

POWYS REPLACEMENT LOCAL DEVELOPMENT PLAN 2022-2037

Delivery Agreement ~~Consultation Draft~~



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Part 1: Introduction

1.1 This Delivery Agreement (DA) has been produced by Powys County Council for the Replacement Local Development Plan (RLDP) which is intended to be operative by April 2026 when the current Local Development Plan (LDP) ends (on 31st March 2026). In common with the LDP, the RLDP will cover the whole of Powys excluding the area in the Brecon Beacons National Park where the Brecon Beacons National Park Authority (BBNPA) hold jurisdiction as the Local Planning Authority.

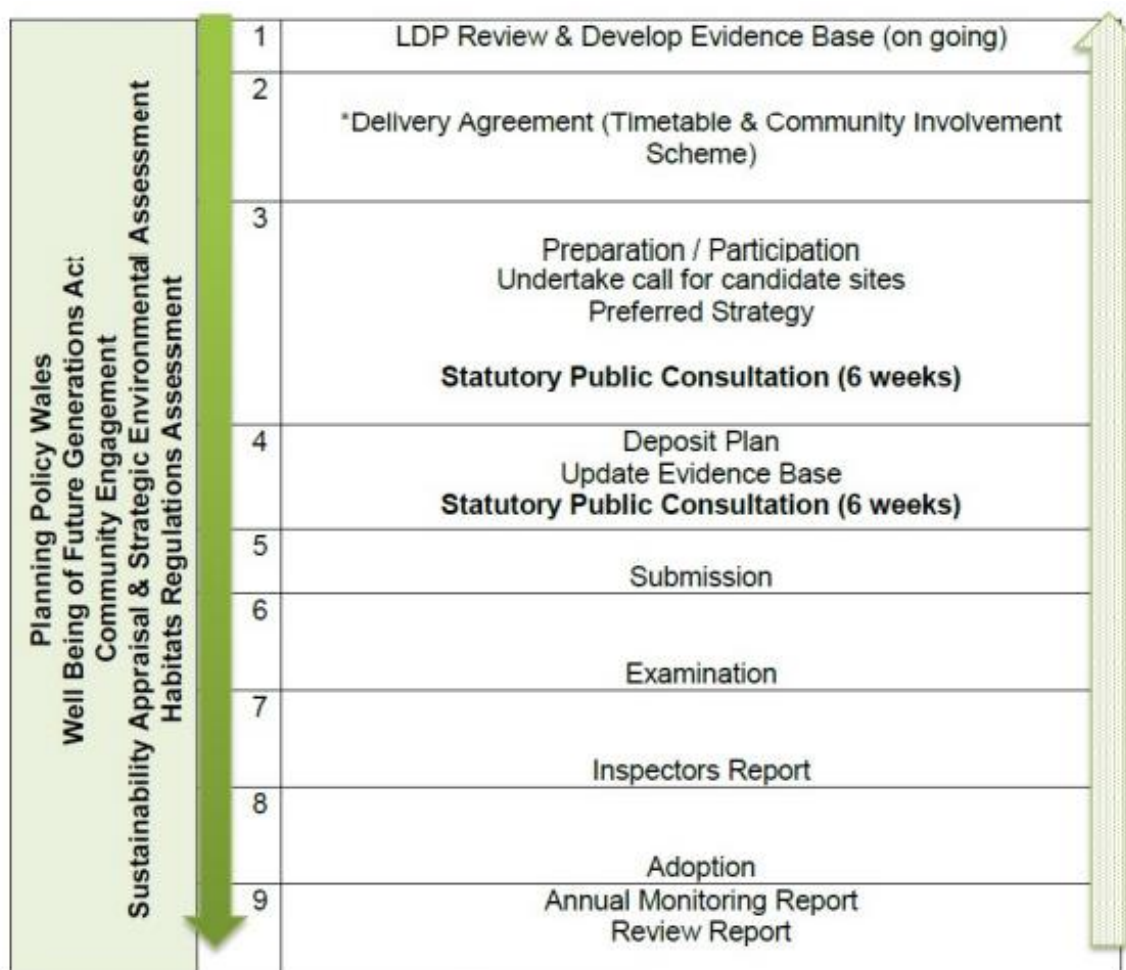
1.2 The two main parts of the DA are:

- 1) a Timetable of the key stages of Plan preparation; and
- 2) a Community Involvement Scheme (CIS) which details how and when the community will be able to get involved in the Plan preparation process.

1.3 The DA also sets out how and when the Council will assess and appraise the Plan throughout its production and looks at how the Council intends to review existing Supplementary Planning Guidance (SPG) and prepare new SPG for the RLDP.

1.4 The preparation of the RLDP must integrate with a number of over-arching themes and assessment processes, including National planning policy and Well-being Plans, as shown in Figure 1.

Figure 1. LDP Process, Development Plans Manual (Edition 3)



Current Position and the Review of the Powys LDP (2011-2026)

1.5 The current statutory development plan for the Council is the adopted Powys LDP (2011-2026). It will remain in force whilst the RLDP is being prepared. The adopted LDP is undergoing review and a Review Report (RR) is now being consulted upon alongside this Consultation Draft DA. Due to a number of factors, the RR is recommending that the current LDP was reviewed in 2022 and the review established that the LDP should now be subject to a full revision. A full revision as opposed to a simpler short form procedure (in situations where revisions are not of sufficient significance) means a replacement plan is required.

1.6 Although it is a new LDP, the replacement plan builds on the work of the current LDP and where, for example, issues, objectives, underlying evidence, policies or proposals, remain relevant and up to date they may, upon thorough re-assessment, be carried forward into the RLDP.

Involvement and Approval Procedures for the Draft DA

1.7 Prior to the public consultation, the Council have involved a number of the Specific Consultation Bodies (See CIS and Appendix 1) as defined by the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 as amended by The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015 (“the LDP Regulations”), (See CIS and Appendix 1). These include all Town and Community Councils in and adjoining the Powys Local Planning Authority (LPA) area (including those in the BBNPA area of Powys). Involvement has also been sought from the adjoining LPAs.

1.8 An early draft was sent to Powys County Council Officers for comments, including colleagues in Development Management, Highways, Environmental Health, Legal, Communications and Corporate Well-Being. The draft has been provided to the Welsh Government and to the Planning and Environment Decisions Wales (PEDW) (formerly the Planning Inspectorate).

1.9 At their meeting on 13th December 2021, the Local Development Plan Working Group approved the Draft DA for public consultation purposes.

1.10 All the Consultation Bodies, together with the wider community, have had the opportunity to comment at the Public Consultation stage (Stage 1 in the Timetable).

1.11 The Council undertook Public Consultation between 6th January 2022 and 1st February 2022. The results of the consultation are included in Appendix X (to be inserted in final doc). The revised DA was considered by both the Council’s LDP Working Group and Cabinet in February 2022 and then approved by resolution of the Full Council in a meeting held March 2022 (this sentence tbc)

Agreeing the DA

1.11 Once the draft DA has been consulted upon and the Council has considered any comments received and made changes to the Timetable and CIS where necessary, the final DA must be approved by resolution of Powys County Council and submitted to and agreed by the Welsh Government to enable the formal start of the RLDP process.

1.12 Conformity with the approved DA is one of the tests of Soundness that the Inspector will assess at the Examination stage.

The Tests of Soundness

1.13 The Powys LPA cannot submit the RLDP to Welsh Government for examination unless it considers the plan is ready for examination. This means that ‘unsound’ plans should not be submitted for examination. The Powys LPA will need to demonstrate that the plan meets the three tests of soundness set out in the Development Plans Manual:

- Test 1: Does the plan fit? (Is it clear that the LDP is consistent with other plans? This includes consistency with the Delivery Agreement.)
- Test 2: Is the plan appropriate? (Is the plan appropriate for the area in the light of the evidence?)
- Test 3: Will the plan deliver? (Is it likely to be effective?)

Plan Assessment/Appraisal

1.14 For the RLDP the Council must give consideration to establishing the baseline Sustainability Appraisal (SA) for the new plan (SA includes the requirements of Strategic Environment Assessment/SEA) and reconsider the validity of the adopted SA framework. This means the SA framework for the current LDP will be updated for the RLDP.

1.15 The required stages in the SEA process which must be incorporated are:

- setting the context and objectives, establishing the baseline and deciding the scope
- developing and refining alternatives and assessing effects
- preparing the environmental report
- consulting on the draft plan or programme and the environmental report
- monitoring the significant effects of implementing the plan or programme on the environment

1.16 National guidance now indicates that an Integrated Sustainability Appraisal (ISA) may be appropriate which includes consideration of the Well-being of Future Generations Act, Health Impacts, Welsh Language and Equalities Impacts (including the Socio-economic Duty of the Equalities Act 2010). The Scoping Report for SA/ISA will be consulted upon at Stage 2 (see Timetable).

1.17 When the SA/ISA Assessment Framework has been scoped out and established it will be used in the appraisal of proposed RLDP policies and proposals. Reports will be issued to accompany the main RLDP stages and document the iterative assessment and plan preparation process that has been undertaken up to that point. The SA/ISA will also form an integral part of Candidate Site Assessment.

1.18 A Habitats Regulations Assessment (HRA) will remain separate. HRA informs preparation of the RLDP’s strategy, policies and land allocations by identifying their potential to impact on nationally designated environmental habitats i.e., Special Areas of Conservation, Special Protection Areas and Ramsar sites. Where a land-use plan would have the potential to significantly affect a site, a detailed Appropriate Assessment is required to assess the impacts and to consider the suitability of options and mitigation measures.

Supplementary Planning Guidance (SPG)

1.19 The RLDP will contain sufficient policies to provide the basis for determining planning applications. However, SPG has an important supporting role in providing more detailed or site-specific guidance on the way in which RLDP policies will be applied. While SPG does not form part of a Development Plan it should be derived from and be consistent with the relevant LDP. The SPG should also be clearly cross referenced to the policies and proposals it supplements. The Council follows an agreed protocol when preparing SPG and for the current LDP, has adopted SPG for the following topics:

Affordable Housing; Biodiversity and Geodiversity; Renewable Energy; Landscape; Planning Obligations; Conservation Areas; Residential Design; Archaeology; Historic Environment; Newtown and Llanllwchaiarn Place Plan.

1.20 The need to review existing SPG and prepare new SPG will be considered as part of the RLDP preparation process. The Pre-Deposit stage (Stages 2 and 3) will be a key time at which any new SPG needed will be identified. Relevant stakeholders will be consulted during the production of SPG in accordance with an agreed Protocol.

1.21 Where SPG will assist the understanding of the RLDP it will be prepared and consulted on as an intrinsic part of the process of engagement within the DA framework. For each SPG a report of consultation and engagement will be produced and made available with the approved guidance.

Part 2: The Timetable

2.1 The summarised timetable below shows the main stages of RLDP preparation and the key dates. The timetable is detailed more fully in Appendix 2.

Table 1. The Powys RLDP Summary Timetable

a) Definitive Stages – Definitive periods when consultations will happen

Stage No.	Stage Name	Stage is Completed between:	Key Consultation Periods
1	Delivery Agreement	November 2021 to June 2022	Public consultation on the Draft DA: January to February 2022 Approval by Committee Processes: March 2022 Submit to Welsh Government: 1st June 2022
2	Pre-Deposit Participation	July 2022 to December 2023 (Stage 2 and 3 combined)	Replacement Plan Preparation Commences: 1st July 2022 Public Call for Candidate Sites: held for at least six weeks from Autumn 2022
3	Pre-Deposit Consultation	July 2022 to December 2023 (Stage 2 and 3 combined)	Public consultation on the Pre-Deposit Plan (the Preferred Strategy): May to June 2023
			From the consultation to the end of December 2023 the Council will be preparing the Deposit Plan.
4	The Deposit Plan	January 2024 to December 2024	Public consultation on the Deposit Plan: February to March 2024
			From the consultation to the end of December 2024 the Council will be preparing for the Submission of the Plan to Welsh Government.

Table 1 (continued): The Powys RLDP Summary Timetable

b) Indicative Stages – these time periods are indicative only and are confirmed later in the process

Stage No.	Stage Name	Stage is Completed between:	Key Consultation Periods
5	Submission	Target Date: January 2025	Not applicable
6	Examination	11-month process from Submission	Post-deposit changes will be consulted upon in accordance with the Inspector's Programme
7	Inspector's Report	December 2025	Not applicable
8	Adoption	February 2026 (Adoption within 8 weeks of receiving Report)	Not applicable
9	Monitoring and Review	Ongoing post- adoption	Annual Monitoring Reports due October each year and the Plan Review no later than 4 years from adoption date

This is a summary timetable, the full timetable in Appendix 2 includes all the timetabling of the associated Sustainability Appraisal (SA) or Integrated Sustainability Assessment (ISA) Report - incorporating Strategic Environmental Assessment – and the timetabling of future Annual Monitoring Reports (AMR).

The Pre-Deposit Stages and Frontloading

2.2 Powys County Council is committed to ensuring a high quality of stakeholder and community involvement in plan-making. The Community Involvement Scheme set out in Part 3 explains the opportunities for early and continued community involvement which should help in addressing contentious issues, assist in resolving conflicts and allow parties to identify common ground and meet shared goals.

2.3 Planning Policy Wales (Edition 11, 2021) and guidance in the Development Plans Manual (March 2020) is clear that the Council in preparing a RLDP must include significant “front-loading”. This means obtaining detailed evidence upfront and early in the plan making process to inform the delivery of the preferred strategy and subsequent plan stages.

Frontloading will provide a preferred strategy of sufficient detail to allow a meaningful consultation stage (Stage 3) which will then influence the content of the Deposit Plan.

To achieve this task, it means several important issues will need to be evidenced, considered and provisionally decided upon upfront and in advance of the Pre-deposit/Preferred Strategy consultation in Stage 3 - due in May/June 2023.

2.4 For the RLDP, the preferred strategy is expected to identify:

- the key places and scale of change;
- sites key to the delivery of the plan;
- infrastructure requirements; and
- demonstrate implementation and delivery.

2.5 It is therefore even more vital than in previous Plans that stakeholders engage with the Council early in the Plan making process and engage during the early part of Stage 2 (i.e. July 2022 to April 2023) in evidence work and stakeholder engagement exercises and in the candidate sites process with an appropriate depth of evidence to influence the content of the preferred strategy . **The Council considers this to be especially relevant either to those proposing new development sites or arguing for existing undeveloped sites to be retained in the RLDP.** Any barriers to development will need to be explored upfront if sites are to have a realistic prospect of being included in the adopted RLDP. Key sites and growth areas will need to be identified by the Council for inclusion at the preferred strategy stage whilst other potential sites will continue to be evaluated over the course of Stage 3/Stage 4. The test for an allocation in the Plan remains – Sites must be evidenced as being suitable, available and deliverable within the Plan period.

2.6 At Stage 3, the Council will produce evidence papers/publish relevant studies to support the preferred strategy and explain and justify the approach taken. It is important that the plan and evidence is informed by the views of stakeholders. At these early stages, as well as later in the Plan making process, the Council welcomes participation from all those with an interest in shaping the future for the sustainable development of Powys. The Community Involvement Scheme provides a consistent framework allowing us to reach the right participants.

Factors Considered within the Timetable

2.7 The Timetable is fundamentally driven by the need to have a Replacement Local Development Plan in place by April 2026 to ensure that there is no policy vacuum when the current LDP expires. Nevertheless, it must be realistic and in drawing up the Timetable the Council have followed the advice of the Development Plans Manual and have accounted for:

- Member Decision Making
- Timings between Statutory Stages
- Staff Resources and Budgets
- the Procedural Guidance issued by PEDW.

Staff Resources and Budgets

2.8 The Council's Planning Policy team will lead in the production and management of the RLDP process, including the preparation of any consultation documents.

2.9 The Council's Communications and Engagement Officer/Communications Team will be asked to assist at the participation and consultation stages and the expertise of various Council officers will be sought as relevant at preparation stages (e.g. from highways, environmental protection, legal, ecology, sustainable drainage, business analytics and research etc).

2.10 Table 2 shows the Planning Policy officer time which will be dedicated to the production of the LDP.

Table 2. Planning Policy Staffing and the RLDP

Title of Officer	Number of Staff	% of Time Allocated To LDP Work
Professional Lead – Planning	1	20
Principal Officer - Planning Policy	1	100
Senior Officer – Planning Policy	2.4	100
Planner	1	100

2.11 The Council will commission expert consultants to work on a variety of topic matters and evidence gathering tasks during the RLDP's preparation and additional funding is subject to approval by Powys County Council as part of its annual budget setting.

2.12 It will also be necessary to call upon staff resources from other internal departments to assist in undertaking various evidence base updates/assessments. This is likely to include officer support from: Housing, Development Management, Highways/Infrastructure, Education, Democratic Services and Legal Services.

2.13 The DA has been prepared on the basis of a Powys RLDP only. Work is, however, on-going on a regional basis and collaboration with Ceredigion County Council and the BBNPA as neighbouring authorities will continue to be fundamental to the preparation of the RLDP, particularly with regard to a joint evidence base, where appropriate.

Risk Management

2.14 Having considered the resource input to the RLDP process, the Council considers that the proposed timetable is both realistic and achievable. Notwithstanding this, the Council has identified certain risk areas that could result in some departure from the proposed timetable (see Appendix 3). The Council will continue to monitor the timetable during the preparation process and any significant deviation will be reported and managed in consultation with the Welsh Government and relevant stakeholders.

Part 3: The Community Involvement Scheme

3.1 One of the key outcomes for the LDP system is for the Plan to:

Be based on and underpinned by early, effective and meaningful community involvement in order to understand and consider a wide range of views, with the aim of building a broad consensus on the spatial strategy, policies and proposals. (Development Plans Manual, Edition 3).

3.2 To set the framework for this, this part of the DA details the Community Involvement Scheme (CIS) explaining who, how and when stakeholders and the community can become involved in the production of the RLDP. The Council is committed to complying with the CIS which is also a test of Soundness (see para 1.13).

3.3 The CIS sets out the detail of the Council's RLDP involvement scheme arranged for each stage of the Timetable explaining who will be involved, how they will be involved, when they will be involved, how views will be taken into account and how feedback will be given. The CIS is an opportunity to work Collaboratively and Involve People, two of the ways of working which are identified in the Well-Being of Future Generations Act which applies to public bodies.

3.4 The following Community Involvement Scheme sets out what the Council intends to do as minimum in the preparation of the Powys Replacement Local Development Plan (RLDP). Where time and resources allow, the Council will endeavour to provide additional opportunities for engagement.

- Community Involvement at Stage 1 Delivery Agreement (DA), Regulations 5-10 (A Definitive Stage):

WHY? Summary of key steps	WHEN? Broad Timescale	WHO? Who will be involved	HOW? Methods of Engagement	HEARING BACK Reporting mechanisms	SA / SEA / ISA
<p>The DA is a project management tool which will result in an agreed timetable and community involvement scheme for the RLDP (2022-20237).</p> <p>The DA is drafted with the input of targeted stakeholders and then issued for Public Consultation.</p> <p>Submission of Final DA to Welsh Government following Council approval.</p> <p>DA Agreed by Welsh Government – meaning the formal start of the RLDP in line with Timetable.</p>	<p>Drafting: November to December 2021</p> <p>At least three weeks (non-statutory) Public Consultation January to February 2022</p> <p>Council to approve the DA in March 2022</p> <p>DA to be submitted to Welsh Government (WG)</p> <p>WG to respond within four weeks</p> <p>RLDP preparation to formally commence July 2022</p>	<p>Drafting:</p> <ul style="list-style-type: none"> Targeted stakeholders PCC internal departments Councillors LDP Working Group <p>Public Consultation:</p> <ul style="list-style-type: none"> All stakeholders <p>Planning and Environment Decision Wales are kept informed</p> <p>County Councillors</p> <p>Welsh Government</p>	<p>Drafting:</p> <ul style="list-style-type: none"> Emailing Report/presentation to LDP Working Group <p>Public Consultation: advertised via:</p> <ul style="list-style-type: none"> Emailing Website Press and social media <p>The Consultation Documents and Representation forms will be made available via:</p> <ul style="list-style-type: none"> Website At the 12 Libraries <p>The Final DA will be made available on the website and at County Hall, Llandrindod Wells.</p>	<p>Council meeting Agendas and Minutes will record the political process.</p> <p>Any comments will be considered, the DA amended if required and comments/changes recorded in the Final DA.</p>	<p>Internal work on updating/re-evaluating the SA/SEA framework and baseline used for LDP (2011-26)</p> <p>The Council will consider adopting a holistic single Integrated Sustainability Appraisal (ISA) covering sustainability, environmental, health, well-being, equalities, and Welsh language</p>

- Community Involvement at Stage 2 Pre-Deposit Participation, Regulation 14 (A Definitive Stage)

WHY? Summary of key steps	WHEN? Broad Timescale	WHO? Who will be involved	HOW? Methods of Engagement	HEARING BACK Reporting mechanisms	SA / SEA / ISA
<p>To understand the context and issues to be addressed in the RLDP and to generate a vision and objectives.</p> <p>Review and update existing evidence base.</p> <p>Call for Candidate Sites.</p> <p>Engage with consultees to develop consensus on vision, issues and objectives.</p> <p>Obtain Council approval on Draft Preferred Strategy to go out to public consultation.</p> <p>Prepare a statutory consultation on the SA/ SEA Baseline Scoping Report.</p>	<p>From July 2022</p> <p>The Call for Sites will be open for at least six weeks from Autumn 2022</p> <p>This stage will include a five-week statutory consultation on the SA/ SEA Baseline Scoping Report</p>	<p>Targeted stakeholder engagement to generate alternative strategies and options for the RLDP</p> <p>Call for Candidate Sites will be a public stage for all stakeholders</p> <p>Environmental Consultation Bodies consulted on the SA/SEA (ISA) Baseline Scoping</p> <p>LDP Working Group</p> <p>Council to approve document for public consultation</p>	<p>Targeted stakeholder engagement via:</p> <ul style="list-style-type: none"> Emailing Virtual Events Potentially one to one meetings <p>The Call for Candidate Sites will be publicised using:</p> <ul style="list-style-type: none"> Website Emailing Press/social media <p>The Council will publish Guidance to Applicants and a Candidate Sites Assessment Methodology to explain the anticipated site analysis and selection process.</p>	<p>Background Evidence Papers will be published on the website as they become available</p> <p>The Council will produce a Register of Candidate Sites</p> <p>Council meeting Agendas and Minutes will record the political process</p>	<p>Statutory consultation on the Scoping Report</p> <p>Scoping means to set the context, establish the baseline and decide on the SA scope and objectives</p> <p>Habitat Regulations Assessment (HRA) will remain separate from other assessment</p>

- Community Involvement at Stage 3 Pre-Deposit Public Consultation, Regulation 15 of the RLDP (A Definitive Stage)

WHY? Summary of key steps	WHEN? Broad Timescale	WHO? Who will be involved	HOW? Methods of Engagement	HEARING BACK Reporting mechanisms	SA / SEA / ISA
<p>To consult widely providing opportunity for comment on:</p> <ul style="list-style-type: none"> The LPA's preferred strategy, options and proposals together with alternatives. <p>Publication of the candidate sites register.</p> <p>Publication of supporting documents (evidence).</p>	<p>To be completed by December 2023</p> <p>Six-week Statutory Public Consultation on the Preferred Strategy May to June 2023</p>	<p>Public consultation with all stakeholders</p>	<p>Public Consultation: advertised via:</p> <ul style="list-style-type: none"> Emailing Website Press and social media <p>The Consultation Documents and Representation forms will be made available</p> <ul style="list-style-type: none"> on the website at County Hall, Llandrindod Wells and at the 12 Libraries <p>The Consultation will provide the means of entering Representations electronically on an interactive web-based system</p> <p>The Council will provide notice and statement of pre-deposit matters at this stage in compliance with the Regulations</p>	<p>Representations and Council responses to them will be reported to the LDP Working Group.</p> <p>Representations and Council responses, together with any changes to the Pre-Deposit Plan arising from the representations, will be made publicly available as part of the Consultation Report (Stage 4)</p> <p>Council meeting Agendas and Minutes will record the political process</p>	<p>The Council will follow best practice and consult on SA/SEA (ISA) of proposals and alternatives alongside Preferred Strategy</p>

			During the Consultation period the Council will organise and publicise Virtual Events for consultation purposes		
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Following the Pre-Deposit Public Consultation closing, the Council has allocated a six-month period to end of 2023 in which to prepare the Deposit Plan (see Timetable).

- Community Involvement at Stage 4 Deposit of Proposals, Regulation 17 (A Definitive Stage)

WHY? Summary of key steps	WHEN? Broad Timescale	WHO? Who will be involved	HOW? Methods of Engagement	HEARING BACK Reporting mechanisms	SA / SEA / ISA
<p>Obtain Council approval on Draft Deposit Plan to go out to public consultation.</p> <p>To consult widely providing opportunity to comment on:</p> <ul style="list-style-type: none"> The Deposit LDP The SEA/SA (ISA) report <p>Publication of supporting</p>	<p>To be completed by December 2024</p> <p>Six-week Statutory Public Consultation on the Deposit Plan (to include consultation on the Environmental Report). February to March 2024</p>	<p>Council to approve document for public consultation</p> <p>Public consultation with all stakeholders</p>	<p>Public Consultation: advertised via:</p> <ul style="list-style-type: none"> Emailing Website Press and social media <p>The Consultation documents and Representation forms will be made available</p> <ul style="list-style-type: none"> on the website at County Hall, Llandrindod Wells and at the 12 Libraries <p>The Consultation will provide the means of entering Representations electronically</p>	<p>Council meeting Agendas and Minutes will record the political process</p> <p>The Council will record all duly made representations and make a copy of them available for inspection at County Hall, Llandrindod Wells</p> <p>The website will give details on the representations received.</p> <p>Updating of Candidate Sites Register to include</p>	<p>SA / SEA (ISA) documents consulted on alongside the Deposit LDP for the same period</p>

<p>documents (evidence).</p> <p>The Initial Consultation Report is published.</p>			<p>on an interactive web-based system.</p> <p>The Council will provide notice and statement of the Deposit matters at this stage in compliance with the Regulations.</p> <p>Council will consider the need for consultation events</p>	<p>New/Alternative site representations</p> <p>Representations and Council responses will be added to the Consultation Report (the updated report is made available at the Stage 5)</p>	
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Following the Deposit Plan Public Consultation closing, the Council has allocated a nine-month period to end of 2024 (very early 2025) in which to prepare the Submission (see Timetable). This will include ongoing reporting to the LDP Working Group.

- Community Involvement at Stage 5 Submission of LDP, associated and other required documents to the Welsh Government and Planning and Environment Decisions Wales for Independent Examination, Regulation 22 (An Indicative Stage)

WHY? Summary of key steps	WHEN? Broad Timescale	WHO? Who will be involved	HOW? Methods of Engagement	HEARING BACK Reporting mechanisms	SA / SEA / ISA
<p>The Council submits its LDP to Welsh Government and to Planning and Environment Decisions Wales (PEDW) for Independent Examination.</p> <p>The documents to be submitted include:</p> <ul style="list-style-type: none"> • Deposit Plan • SA/SEA (ISA), HRA • Community Involvement scheme / DA • Consultation report • Review Report • Candidate sites register • Copy of the duly made representations received at deposit • Supporting documents / evidence base <p>All stakeholders to be notified that the LDP has been submitted.</p>	<p>January 2025</p>	<p>All stakeholders (including representors) to be notified</p>	<ul style="list-style-type: none"> • Website • Emailing <p>Copies will be sent to the Welsh Government and PEDW for Independent Examination as prescribed by the Regulations</p> <p>The Council will publish a statement on its website that the LDP has been submitted for examination and will make available for inspection during normal office hours at County Hall, Llandrindod Wells</p> <p>The RLDP and all the submission documents will be published online.</p>	<p>The Council will publish correspondence from the Inspector.</p> <p>The Programme Officer will set up an Examination Website</p>	<p>The SA / SEA (ISA) report is submitted showing how the appraisal processes have informed the Plan's content.</p>

- Community Involvement at Stage 6 Examination, Regulation 23 (An Indicative Stage)

WHY? Summary of key steps	WHEN? Broad Timescale	WHO? Who will be involved	HOW? Methods of Engagement	HEARING BACK Reporting mechanisms	SA / SEA / ISA
<p>Notification of Independent Examination.</p> <p>To advise where and when the first Hearing will take place and who has been appointed to carry out the Examination (i.e., the name of the Inspector).</p> <p>Publish details of Hearing Sessions and notify all interested parties specifying dates and location.</p> <p>Seek common ground with objectors to focus hearing sessions.</p> <p>Prepare Matters Arising Changes (MACs) as appropriate.</p> <p>Consult on Matters Arising Changes.</p>	<p>Notification received at least six weeks before the start of the first Hearing of the Independent Examination</p> <p>Estimated Hearings Commencement March to April 2025</p>	<p>All interested parties (including representors) as relevant to specific hearing sessions</p> <p>Matters Arising Changes: All stakeholders</p>	<p>Public Examination as managed by the Inspector and the Programme Officer</p> <p>Examination is open to any member of the public to attend</p> <p>Examination Library is made available for inspection at venue (venue tbc)</p> <p>Round table discussions/ hearings/ formal hearings as prescribed by the Inspector and published via:</p> <ul style="list-style-type: none"> The Examination website <p>All Hearing Agendas, Statements and Actions to be published on website.</p> <p>Any Matters Arising Changes will undergo Public Consultation: advertised via:</p> <ul style="list-style-type: none"> Emailing Website Press and social media 	<p>The Council's Programme Officer will manage the Examination website which will inform all parties of the Examination's progress</p> <p>The Council will consult with stakeholders and the public on any proposed post-deposit changes (Matters Arising Changes) in accordance with instructions from the Inspector</p>	<p>SA/SEA (ISA) related duly made representations can appear at examination</p> <p>Any changes made post-deposit (Matters Arising Changes) during examination, or those required by the Inspector) will be subject to assessment and made available for consultation</p>

			<p>The Consultation Documents and Representation forms be made available</p> <ul style="list-style-type: none">• on the website• at County Hall, Llandrindod Wells and at the 12 Libraries	<p>Decisions follow later in the Inspector's Report</p>	
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- Community Involvement at Stage 7 Publication of the Inspector’s Report, Regulation 24 (An Indicative Stage)

WHY? Summary of key steps	WHEN? Broad Timescale	WHO? Who will be involved	HOW? Methods of Engagement	HEARING BACK Reporting mechanisms	SA / SEA / ISA
<p>Council receives Inspectors Report detailing the outcome of the Independent Examination.</p> <p>Inspector’s Report is published following receipt (within prescribed 8-week period).</p> <p>Where the Inspector recommends changes to the RLDP, these changes are binding on the Council and the RLDP must be updated to take account of the recommendations.</p> <p>Inform interested parties of receipt and publication of Inspector’s Report.</p>	<p>Receipt of Report expected by December 2025</p> <p>This must be published by the Council on or before LDP adoption</p>	<p>All stakeholders (including representors) to be notified.</p>	<p>Publish Inspector’s Report on the website and make report available for inspection at County Hall, Llandrindod Wells.</p>	<p>The Inspectors report will include the recommendations of the Inspector and the reasons for them.</p>	

- Community Involvement at Stage 8 Adoption, Regulation 25 (An Indicative Stage)

WHY? Summary of key steps	WHEN? Broad Timescale	WHO? Who will be involved	HOW? Methods of Engagement	HEARING BACK Reporting mechanisms	SA / SEA / ISA
<p>To follow procedures to formally adopt the RLDP (2022-2037) and to widely publicise its adoption.</p>	<p>To adopt within 8 weeks of the receipt of the Inspector’s Report</p> <p>The Council aims to adopt the RLDP in February 2026 as the new Plan is required by 1st April 2026 latest to ensure that it replaces the expiring LDP (2011-2026) without a policy gap</p> <p>The Post Adoption Statement (under the SEA Directive) is required within 3 months of adoption</p>	<p>Council will make the decision on adopting the Plan</p> <p>All stakeholders to be notified</p>	<p>Publicised via the following channels:</p> <ul style="list-style-type: none"> • Emailing • Website • Press and social media <p>The adopted Plan will be made available as soon as practicable for inspection at County Hall, Llandrindod Wells, together with an adoption statement, and the sustainability appraisal report.</p>	<p>Council meeting Agendas and Minutes will record the political process</p> <p>The completed RLDP will be published on the website</p>	<p>Following Adoption, publish complete appraisals and assessments and proposals for monitoring the plan against their objectives.</p> <p>Information made available to Consultation Bodies and to the public</p>

Where to See Documents

3.5 Whilst LDP documents will always be made available on the Council's website, the Council will, in accordance with the LDP Regulations, make all relevant documents available for public inspection at its principal office:

Powys County Hall
Spa Road East
Llandrindod Wells
Powys
LD1 5LG

Documents will be available during normal office hours.

In addition, during the consultation phases the Council will place a copy of the consultation documents at local libraries for public inspection. The 12 public library venues proposed for this purpose are: Brecon, Builth Wells, Llandrindod Wells, Llanfyllin, Llanidloes, Llanwrtyd Wells, Machynlleth, Newtown, Presteigne, Rhayader, Welshpool and Ystradgynlais.

Joining the Mailing List

3.6 If you wish your name to be on the database/ mailing list managed by Planning Policy for RLDP purposes, please email: ldp@powys.gov.uk.

3.7 The nature of the CIS helps to ensure that the ten national principles for public engagement (Table 3) are woven into the Development Plan process.

Table 3. Public Engagement Principles for Wales

No.	National Principle
1.	Engagement is effectively designed to make a difference
2.	Encourage and enable everyone affected to be involved, if they so choose
3.	Engagement is planned and delivered in a timely and appropriate way
4.	Work with relevant partner organisations
5.	The information provided will be jargon free, appropriate and understandable
6.	Make it easier for people to take part
7.	Enable people to take part effectively
8.	Engagement is given the right resources and support to be effective
9.	People are told the impact of their contribution
10.	Learn and share lessons to improve the process of engagement

3.8 The Council’s Corporate Consultation and Engagement Framework (2018) seeks to ensure that the Council works to best practice and recognises that, as a minimum, the Gunning principles, (paraphrased below), are adhered to:

1. Don’t consult if you have already made up your mind.
2. Give consultees sufficient information in order for them to give your proposals ‘intelligent consideration’.
3. Allow enough time for the exercise.
4. Ensure that ‘conscientious consideration’ is given to the consultation responses.

3.9 In developing the DA and during subsequent Plan participation stages the Planning Policy team will be guided by advice from the Council’s Communications and Engagement Officer.

Working Towards a More Sustainable Wales – The National Well-Being Goals and Ways of Working

3.10 In line with the Well-being of Future Generations Act 2015 (WBFGA) the Council will implement the ‘Five Ways of Working’. This ensures that the Council is working in a manner which meets the Sustainable Development principle. The Five Ways of Working are:

- **Long term** - Taking account of how what we do now may affect communities and services in the future.
- **Prevention** - Acting to prevent problems occurring or getting worse.
- **Integration** - Considering how the well-being objectives contribute to each of the well-being goals, affect other objectives, or those of other public bodies.
- **Collaboration** - Working with others to meet the well-being objectives.
- **Involvement** - Involving people in achieving the well-being goals and ensuring that those people reflect the diversity of local communities.

3.11 The CIS is drawn up to reflect how the Council will be drawing up the RLDP working through Collaboration and Involvement.

3.12 Through the WBFGA the Council is contributing to the national well-being objective of sustainable development and working, alongside other public bodies in Wales, to a common purpose to achieve the seven national well-being goals of a Wales which is Prosperous, Resilient, Healthier, More Equal, has Cohesive Communities, a Vibrant Culture and Thriving Welsh Language and is Globally Responsible. The Council's Development Plan work across Powys will need to demonstrate how it contributes to the seven goals.

The Local Well-Being Plan

3.13 Sustainable development is about improving the way that we can achieve our economic, social, environmental, and cultural wellbeing with each of the four aspects being as important as the other. To achieve improved well-being in Powys, the Council shares four objectives with its partners in the Powys Public Service Board as set out in the Powys Well-being Plan ("Towards 2040"):

- People in Powys will experience a stable and thriving economy.
- People in Powys will enjoy a sustainable and productive environment.
- People in Powys will be healthy, socially motivated and responsible.
- People in Powys will be connected by strong communities and a vibrant culture.

3.14 The Council's Development Plan work will be co-ordinated to contribute to these four key local objectives which have been identified as being central to promoting well-being in Powys.

Who Will Be Involved?

3.15 The LDP Regulations set out a number of certain categories of consultee and determines when these bodies groups must be involved. It is usual practice for the Council to engage wider than the minimum requirements. The categories include Specific, General and Government departments and the Council have added Other Consultation Bodies (see para 3.18 onwards) as detailed in Appendix 1. In the CIS tables above please note the Council has grouped these altogether where we commit to engaging "all stakeholders". These include, at the local level, Town and Community Councils as Specific Consultees together with adjoining Local Planning Authorities.

The LDP Database

3.16 The Council will manage a LDP database for informing and consultation/ mailing purposes with all the consultation bodies, other individuals and organisations and local companies. The Council expects to contact most mailing recipients by email communication as has become the usual practice.

3.17 The Council will manage the LDP database in conformity with the General Data Protection Regulations (GDPR). For the RLDP, existing contacts (from the current LDP 2011-2026 database) will be required to give their consent in writing if they wish to be added to the RLDP database. ~~3.18 para-cut, text moved~~. If you wish for your details to be added to the RLDP database, please email ldp@powys.gov.uk.

The Consultation Bodies

3.18 The LDP Regulations groups consultees into the categories of Specific Consultation Bodies, General Consultation Bodies and Government Departments.

3.19 Specific and General Consultation Bodies (as defined in the LDP Regulations) are required to be involved at various Plan stages. Government Departments must also be consulted where aspects of the Plan, appear to affect their interests. Powys County Council has identified these groups and listed them in Appendix 1.

3.20 The Strategic Environmental Assessment (SEA) / ISA process obliges consultation with environmental consultation bodies. These are also listed in Appendix 1.

3.21 The Council may also involve at its discretion “such other persons as appear to the Authority to have an interest in matters relating to development in the area”. These have been identified and grouped generically as ‘Other Consultation Bodies’ and are listed in Appendix 1. These non-statutory consultees comprise a number of other individuals, agencies and organisations that the Council consider hold a relevant interest in the Powys LDP area, many of whom have been actively involved or interested in previous development plan work, and who have been invited to get involved or who have requested to be involved in the LDP. Although not listed, the mailing database holds a large number of other names (eg local firms, landowners, individuals) who wish to be included in LDP preparation.

3.22 Anyone wishing to ensure they are included in RLDP consultation may request inclusion in the mailing list and database by contacting ldp@powys.gov.uk or registering via the website (to be launched in April 2022).

Using Existing Networks and Groups

3.23 The Council will be able to use existing LPA groups (e.g. LDP Housing Stakeholder group, Planning and Agent Forum) to communicate to people how to become involved in the Plan process and also keep other relevant groups across the Council updated and informed, such as the Powys Public Service Board who meet for the purpose of the Local Well-being Plan and stakeholders involved in Area Statement work (a higher tier plan led by Natural Resources Wales).

LDP Stakeholders

3.24 Stakeholders are those whose interests are directly affected by the LDP. Anyone with an interest in the future place-making and sustainable development of Powys may therefore be considered a stakeholder. Stakeholder involvement often takes place through representative bodies.

3.25 Stakeholders are all those included in the consultation bodies section above. These names are managed through the LDP consultation database/ mailing list (in compliance with GDPR).

3.26 It is recognised that at times in the development plan process it is more effective to engage a targeted range of stakeholders. To keep participation meaningful and manageable, stakeholder engagement events will be targeted to the most relevant bodies/representors dependant on the topic concerned. This approach has worked successfully for the current LDP and has been used, for example, in the preparation of SPG.

What We Expect of our Stakeholders

3.27 In order to ensure any comments and representations on the RLDP are considered, they must be submitted within the prescribed timescales. The Delivery Agreement sets out the timetable of relevant stages and provides a guideline of when we will seek your involvement. This will ensure that individual views are considered and taken into account throughout the preparation process.

3.28 Stakeholders should raise legitimate issues that can be addressed by the RLDP and the planning system.

3.29 It may be necessary for bodies to vary their meeting cycles to enable timely responses. Please note that at statutory stages the Council do not have the flexibility to change the period of consultation from that prescribed in the Regulations/detailed in the CIS.

3.30 Consultation bodies should highlight any gaps in the evidence base or information provided and seek to fill the gaps in consultation with the Council to enable robust decision making.

3.31 Sites for consideration for inclusion in the replacement Plan should be brought to the attention of the Council at the Candidate Sites submission stage. Sites should be well-evidenced to demonstrate they can be delivered within the Plan period (2022-2037, effective from 2026) with supporting documentation in line with the guidance which will be issued in the Candidate Sites Assessment Methodology/Candidate Sites Application Pack.

3.32 Please notify the Planning Policy Section (ldp@powys.gov.uk) should your contact details change during the RLDP preparation period in order for us to keep you fully informed of progress. With regard to Candidate Sites it is noted that land ownership changes may also occur during the process (as may the appointed Land Agent or Planning Consultant) and it is imperative that these are communicated to the Council in order to ensure progress is not delayed.

What Stakeholders Can Expect of The Council

3.33 The Council wishes to ensure that the replacement plan process includes meaningful, open and constructive community involvement from the outset and it will do all it can to adhere to the published DA and make sure all information is published and available on time.

3.34 The Council will use a range of methods to publicise the progress of the RLDP to ensure that stakeholders and the community are regularly updated. Stakeholders will be notified when feedback is available and, in cases where individual responses are not being forwarded direct, the reporting mechanism to view feedback.

3.35 The Council plans to introduce a new interactive web-based consultation system from April 2022 which will be available for the RLDP engagement stages.

3.36 The Council will do all it can to comply with the commitments set out in this DA but in the event of further disruption due to the Covid 19 pandemic or other factors outside our control, there may be a need to be flexible and adapt to the circumstances at the time.

Our Approach to Building Consensus

3.37 The Council will seek to build consensus through the various engagement and consultation methods set out within the CIS. Consensus building can only be achieved if the community and other interested parties are kept fully informed and effectively engaged throughout the preparation of the replacement LDP, which will be of particular importance in the early stages of plan preparation.

3.38 Nevertheless, it is recognised that there will be occasions where consensus cannot be achieved and a difference in opinion between certain parties occurs. A clear audit trail of decisions will be maintained in order to ensure that there is transparency in the decision making process, and, to provide assurances to those that disagree that the decisions have been made in an informed and balanced way. However, decisions made will not be revisited via subsequent consultation opportunities, so participants are requested to focus their input on the matter being considered at that stage.

Hard to Reach (Seldom Heard) and those with Protected Characteristics

3.39 The DA for the current LDP (2011-2026), explained how the Council identified a number of harder to reach (or seldom heard) groups in Powys and how these communities would be reached through umbrella organisations and services to try to engage members of the community who would not usually participate in development plan preparation, including those groups traditionally under-represented.

3.40 For the replacement plan the Council will continue to use the established contact bodies, such as the existing Powys Association of Voluntary Organisations (PAVO) network. The Childrens and Young Persons Partnership (CYPP), any specialist officers in Powys County Council (e.g. Housing officers for Syrian Refugees, liaison officer for Gypsy and Traveller Community, those dealing with Older Persons Accommodation etc).

~~3.41 The list will continue to be used for RLDP mailings and is repeated below for consultation purposes:~~

~~Youth:~~

~~PAVO
Powys Youth Forum (YOF)
YMCA (Clubs in Rhayader, Brecon & Llandrindod)
Local area youth forums
Schools and Colleges
Powys Youth Services
Young Farmers Clubs~~

~~Older Persons:~~

~~Age Concern
50+ Forums
PAVO
Powys County Council – Assisted Living/Sheltered Housing
Womens Institutes (Brecknock, Radnor & Mont)
Merced Y Wawr~~

Voluntary Sector:

PAVO
Welsh Council for Voluntary Action (WCVA)

Gypsies, Travellers and Roma:

Powys County Council – Housing
Traveller Times
Planning Aid Wales
Save the Children

Farmers & Rural Communities:

National Farmers Union (NFU)
Farmers Union of Wales (FUW)
Country Land & Business Association (CLA)

Black / Ethnic Minorities (BME):

Black Voluntary Sector Network Wales (BVSNW)
Black Ethnic Network,
Wales Tai Pawb

Gurkha Community:

The Gurkha Welfare Trust

Migrant workers (from eastern Europe):

Welsh Government Inclusion Unit
PAVO
Siawn's Teg

Disabled:

Disability Powys
Local Access Forums / Groups
PAVO
RNIB
Radnor Association for the Blind

Homeless:

Powys County Council Homeless Services
Women's Aid (Brecon and Radnor)
Montgomery Family Crisis Centre

Re-settled Families/Communities:

e.g. Syrian Refugees through Powys County Council Housing

Welsh Speakers:

Powys County Council – Welsh Language section
Welsh Language Forums

Religious Groups:

CYTUN (Churches together in Wales)
Catholic Church in England and Wales
Representative Body of the Church in Wales
Evangelical Alliance Wales
The Sikh Cultural Society of Great Britain
The Buddhist Council for Wales
The Hindu Cultural Association of Wales
The Muslim Council of Wales
The Board of Deputies of British Jews
Quakers (Religious Society of Friends)

Sexual orientation:

Friends of Lesbian and Gays Powys [FLAG Powys]
Freedom – LGBTQ Youth Group – Powys

3.41 The Planning Policy team will seek to work with the Community and Engagement Officer at consultation stages to research who the seldom-heard audiences are and to target those applicable by communicating through organisations such as PAVO, Town and Community Councils and Powys People’s First self-advocacy groups. Relevant groups may also have been identified within the definition of General Consultation Bodies (see Appendix 1). The seldom-heard groups in Powys include:

- Gypsy and Traveller community
- Elderly (Over 80s)
- Unpaid Carers
- Refugees and asylum seekers
- Gurkha community
- Disability groups, e.g Learning Disability Forum, Physical Disability and Sensory Loss Forum
- Eastern European community

Groups with Protected Characteristics will be involved in line with the Council’s emerging corporate Public Participation Strategy (target publication date: Summer 2022). The strategy will cover the Council’s work in creating awareness, generating interest, engaging and interacting, and the different levels of involvement, the protected characteristics covered by the Equality Act 2010 and seldom-heard voices, reporting back to participants and the Council’s measures of success.

3.42 As can be seen from the hard to reach list, the Council will continue to use the valuable PAVO network in Powys to engage the third sector. On their website, PAVO explain:

“PAVO is the County Voluntary Council for Powys supporting the third sector in Powys (third sector is a term for the range of organisations including voluntary and community organisations, registered charities and associations, self-help groups and community groups, social enterprises, mutuals and co-operatives.)”

3.43 The Council is aware that different hard to reach groups will have different barriers to accessing and engaging in the LDP process. The advent of the digital age has increased accessibility to documents and offered great scope for people to comment on-line. Equally, the Council is aware that digital communication will not suit all parties. Engagement should be adapted, for example posters and easy-to-read versions of documents may be suitable for school children, older people or those living in remote locations may not have ready access to the internet.

Children and Young People

3.44 The Council's Consultation and Engagement Framework (2018) acknowledges that in recent years, government at all levels has recognised that we need to seek the views of children and young people when planning services which affect them. It cautions that care needs to be taken when engaging with this section of the community. Appropriate methods and levels of consultation must be used so as to avoid ineffective consultation and/or subjecting young people to consultation fatigue.

3.45 Most secondary schools, and the majority of primary schools, in Powys have their own School Council and there is also an all-county Youth Forum, which is accessed to establish the views of children and young people. The Powys Safeguarding group is also accessed in this way. The local Young Farmers' Clubs also have youth forums which Powys County Council is able to access. The Planning Policy Team will involve the Communications and Engagement Officer in reaching these groups which are contactable through the Children and Young Persons Partnership.

Roles in the Process

Role of Town and Community Councils

3.46 The Town and Community Councils of Powys have an important role to play in the preparation of the RLDP. Town and Community Councils in areas in or adjoining the Powys Local Planning Authority fall within the category of the Specific Consultation Bodies.

3.47 Place-making has become increasingly prominent as a central theme of development plan preparation and the Council recognises that local community involvement, is ideally structured through the Town and Community Council network and is an essential component of successful place making.

3.48 The Council will continue to involve One Voice Wales (a principal organisation who represent and support many Town and Community Councils). Consideration will also be given to using Planning Aid Wales to help facilitate community engagement.

Role of County Councillors and Council Officers

3.49 The respective roles and responsibilities of professional officers and elected County Councillors (Members) within the Plan preparation process are distinct. Professional Officers (such as planners, highway engineers, etc) are employed by the Council to provide impartial research, analysis and technical advice to Councillors on all relevant development plan issues within their area of expertise. Professional Officers provide a robust foundation for decision making but will not, unless specifically given delegated powers, take decisions on

behalf of the Council. County Councillors, as democratically elected representatives, are charged with taking decisions on behalf of the electorate to whom they are accountable.

3.50 The Council will continue to use a Local Development Plan Working Group comprising relevant Council Officers and elected County Councillors to oversee all aspects of the replacement plan process, from the initial consultation draft of this Delivery Agreement right up to the Plan's adoption and review. However, formal decisions will need to be taken by the Council's Cabinet and by Powys County Council at key stages.

3.51 Involvement with all County Councillors will be held at important stages of the process including: discussion on the vision, aims and objectives for the plan; to consider the preferred strategy; and to discuss site and settlement specific issues. Councillors will also have an important role to play in acting as local "champions", engaging the community and facilitating the Plan preparation process. County Councillor involvement will be guided by the advice of the Standards Committee and the Members Code of Conduct so as not to prejudice the Councillors in their decision-making role.

3.52 It is useful to note that the Planning, Taxi Licensing and Rights of Way Committee is not involved in the decision making on LDP matters.

Consideration of Joint Working

3.53 The Delivery Agreement (DA) should clearly articulate from the outset how an LPA can demonstrate maximising collaborative working (test of Soundness).

3.54 Working collaboratively involves consideration of working at the regional level. The Planning system across Wales is becoming a three-tier development plan system incorporating national, regional (strategic) and local level development plans. Since February 2021 Wales has had a national development plan called Future Wales: The National Plan 2040. It influences all levels of the planning system in Wales and will help to shape Strategic and Local Development Plans prepared by Councils and National Park Authorities. The framework provided by Future Wales sets the direction for development in Wales for 20 years with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

3.55 Powys is part of the Mid Wales Region. At the present time, a Delivery Agreement for the Strategic Development Plan (SDP) (A regional development plan) for Mid Wales is not expected until at least 2023. This means that at the local level the Council's work on the RLDP is on a different trajectory to that of the emerging SDP for Mid Wales. Work on the RLDP must continue to avoid the risk of a policy vacuum when the current LDP ends. However, the Council recognises there may be useful opportunities to explore and undertake joint working especially with regard to evidence gathering that will serve both Strategic and Local level development plans.

3.56 LDPs must be in conformity with the higher tier development plans above them. This is one of the tests of Soundness which will be tested at Examination.

3.57 During the period of the current LDP, the Council have successfully undertaken joint work on evidence including that relating to Gypsy and Traveller Needs, Local Housing Market Assessment and Regional Employment Sites. The Review Report goes into further detail on how the opportunities for joint working have been explored.

Welsh Language and Bilingual Engagement

3.58 The RLDP will be prepared bilingually in line with the requirements of the Welsh Language Standards. Bilingual engagement will be carried out in the following ways:

- We welcome correspondence in both Welsh and English. Where correspondence is received in Welsh and a reply is necessary, this will be sent in Welsh;
- All consultation letters, comments forms, public notices (including site notices) and newsletters will be bilingual;
- Any pages on the Local Development Plan website and social media posts published on twitter will be bilingual;
- The RLDP once adopted will be available in both Welsh and English Format.

Appendix 1. List of Consultation Bodies and Other Consultees

Specific Consultation Bodies (including UK Government Departments)

- Welsh Government
- Natural Resources Wales (NRW)
- Secretary of State for Wales
- Cadw
- Communication Providers
- Local Health Board – Powys Teaching Health Board
- Electricity and Gas Undertakers
- Sewerage and Water undertakers
- Network Rail
- Home Office
- Ministry of Defence

Relevant authorities (meaning Local Planning Authority, Town or Community Council) “any part of whose area is in or adjoins the area” of the Powys LPA

LPAs adjoining the Powys LPA area:

- Brecon Beacons National Park
- Carmarthenshire
- Ceredigion
- Denbighshire
- Gwynedd.
- Herefordshire (England)
- Neath Port Talbot
- Shropshire (England)
- Snowdonia National Park
- Wrexham

LPA's adjoining the County of Powys:

- Blaenau Gwent
- Caerphilly
- Merthyr Tydfil
- Monmouthshire
- Rhondda Cynon Taf

- Town and Community Councils including those adjoining the LPA area.

UK Government Departments

- i. Department for Transport
- ii. Department for Business, Energy and Industrial Strategy
- iii. Home Office
- iv. Ministry of Defence

General Consultation Bodies

These are defined in the LDP regulations as:

- I. Voluntary bodies, some or all of whose activities benefit any part of Powys.

- II. Bodies which represent the interests of different racial, ethnic or national groups in Powys.
- III. Bodies which represent the interests of different religious groups in Powys.
- IV. Bodies which represent the interests of disabled persons in Powys.
- V. Bodies which represent the interest of persons carrying on Business in Powys
- VI. Bodies which represent the interest of Welsh Culture in Powys.

The Council have identified the following groups in this category (please note the list is non-exhaustive):

Adult Learning Wales
Ancient Monuments Society
Accessibility Powys
Age Cymru Powys
Assemblies of God
Associating Evangelical Churches in Wales
Baptist Union of Wales
Brecknock Access Group
Brecon and District Mind
British Retail Consortium
Buddhist Council for Wales
Calan Domestic Violence Services
Catholic Church of England and Wales
Central Wales Economic Forum
Chambers Wales South East, South West and Mid
Church of England
Clwyd-Powys Archaeological Trust
Coed Cymru
Community Action Machynlleth & District
Community churches
Country Land and Business Association
Confederation of British Industry Wales
Congregational Federation
Council for British Archaeology
Credu – connecting carers
Cytûn Churches Together in Wales
Dementia Matters in Powys
Disabled Persons Transport Advisory Committee
Disability Powys
Disability Wales
Evangelical Alliance Wales
Farmers' Union of Wales
Federation for Master Builders Cymru
Federation of Small Businesses
Federation of Women's Institutes in Wales, Montgomery, Radnor and Brecknock
Federation of Young Farmers Clubs in Wales, Montgomery, Radnor and Brecknock
Fellowship of Independent Evangelical Churches
Free Church Council for Wales
Gardens Trust
Georgian Group
Gypsy and Travellers Wales
Gypsy Council
Hindu Cultural Association
Home Builders Federation

Inter-Faith Council for Wales
Methodist Church in Wales
Mencap Cymru
Menter a Busnes
Menter Iaith Maldwyn
Merched y Wawr
Mid and North Powys Mind
Mid Wales Manufacturing Group
Mid Wales Tourism Cymru
Mudiad Meithrin
Muslim Council of Wales
Open Newtown
Pagan Federation Mid and West Wales
Plymouth Brethren Christian Church
Ponthafren Association
Powys Association for Voluntary Organisations
Powys Citizens Advice
Powys People First
Presbyterian Church of Wales
Rapid Relief Team
Relief in Need
Representative Body of the Church in Wales
Royal Commission on Ancient & Historical Monuments of Wales
Salvation Army
Sense Cymru
Seventh-day Adventist Church in Wales
Siawns Teg
Sikh Council for Wales
Society of Friends
Society for the Protection of Ancient Buildings
Tai Pawb
Theatres Trust
Twentieth Century Society
Union of Welsh Independents
United Reformed Church
Urdd Gobaith Cymru
Victorian Society
Visit Wales
Wales Council for Voluntary Action
Wales Tourism Alliance
Welsh Construction Federation Alliance
Welsh Historic Gardens Trust
Ystradgynlais Mind

Environmental ~~Consultees~~ Consultation Bodies (SEA Regulations)

- Natural Resources Wales
- Cadw: Welsh Historic Monuments
- Natural England
- Environment Agency England
- English Heritage
- Other Government Departments (as considered relevant)

Other Consultees Consultation Bodies

The Council have identified the following groups in this category (please note the list is non-exhaustive):

Airport Operators
Barcud Housing Association
Brecon Beacons Park Society
British Aggregates Association
British Geological Survey
British Horse Society
Bus Service Operators
Byways and Bridleways Trust
Caersws Concerned Residents Group
Calan Domestic Violence Services
Calon Cymru Network
Cambrian Mountains Society
Campaign for Real Ale
Campaign for the Protection of Rural Wales (CPRW) Montgomery branch
Campaign for the Protection of Rural Wales (CPRW) Brecknock and Radnorshire branch
Campaign Protection of Rural England (CPRE) Shropshire
Campaign Protection of Rural England (CPRE) Herefordshire
Canal & River Trust
Carbon Trust Wales
Central Wales Regionally Important Geodiversity Sites (RIGS) Group
Centre for Ecology and Hydrology
Children's Commissioner for Wales
Civic Trust Cymru
Civic Societies
Civil Aviation Authority
Clwyd Alyn Housing Association
Clwydian Range and Dee Valley AONB
Coal Authority
Coed Cadw, Woodland Trust in Wales
Community Housing Cymru Group
Community Land Advisory Service Cymru
Community Land Trusts
Crown Estate Office
Cymdeithas Eryri / Snowdonia Society
Cymdeithas yr Iaith / Welsh Language Society
Design Commission for Wales
Development Bank of Wales
Centre for Alternative Technology
Dolafon Trust
Dyfi Housing Cooperative
Dyfed Powys Police
Eco Dyfi Valley Partnership
Elan Valley Trust
English Heritage
Energy Savings Trust Wales
Equality and Human Rights Commission in Wales
Fields in Trust Wales
First Choice Housing Association
Friends of the Earth Cymru

Future Generations Commissioner for Wales
General Aviation Awareness Council
Glandŵr Cymru Canal & River Trust in Wales,
Growing Mid Wales Partnership
Grwp Cynefin Housing Association
Health and Safety Executive
Heulwen Trust
Inland Waterways Association
Linc Cymru Housing Association
Llanigon Community Green Space
Logistics UK (formerly Freight Transport Association)
Melin Homes
Members of Parliament for Montgomeryshire, Brecon and Radnorshire
Mid and West Wales Fire and Rescue Service
Mid Wales Transport Consortium TraCC
Mineral Products Association
Montgomery Canal Partnership
Montgomery Community Care Project
Montgomery Waterway Restoration Trust
Montgomeryshire Wildlife Trust
National Trust
NATS air traffic control services
Newydd Housing Association
Offa's Dyke Association
One Voice Wales
Open Newtown
Open Spaces Society
Office for Nuclear Regulation
Older Persons Commissioner for Wales
Planning Aid Wales
POBL Housing Association
Post Office Property Holdings
Powys Local Access Forum
Powys Nature Partnership
Powys Ramblers
Princes Regeneration Trust
Public Health Wales
Quarry Products Association Wales
Radnorshire Society
Radnorshire Wildlife Trust
Ramblers Cymru
Rail Freight Group
Rhayader 2000
River Wye Preservation Trust
Robert Owen Community Banking
RSPB Cymru
Professional Bodies
Senedd Members for Montgomeryshire, Brecon and Radnorshire, and the Mid Wales region
Shelter Cymru (added)
Shrewsbury – Aberystwyth Rail Passengers Association (SARPA)
Shropshire Hills AONB Partnership
Shropshire Union Canal Society
South East Wales Regionally Important Geodiversity Sites (RIGS) Group
Sustrans Cymru
Swansea Canal Society

Sports Wales
Transport for Wales
Traveller Law Reform Coalition
Wales Cooperative Centre
Wales Environment Link
Wales & West Housing Association
Welsh Ambulance Services
Welsh Environmental Services Association
Welsh Kite Trust
Welsh Language Commissioner
Welsh Local Government Association
Wildlife Trust of South and West Wales
Wye and Usk Foundation

- Agricultural / Rural Support Groups
- Arts, Museums, Theatres and Music Groups
- Built Environment/Historical and Amenity Groups
- Business Interest Groups
- Charities (may fall into the General list)
- Community Groups
- Community Regeneration Groups
- Education, Learning & Training Representatives
- Emergency Services
- Energy Groups
- Environment Groups
- Fire and Rescue Services and Police
- Firms and Local Businesses
- Health Care Representatives
- Home Builders Federation Limited
- Housing Provision (Housing Associations & Developers)
- Housing Organisations including representative bodies, Registered Social Landlords/Housing Associations, Cooperative Housing Groups, Community Land Trusts etc
- Landowners and Other Individuals
- Minerals Groups
- Members of Parliament /Members of Senedd
- Planning Consultants
- Political Groups
- Powys County Council Internal Consultees
- Public Service Board
- Professional Bodies / Quangos
- Sport and Recreation Groups
- Tourism Groups
- Transport Infrastructure & Provision Representatives
- Waste Groups
- Wildlife and Conservation Groups
- Youth Groups
- Schools/Academic Groups including Early Years and Higher Education
- Welsh Language Groups
- Mental Health Support Groups

- Young Children/Nursery/Playgroup and Older Youth Groups
Landscape/Natural Environment Protection Groups
- Community Land Trusts

Appendix 2. The Detailed Timetable

The timetable for the RLDP contains definitive stages (1-4) over which the Council has a degree of control, and indicative stages (5-8) which are dependent upon external factors. Stage 9 refers to the follow up stages of Monitoring and Review. This timetable is critical to ensure that a replacement plan has been examined, found sound and is operative immediately on or before expiration of the current LDP at the end of March 2026 . This will avoid a policy vacuum.

The timetable includes key dates for the preparation and publication of the associated Sustainability Appraisal Report (this is anticipated to be undertaken on an Integrated Appraisal basis).

Presuming a RLDP is adopted in February 2026, the first Annual Monitoring Report (AMR) for the replacement plan will be due on 31st October 2027. In the interim the Annual Monitoring of the current adopted LDP will continue with the results being used to help shape the emerging content of the RLDP.

THE POWYS RLDP TIMETABLE

The Regulations refer to: The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 as amended by The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015

Definitive Stages

Table 4. Stages 1-3, Delivery Agreement, Evidence Gathering and Stakeholder Involvement, Pre-Deposit Participation and Consultation.

Stage	Details	Purpose	Dates	Resulting Documents
1	The Delivery Agreement (Regulations 5-10)	To agree an appropriate Timetable and Community Involvement Scheme for RLDP preparation. Sustainability Appraisal (SA/ISA) – Consider tasks	November 2021 to March 2022 to include: At least 3 weeks non-statutory Public Consultation January-February 2022 Council approval process March 2022 Submit to Welsh Government 1 June 2022	An Approved Delivery Agreement
2	Evidence Gathering and Stakeholder Involvement	To gather information and evidence to understand the context for and issues to be addressed in the RLDP. To make a Call for Candidate Sites and prepare a Candidate Sites Register. To generate a vision and objectives for the Replacement Local Development Plan	Plan preparation formal commencement: 1 July 2022 Stage 2 and 3 are conducted between July 2022 and December 2023 and include: At least 6 weeks Call for Sites from Autumn 2022	Background Evidence Papers Minutes/Notes/Action Points from Stakeholder Engagement Exercises Candidate Sites Assessment Methodology and Candidate Sites Application Pack

Stage	Details	Purpose	Dates	Resulting Documents
		SA/ISA: Scoping stage: Set the context, establish the baseline and decide on the SA/SEA scope and objectives	A 5-week Statutory consultation with Environmental Bodies on the Integrated (includes SA/SEA) Baseline Scoping Report	The SA/ISA Scoping Report
Within Stage 2	Pre-Deposit Participation (Regulation 14)	To develop and assess strategic options, test alternatives and agree a preferred strategy for the RLDP, drawing on all the evidence gathered in Stage 2	Ongoing: July 2022 to April 2023	Internally a Draft Preferred Strategy will be prepared (initially for Council approval processes)
3	Pre-Deposit Consultation (Regulations 15 and 16) Consult on the Initial SA Report	To consult widely on the preferred strategy, strategic options and their associated assessments. SA/ISA: Appraisal of alternatives stage: Develop and refine reasonable alternatives and assess effects, Prepare the Initial SA Report	6-week Statutory Public Consultation May-June 2023	Preferred Strategy setting out the vision, objectives, preferred strategy and key policies. The Candidate Sites Register Supporting documents Publish SA/ISA of proposals and alternatives in the Initial SA Report

The Town and Country Planning (Local Development Plan) (Wales) Regulations 5-10,14, 15 and 16 (2004) and Regulation 2 (5,10) and 16a (2015).

During Stage 3, following the consultation, the Council has allocated six months to the end of 2023 in which to prepare the Deposit Version of the Plan. Duly made representations at the Pre-Deposit stage will be carefully considered with details of the consultation arrangements, the issues raised and how they have been addressed summarised and recorded in an Initial Consultation Report (Regulation 16A). The SA/ISA Framework will be used to assess and mitigate the effects of the Deposit plan with the results of the assessment(s) recorded as part of the SA Report (the “Environmental Report”). The SA report will record the results of assessing any revised or new options resulting from public consultation or other changes plus representations from Stage 3 (the statutory environmental consultation bodies will be notified and given the opportunity to comment).

Table 5. Stage 4, Deposit RLDP

Stage	Details	Purpose	Dates	Resulting Documents
4	<p>Publish and Consult on Deposit LDP and supporting documents, make available for inspection. (Regulation 17)</p> <p>Consult on SA Report</p>	<p>To allow for formal representations to be made on the Council’s proposals.</p> <p>SA/ISA: Assessment of the Deposit Plan and preparation of SA Report</p>	<p>This stage is conducted between January 2024 and December 2024 and includes:</p> <p>6-week Statutory Public Consultation February - March 2024</p>	<p>Deposit Plan and supporting documents</p> <p>Initial Consultation Report</p> <p>The Updated Candidate Sites Register will include new and alternative sites</p> <p>Publish SA/ISA of proposals in The SA Report</p>

The Town and Country Planning (Local Development Plan) (Wales) Regulations 17, 18 and 19 (2004).

Following Stage 4 consultation, the Council has allocated nine months to the end of 2024 to:

- record and analyse the deposit representations (Regulations 18) and to make them available for inspection (Regulation 19),
- draft Council responses and consider changes (Focused Changes are to be the exception),
- continue with the preparation of updates/additional evidence,
- finalise the consultation report including ongoing results of SA/ISA
- and to prepare all submission documents.

Indicative Stages

Table 6. Stages 5-9, Submission, Examination, Inspectors Report, Adoption and Annual Monitoring Report

Stage	Details	Purpose	Dates	Resulting Documents
5	<p>Submission of LDP to Welsh Government and the Planning Inspectorate* for Independent Examination (Regulation 22)</p> <p>Make available relevant documentation</p> <p>Council will follow published guidance on preparation/procedures for submission and examination).</p>	Provision of RLDP, the Council's opinion on representations made in stage 4 and other supporting documents (including updated Consultation Report) to the Welsh Government prior to formal examination.	January 2025	Publicise the submission and make documentation available
6	<p>Independent Examination conducted by PEDW (Regulation 23)</p>	<p>To provide an impartial planning view on the soundness of the LDP</p> <p>At the Examination Stage SA/ISA continues to ensure any changes made to the deposit plan (Focussed Changes, Matters Arising Changes during examination, or those required by the Inspector) are sustainable.</p>	PEDW indicate that the Examination process takes place within 11 months of submission	During the Examination Stage any Proposed Post Deposit Changes (Matters Arising Changes) will be made available for consultation (including the SA/ISA assessment associated with them).
7	<p>Inspector's Report (Regulation 24)</p>	Receipt of the Inspector's findings from the Independent Examination.	December 2025	The Council will be provided with and will publish the Inspector's Report on or before Plan adoption
8	<p>Adoption (Regulation 25)</p>	To make operative the LDP as the statutory Development Plan for the Local Planning Authority's area	Within 8 weeks of receiving Report (Stage 7) February 2026	The Replacement Local Development Plan (2022-2037)

Stage	Details	Purpose	Dates	Resulting Documents
		(LDP and Adoption Statement sent to Welsh Government).		An Adoption Statement
		LDP made available for inspection, adoption statement is produced and published		The SA/ISA Report The Consultation Report
		SA/ISA: Finalise SA Report and /Environmental Statement		Within 6 weeks of adoption: A Post Adoption Statement on the SA framework
9	Annual Monitoring and Review (Regulation 37 and 41(1))	Production of an Annual Monitoring Report (AMR) Inclusive of Monitoring under Regulation 17 of the SEA Regulations of 'significant environmental effects' and submit to Welsh Government.	Submission of first AMR based on the monitoring framework in the RLDP: On/before 31 October, in year following adoption	AMR for the RLDP due in 2027 (provided adopted RLDP covers the first full financial year 1 April to 31 March) and annually thereafter.
		Commence Development Plan review at least every 4 years		1 st Statutory Review within 4 years of adoption date, by April 2030.

The Town and Country Planning (Local Development Plan) (Wales) Regulations 22, 23, 24, 25 37, (2004) and Regulation 2 (17, 19) 41 (1) (2015)

Appendix 3. Risk Assessment

While every effort will be made to avoid deviations from the proposed timetable, the Council has identified a number of risks which are set out below, together with the Council's approach to managing them.

Table 7. Risks to the RLDP Preparation Process

Risk	Potential Impact	Probability	Mitigation Measures
<p>Timetable proves too ambitious due to greater than anticipated workload or delayed evidence/evidence emerging at times unsynchronised to the DA.</p> <p>Timing of Critical Evidence (outside scope of LPA) may not accord to DA Timetable - E.g. Census 2021 results, River Quality (SAC) Evidence</p>	Programme Slippage	Medium-High	<p>Consider additional resources.</p> <p>Plan Evidence Needs and Undertake/ Commission Evidence Gathering well in Advance</p> <p>Prepare the Plan to be adaptable and responsive/flexible to change where possible</p>
Additional requirements arising from new legislation or guidance, or new evidence, other Plans and Strategies and assessment processes	Additional work required, potential uncertainty and programme slippage	Medium-High	Monitor emerging legislation / guidance and respond early to changes where this is possible
COVID 19 pandemic disruptions	Continued uncertainty – implications on compliance with the CIS, impact on staffing/staff availability for both internal and external stakeholders	High	<p>Adapt CIS engagement exercises</p> <p>Work with Deposit venues to ensure as much accessibility as possible within limitations set by Covid rules</p>
Commissioning Delays or Dealing with Incomplete evidence – e.g., addressing significant unknowns such as site related infrastructure costs	Programme Slippage	Medium	<p>Project Management and careful selection of consultants</p> <p>Work with Developers to reach solutions/improve depth of evidence</p>

Risk	Potential Impact	Probability	Mitigation Measures
			Draw up and agree Statements of Common Ground to facilitate process
Sufficiency of Resources (Financial & Staff), e.g. To deal with Workload at Peak Periods, Costs and Availability of Expert Consultants, risk of Staff changes/recruitment delays	Programme Slippage	Medium	Budget planning in advance Ensure LDP maintains highest priority Allocate sufficient funds in the RLDP budget in addition to a contingency budget to address unforeseen costs
IT Projects Overrun (e.g. Consultation Database, Constraints Mapping)	Programme Slippage, Increased Workload	Low	Project Management
Delays caused by Welsh translation and/or the printing process	Programme Slippage	Low	Consider additional resources Work closely with relevant departments
County Council Elections and political powershift – May 2022	Programme Slippage	Low	Realistic timetable Involvement of all political groups
Consultation Bodies unable to comment as quickly as expected	Insufficient Information to Inform the Plan	Medium	Close liaison to ensure early warning of any problems
Consultation Bodies fail to comment	Programme Slippage		Ensure views of consultation bodies are sought and considered early in process and follow up engagement thereafter Foster good relationships and make connections
Lack of consensus throughout the organisation and/ or lack of support from officers/other departments in production of the evidence base	Programme slippage	Low/Medium	Ensure close liaison with, and early involvement of key Members and Officers

Risk	Potential Impact	Probability	Mitigation Measures
Involvement in preparation of Strategic Development Plan (SDP)	Programme slippage. Resource implications, extent of input to the SDP currently unknown.	Low-Medium	Ensure sufficient resources are available and corporate support of SDP process and timetable from outset aligned to RLDP preparation.
Early Review of RLDP or RLDP halted before adoption due to requirement to align with a Strategic Development Plan	Programme slippage	Low	Ensure involvement in progress of regional work. Continued liaison with Welsh Government.
Direction from Welsh Government Cabinet Secretary to prepare a Joint Plan.	Work on individual RLDP would be abortive.	Low	Ensure close liaison with Welsh Government. Continue to involve Mid Wales partner LPAs in joint/collaborative working initiatives
PEDW unable to meet timescale for examination and reporting	Examination and/or report is delayed Key milestones in programme are not met		Early liaison with PEDW Establish Service Level to ensure agreed timetable is met
Programme Slippage results in a Failure to adopt LDP by 1 April 2026	Powys LPA is left without the decision-making framework of an adopted LDP	Low	Adherence to the DA, allow for only minimum slippage (3 months) Project Management and forward planning Ensure LDP maintains highest priority at corporate level