may result from the impacts of Covid-19. You can also read how the Place Plan responds to the Well-being and Future Generations Act to meet the Acts seven well-being goals of a more Prosperous Wales, a Resilient Wales, a more Equal Wales, a Healthier Wales, a Wales of Cohesive Communities, a Wales of Vibrant Culture and Thriving Welsh Language, and a Globally Responsible Wales.

Demonstrating the wide range of issues that are important to the community in terms of land-use planning, the planning policies developed for the Place Plan have been grouped into the main topics of:

Character and Heritage; Housing and Future Development; Community Facilities; Business, Learning and Employment; Health and Wellbeing; A Safe and Tidy Town; Open Spaces; Travel and Transport; Climate Change and Biodiversity; Town Centre Experience; Tourism, Culture and Attractions.

This local planning guidance will inform the development management (planning application) process enabling the Town Council to use them when responding to planning applications and Planning Officers/Council Members to consider them in their decision-making. The policies have all been developed to be in conformity with the Powys LDP.

As well as using it to influence future planning decisions in the town, Newtown Town Council expect to use the Place Plan to i) to identify priorities for investment, ii) create a body of evidence that can be drawn on to attract investment into the town and iii) direct the future work of organisations in the town, including the Town Council.

The Policy Hook in the Local Development Plan

Supplementary Planning Guidance is not stand-alone. It must properly relate to the Policies found in the over-arching Local Development Plan and not, for example, introduce new stipulations that go beyond the Development Plan content. The LDP has a main policy - Policy DM13 (Design and Resources) - which promotes good quality design, having regard to *the qualities and amenity of the surrounding area, local infrastructure and resources* and DM13 stipulates that new development must *contribute towards the preservation of local distinctiveness and sense of place*. Place-making is now a central theme of spatial planning in Wales. Further mention of Place Plans can be found in the Council’s adopted Residential Design SPG. The Place Plan chapters detail how each topic has linkages to relevant LDP Policies.

What approval processes have been followed?

The Town Council approved the Working Draft Place Plan in November 2020, following which the Council’s LDP Working Group agreed to a public consultation on the Draft Plan.

The County Council consulted on the Draft Place Plan SPG for six weeks between January and March 2021. The consultation feedback led to some amendments and updating to the Working Draft. Following the Town Council’s approval of the (amended) Place Plan in

May 2021, it was approved as SPG by the Powys County Council Cabinet in July 2021 (this wording to be confirmed after the meeting). Upon adoption and publication, the final Place Plan became operational as Supplementary Planning Guidance. [It can be viewed here.](#)