



# **Powys Replacement Local Development Plan (LDP) 2022-2037**

## **Delivery Agreement** **Revised July 2024**

**Mae'r ddogfen hon hefyd ar gael yn Gymraeg / This document is also available in Welsh**



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## Part 1: Introduction

1.1 This revised Delivery Agreement (DA) has been produced by Powys County Council for the Replacement Local Development Plan (RLDP) which is being prepared for the plan period 2022-2037. In common with the current adopted LDP, the RLDP will cover the whole of Powys excluding the area in the Bannau Brycheiniog (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 was reviewed in 2022 and the review established that the LDP should 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 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”). 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 was also 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 was provided to the Welsh Government and to the Planning and Environment Decisions Wales (PEDW) (formerly the Planning Inspectorate).

1.9 At their meeting on 13<sup>th</sup> December 2021, the Local Development Plan Working Group approved the Draft DA for public consultation purposes. At the public consultation stage, all the Consultation Bodies, together with the wider community, had the opportunity to comment (Stage 1 in the Timetable).

1.10 The Council undertook Public Consultation between 6<sup>th</sup> January 2022 and 1<sup>st</sup> February 2022. The results of the consultation are included in Appendix 4.

## 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. The 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 on 3<sup>rd</sup> March 2022. As a result of timetable slippage since the plan preparation commenced in 2022, it has been necessary, as of July 2024, to revise the DA and resubmit it through these approval processes.

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 was consulted upon at Stage 2 (see Timetable).

1.17 When the SA/ISA Assessment Framework has been scoped out and established it is 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 is also 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, Supplementary Planning Guidance 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, updated in July 2024, 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: June 2022
2	Pre-Deposit Participation	July 2022 to July 2025 (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 July 2025 (Stage 2 and 3 combined)	Public consultation on the Pre-Deposit Plan (the Preferred Strategy): August to October 2024
			From the consultation to the end of July 2025 the Council will be preparing the Deposit Plan.
4	The Deposit Plan	August 2025 to August 2026	Allowing 2-months for internal procedures leading to a Public consultation on the Deposit Plan: October to November 2025
			From the consultation to the end of August 2026 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: September 2026	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	August 2027	Not applicable
8	Adoption	September 2027 (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 Integrated Sustainability Appraisal (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 and guidance in the Development Plans Manual 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 are evidenced, considered and provisionally decided upon upfront and in advance of the Pre-Deposit/Preferred Strategy consultation in Stage 3. Delays in plan preparation since the original Delivery Agreement (June 2022) are primarily a result of extended evidence gathering, leading to a revised DA (July 2024) detailing the revised timetable.**



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 (note that, as of July 2024, no such key sites have been identified);
- infrastructure requirements; and
- demonstrate implementation and delivery.

2.5 It has therefore been 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 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. 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 background 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. 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 plan-makers 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 ready to guide decision-making when the adopted LDP (2022-2026) ends. 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 RLDP (inclusive of time committed to ongoing monitoring of the current adopted LDP).

**Table 2. Planning Policy Staffing and the RLDP**

<b>Title of Officer</b>	<b>Number of Staff</b>	<b>% of Time Allocated To LDP Work</b>
Professional Lead – Planning	1	20
Principal Officer - Planning Policy	1	100
Senior Officer – Planning Policy	2.6	100
Planner	2	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 considered that the original timetable, (June 2022), was both realistic and achievable. However, it has since been necessary to amend the timetable due to factors identified as risk areas that could result in some departure from the proposed timetable (see Appendix 3). A timetable slippage over 3 months is considered a significant deviation and has driven a revised DA (July 2024).

## 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><b>The DA is a project management tool which will result in an agreed timetable and community involvement scheme for the RLDP (2022-20237).</b></p> <p><b>The DA is drafted with the input of targeted stakeholders and then issued for Public Consultation.</b></p> <p><b>Submission of Final DA to Welsh Government following Council approval.</b></p> <p><b>DA Agreed by Welsh Government – meaning the formal start of the RLDP in line with Timetable.</b></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"> <li>Targeted stakeholders</li> <li>PCC internal departments</li> <li>Councillors</li> <li>LDP Working Group</li> </ul> <p>Public Consultation:</p> <ul style="list-style-type: none"> <li>All stakeholders</li> </ul> <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"> <li>Emailing</li> <li>Report/presentation to LDP Working Group</li> </ul> <p>Public Consultation: advertised via:</p> <ul style="list-style-type: none"> <li>Emailing</li> <li>Website</li> <li>Press and social media</li> </ul> <p>The Consultation Documents and Representation forms will be made available via:</p> <ul style="list-style-type: none"> <li>Website</li> <li>At the 12 Libraries</li> </ul> <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)

<b>WHY?</b> Summary of key steps	<b>WHEN?</b> Broad Timescale	<b>WHO?</b> Who will be involved	<b>HOW?</b> Methods of Engagement	<b>HEARING BACK</b> Reporting mechanisms	<b>SA / SEA / ISA</b>
<p><b>To understand the context and issues to be addressed in the RLDP and to generate a vision and objectives.</b></p> <p><b>Review and update existing evidence base.</b></p> <p><b>Call for Candidate Sites.</b></p> <p><b>Engage with consultees to develop consensus on vision, issues and objectives.</b></p> <p><b>Obtain Council approval on Draft Preferred Strategy to go out to public consultation.</b></p> <p><b>Prepare a statutory consultation on the SA/ SEA Baseline Scoping Report.</b></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"> <li>• Emailing</li> <li>• Virtual Events</li> <li>• Potentially one to one meetings</li> </ul> <p>The Call for Candidate Sites will be publicised using:</p> <ul style="list-style-type: none"> <li>• Website</li> <li>• Emailing</li> <li>• Press/social media</li> </ul> <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><b>To consult widely providing opportunity for comment on:</b></p> <ul style="list-style-type: none"> <li><b>The LPA's Preferred Strategy, options and proposals together with alternatives.</b></li> </ul> <p><b>Publication of the Candidate Sites Register.</b></p> <p><b>Publication of supporting documents (evidence).</b></p>	<p>To be completed by July 2025</p> <p>Six-week Statutory Public Consultation on the Preferred Strategy August to October 2024</p>	<p>Public consultation with all stakeholders</p>	<p>Public Consultation: advertised via:</p> <ul style="list-style-type: none"> <li>Emailing</li> <li>Website</li> <li>Press and social media</li> </ul> <p>The Consultation Documents and Representation forms will be made available</p> <ul style="list-style-type: none"> <li>on the website</li> <li>at County Hall, Llandrindod Wells and at the 12 Libraries</li> </ul> <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 events for consultation purposes		
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Following the Pre-Deposit Public Consultation closing, the Council has allocated a nine-month period to July 2025 in which to prepare the Deposit Plan (see Timetable) and an allowance for additional time for internal procedures/agreement.



- 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><b>Obtain Council approval on Draft Deposit Plan to go out to public consultation.</b></p> <p><b>To consult widely providing opportunity to comment on:</b></p> <ul style="list-style-type: none"> <li>The Deposit LDP</li> <li>The SEA/SA (ISA) report</li> </ul> <p><b>Publication of supporting documents (evidence).</b></p> <p><b>The Initial Consultation Report is published.</b></p>	<p>To be completed by August 2026</p> <p>Six-week Statutory Public Consultation on the Deposit Plan (to include consultation on the Environmental Report). October to November 2025</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"> <li>Emailing</li> <li>Website</li> <li>Press and social media</li> </ul> <p>The Consultation documents and Representation forms will be made available</p> <ul style="list-style-type: none"> <li>on the website</li> <li>at County Hall, Llandrindod Wells and at the 12 Libraries</li> </ul> <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 the Deposit matters at this stage in</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 New/Alternative site representations</p> <p>Representations and Council responses will be added to the Consultation Report (the updated report</p>	<p>SA / SEA (ISA) documents consulted on alongside the Deposit LDP for the same period</p>

			compliance with the Regulations. The Council will consider the need for consultation events.	is made available at the Stage 5)	
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Following the Deposit Plan Public Consultation closing, the Council has allocated a nine-month period to end of August 2026 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><b>The Council submits its LDP to Welsh Government and to Planning and Environment Decisions Wales (PEDW) for Independent Examination.</b></p> <p><b>The documents to be submitted include:</b></p> <ul style="list-style-type: none"> <li>• Deposit Plan</li> <li>• SA/SEA (ISA), HRA</li> <li>• Community Involvement scheme / DA</li> <li>• Consultation report</li> <li>• Review Report</li> <li>• Candidate Sites Register</li> <li>• Copy of the duly made representations received at deposit</li> <li>• Supporting documents / evidence base</li> </ul> <p><b>All stakeholders to be notified that the LDP has been submitted.</b></p>	<p>September 2026</p>	<p>All stakeholders (including representors) to be notified</p>	<ul style="list-style-type: none"> <li>• Website</li> <li>• Emailing</li> </ul> <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)

<b>WHY?</b> Summary of key steps	<b>WHEN?</b> Broad Timescale	<b>WHO?</b> Who will be involved	<b>HOW?</b> Methods of Engagement	<b>HEARING BACK</b> Reporting mechanisms	<b>SA / SEA / ISA</b>
<p><b>Notification of Independent Examination.</b></p> <p><b>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).</b></p> <p><b>Publish details of Hearing Sessions and notify all interested parties specifying dates and location.</b></p> <p><b>Seek common ground with objectors to focus hearing sessions.</b></p> <p><b>Prepare Matters Arising Changes (MACs) as appropriate.</b></p> <p><b>Consult on Matters Arising Changes.</b></p>	<p>Notification received at least six weeks before the start of the first Hearing of the Independent Examination</p> <p>Estimated Hearings Commencement December to January 2027</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"> <li>The Examination website</li> </ul> <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"> <li>Emailing</li> <li>Website</li> <li>Press and social media</li> </ul>	<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"><li>• on the website</li><li>• at County Hall, Llandrindod Wells and at the 12 Libraries</li></ul>	<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)

<b>WHY?</b> Summary of key steps	<b>WHEN?</b> Broad Timescale	<b>WHO?</b> Who will be involved	<b>HOW?</b> Methods of Engagement	<b>HEARING BACK</b> Reporting mechanisms	<b>SA / SEA / ISA</b>
<p><b>Council receives Inspectors Report detailing the outcome of the Independent Examination.</b></p> <p><b>Inspector’s Report is published following receipt (within prescribed 8-week period).</b></p> <p><b>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.</b></p> <p><b>Inform interested parties of receipt and publication of Inspector’s Report.</b></p>	<p>Receipt of Report expected by August 2027</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><b>To follow procedures to formally adopt the RLDP (2022-2037) and to widely publicise its adoption.</b></p>	<p>To adopt within 8 weeks of the receipt of the Inspector’s Report</p> <p>The Council aims to adopt the RLDP by September 2027</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"> <li>• Emailing</li> <li>• Website</li> <li>• Press and social media</li> </ul> <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>.</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 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](mailto:ldp@powys.gov.uk) or self-register via the planning policy section of the Council’s website.

## Engagement and Participation Principles

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. The definition of Engagement is: An active and participative process by which people can influence and shape policy and services that includes a wide range of different methods and techniques.

**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 Public Participation Strategy 2023-27 is signed up to both the national principles and the Gunning principles, (paraphrased below):

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 plays a central role in producing the Powys Well-being Plan, a partnership plan undertaken by the Powys Public Service Board, which comprises: Powys County Council, Powys Teaching Health Board, Mid and West Wales Fire and Rescue Service, and Natural Resources Wales. Local well-being plans are a requirement of the WBFGA.

The Powys Well-being Plan (June 2023) has a vision of a Fair, Sustainable and Healthy Powys, and three stated objectives:

- People in Powys live happy, healthy, and safe lives.
- Powys is a County of sustainable places and communities.
- An increasingly effective Public Service for the people of Powys.

The Plan identifies three well-being steps/priorities that are interconnected and will contribute to achieving all three well-being objectives :

- Responding to the Climate Emergency.
- Taking a whole systems approach to healthy weight.
- Shaping the future by improving our understanding of what matters to the people of Powys through evidence and insight.

3.14 The Council's Development Plan work will be co-ordinated to contribute to these-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 certain categories of consultee and determine when these bodies 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 at section 3.4 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. If you wish for your details to be added to the RLDP database, please email [ldp@powys.gov.uk](mailto:ldp@powys.gov.uk) or self-register via the planning policy section of the Council's website.

### 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 as ‘Other Consultation Bodies’ and are listed in Appendix 1. These consultees comprise a number of 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 will hold a large number of other names (eg local firms, landowners, individuals) who requested 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](mailto:ldp@powys.gov.uk) or registering via the website.

### **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 Supplementary Planning Guidance.

## 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 upon Plan adoption and within the Plan period (i.e. no later than 2037), with supporting documentation in line with the guidance issued in the Candidate Sites Assessment Methodology/Candidate Sites Application Pack.

3.32 Please notify the Planning Policy Section ([ldp@powys.gov.uk](mailto: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, of the reporting mechanism to view feedback.

3.35 The Council introduced a new interactive web-based consultation system from Spring 2022 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 Refugees, liaison officer for Gypsy and Traveller Community, those dealing with Older Persons Accommodation etc).

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 similarly involved in accordance with the Council's Public Participation Strategy.

3.42 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, whilst 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 Public Participation Strategy 2023-27 recognises that young people are an important group to engage and identifies channels to reach them such as schools, youth organisations and the Young People's Voice Facilitator for Children's Services.

3.45 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 young people to involve them in steps of plan preparation that may be of most interest and relevance to them.

### **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 in place. 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 ensure the Plan area is not left without a statutory development plan which would undermine the plan-led system. 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

### Specific Consultation Bodies

- 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

Relevant authorities (meaning Local Planning Authority (LPA), 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:

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

LPAs adjoining the County of Powys:

- Blaenau Gwent
  - Caerphilly
  - Merthyr Tydfil
  - Monmouthshire
  - Rhondda Cynon Taf
- All Town and Community Councils in and 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 as General Consultation Bodies (please note the list is illustrative and non-exhaustive):**

Accessibility Powys  
Adult Learning Wales  
Age Cymru Powys  
Ancient Monuments Society  
Assemblies of God  
Associating Evangelical Churches in Wales  
Baptist Union of Wales  
Brecknock Access Group  
Brecon and District Mind  
British Retail Consortium  
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 (where known)  
Confederation of British Industry Wales  
Congregational Federation  
Council for British Archaeology  
Country Land and Business Association  
Credu – connecting carers  
Cytûn (Churches Together in Wales)  
Dementia Matters in Powys  
Disabled Persons Transport Advisory Committee  
Disability Powys  
Disability Wales  
Dolafon Gospel Hall Trust  
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

**General Consultation Bodies (Continued)**

Gypsy and Travellers Wales  
Gypsy Council  
Hindu Cultural Association  
Home Builders Federation  
Inter-Faith Council for 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  
Montgomery Community Care Project  
Mudiad Meithrin  
Muslim Council of Wales  
National Farmers Union Cymru  
Pagan Federation Mid and West Wales  
Plymouth Brethren Christian Church  
Ponhafren Association  
Powys Association for Voluntary Organisations (PAVO)  
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  
Travelling Ahead  
Twentieth Century Society  
Union of Welsh Independents  
United Reformed Church  
Urdd Gobaith Cymru  
Victorian Society  
Visit Wales  
Wales Council for Voluntary Action  
Welsh Construction Federation Alliance  
Welsh Historic Gardens Trust  
Ystradgynlais Mind

## Environmental Consultation Bodies (SEA Regulations)

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

## Other Consultation Bodies

Under the Planning and Compulsory Purchase Act 2004 (s.63(3)) in addition to the Specific and General Consultation Bodies prescribed, the Council may involve:

“such other persons as appear to the Authority to have an interest in matters relating to development in the area of the Authority”.

**The Council have identified the following groups as Other Consultation Bodies (please note the list is illustrative and 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  
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 - Glandŵr Cymru  
Carbon Trust Wales  
Central Wales Regionally Important Geodiversity Sites (RIGS) Group  
Centre for Alternative Technology (Machynlleth)  
Centre for Ecology and Hydrology  
Children’s Commissioner for Wales  
Civic Societies  
Civil Aviation Authority  
Clwyd Alyn Housing Association  
Clwydian Range and Dee Valley National Landscape (AONB)  
Coal Authority  
Coed Cadw, Woodland Trust in Wales  
Community Housing Cymru Group  
Community Land Advisory Service Cymru (CLAS)  
Community Land Trusts  
Crown Estate Office  
Cwmpas (previously Wales Co-operative Centre)  
Cymdeithas Eryri / Snowdonia Society  
Cymdeithas yr Iaith / Welsh Language Society  
Design Commission for Wales

**Other Consultation Bodies (Continued)**

Development Bank of Wales  
Dyfed Powys Police  
Dyfi Housing Cooperative  
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  
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 Wales  
Montgomery Canal Partnership  
Montgomery Waterway Restoration Trust  
Montgomeryshire Wildlife Trust  
National Trust  
NATS air traffic control services  
Newydd Housing Association  
Offa's Dyke Association  
Office for Nuclear Regulation  
Older Persons Commissioner for Wales  
One Voice Wales  
Open Newtown  
Open Spaces Society  
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  
Radnorshire Society  
Radnorshire Wildlife Trust  
Ramblers Cymru  
Rail Freight Group  
Rhayader 2000  
River Wye Preservation Trust



**Other Consultation Bodies (Continued)**

Robert Owen Community Banking  
RSPB Cymru  
Senedd Members for Montgomeryshire, Brecon and Radnorshire, and the Mid Wales region  
Shelter Cymru  
Shrewsbury – Aberystwyth Rail Passengers Association (SARPA)  
Shropshire Hills National Landscape (AONB) Partnership  
Shropshire Union Canal Society  
South East Wales Regionally Important Geodiversity Sites (RIGS) Group  
Sustrans Cymru  
Swansea Canal Society  
Sports Wales  
Tai Teg (Affordable Housing Register)  
Transport for Wales  
Traveller Law Reform Coalition  
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

## **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 as soon as possible upon the cessation of the adopted LDP (2011-2026).

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

Once adopted the RLDP will be subject to Annual Monitoring with the first Monitoring Report due on/before 31<sup>st</sup> October in the year following adoption. 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	<b>The Delivery Agreement</b> (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 June 2022	An Approved Delivery Agreement
2	<b>Evidence Gathering and Stakeholder Involvement</b>	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 July 2025 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
<b>Within Stage 2</b>	<b>Pre-Deposit Participation</b> (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 July 2024	Internally a Draft Preferred Strategy will be prepared (initially for Council approval processes)
<b>3</b>	<b>Pre-Deposit Consultation</b> (Regulations 15 and 16)  <b>Consult on the Initial SA Report</b>	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 August to October 2024	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 (2005) and Regulation 2 (5,10) and 16a (2015).

During Stage 3, following the consultation, the Council has allocated nine months 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><b>Publish and Consult on Deposit LDP and supporting documents, make available for inspection.</b> (Regulation 17)</p> <p><b>Consult on SA Report</b></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 August 2025 and August 2026 and includes:</p> <p>6-week Statutory Public Consultation October to November 2025</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 (2005).

Following Stage 4 consultation, the Council has allocated nine months 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><b>Submission of LDP to Welsh Government and PEDW for Independent Examination</b> (Regulation 22)</p> <p><b>Make available relevant documentation</b></p> <p><b>Council will follow published guidance on preparation/procedures for submission and examination).</b></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.	September 2026	Publicise the submission and make documentation available
6	<p><b>Independent Examination conducted by PEDW</b> (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><b>Inspector's Report</b> (Regulation 24)</p>	Receipt of the Inspector's findings from the Independent Examination.	August 2027	The Council will be provided with and will publish the Inspector's Report on or before Plan adoption
8	<p><b>Adoption</b> (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) September 2027	The Powys 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
<b>9</b>	<b>Annual Monitoring and Review</b> (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.  Commence Development Plan review at least every 4 years	Submission of first AMR based on the monitoring framework in the RLDP: On/before 31 October, in year following adoption	Once RLDP in place for a full financial year (1 April to 31 March) due by October and annually thereafter.  1 <sup>st</sup> 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, (2005) 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**

<b>Risk</b>	<b>Potential Impact</b>	<b>Probability</b>	<b>Mitigation Measures</b>
<p><b>Timetable proves too ambitious due to greater than anticipated workload or delayed evidence/evidence emerging at times unsynchronised to the DA.</b></p> <p><b>Timing of Critical Evidence (outside scope of LPA) may not accord to DA Timetable - E.g. Census 2021 results, River Quality (SAC) Evidence</b></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>
<b>Additional requirements arising from new legislation or guidance, or new evidence, other Plans and Strategies and assessment processes</b>	Additional work required, potential uncertainty and programme slippage	Medium-High	Monitor emerging legislation / guidance and respond early to changes where this is possible
<b>COVID 19 pandemic disruptions</b>	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>
<b>Commissioning Delays or Dealing with Incomplete evidence – e.g., addressing significant unknowns such as site related infrastructure costs</b>	Programme Slippage	Medium	<p>Project Management and careful selection of consultants</p> <p>Work with Developers to reach solutions/improve depth of evidence</p>



<b>Risk</b>	<b>Potential Impact</b>	<b>Probability</b>	<b>Mitigation Measures</b>
			Draw up and agree Statements of Common Ground to facilitate process
<b>Sufficiency of Resources (Financial &amp; Staff), e.g. To deal with Workload at Peak Periods, Costs and Availability of Expert Consultants, risk of Staff changes/recruitment delays</b>	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
<b>IT Projects Overrun (e.g. Consultation Database, Constraints Mapping)</b>	Programme Slippage, Increased Workload	Low	Project Management
<b>Delays caused by Welsh translation and/or the printing process</b>	Programme Slippage	Low	Consider additional resources  Work closely with relevant departments
<b>County Council Elections and political powershift – May 2022</b>	Programme Slippage	Low	Realistic timetable  Involvement of all political groups
<b>Consultation Bodies unable to comment as quickly as expected</b>	Insufficient Information to Inform the Plan	Medium	Close liaison to ensure early warning of any problems
<b>Consultation Bodies fail to comment</b>	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
<b>Lack of consensus throughout the organisation and/ or lack of support from officers/other departments in production of the evidence base</b>	Programme slippage	Low/Medium	Ensure close liaison with, and early involvement of key Members and Officers

<b>Risk</b>	<b>Potential Impact</b>	<b>Probability</b>	<b>Mitigation Measures</b>
<b>Involvement in preparation of Strategic Development Plan (SDP)</b>	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.
<b>Early Review of RLDP or RLDP halted before adoption due to requirement to align with a Strategic Development Plan</b>	Programme slippage	Low	Ensure involvement in progress of regional work. Continued liaison with Welsh Government.
<b>Direction from Welsh Government Cabinet Secretary to prepare a Joint Plan.</b>	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
<b>PEDW unable to meet timescale for examination and reporting</b>	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
<b>Programme Slippage results in a Failure to adopt LDP by 1 April 2026</b>	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

## Appendix 4. Summary of Consultation Stage – Comments Received and Council Responses together with the resulting changes

**Table 8. Representations and Council Responses on the Delivery Agreement Consultation Draft (Consultation undertaken 6<sup>th</sup> January – 1<sup>st</sup> February 2022)**

<b>No.</b>	<b>Representor</b>	<b>Summary of Comments</b>	<b>Council Response</b>
1.	Individual	<p>Improved bus services to New Radnor on a half-hourly schedule to and from the local towns would encourage people to leave their car at home.</p> <p>Evening buses from larger towns (eg Hereford) would provide more choice to travel home without the car from trips to cinema, theatre or getting back from the train station.</p> <p>A shuttle service would probably suit mini-buses.</p>	<p>The Council notes the comments on public transport improvements. This will be a matter closely considered for the RLDP process as planning policy at all levels (national, regional and local) implements a sustainable transport hierarchy to maximise accessibility by walking, cycling and public transport. No changes are proposed to the Delivery Agreement.</p>
2.	New Radnor Community Council	<p>Please remember that many small Community Councils do not meet in August and time any consultations accordingly.</p> <p>Please can plenty of time be allowed for the consultation periods to allow Community Councils to review the (often lengthy) documentations thoroughly.</p>	<p>The Council notes the comments. The RLDP Timetable complies with the government recommended 3.5 years preparation schedule and ensures that there is no gap in development plan coverage. The Council appreciates that Town and Community Councils need adequate time to view the documents and comment and has aimed to provide this. The proposed Timetable includes stages strictly governed by regulations which may not be altered. Please note that the two significant public consultation stages, Stages 3 and 4, under the control of the Council, are detailed in the DA and are not scheduled for August. No changes are proposed to the Delivery Agreement.</p>
3.	Newtown and Llanllwchaiarn Town Council (Economy and	In agreement with the delivery timetable and consultation timetable for the RLDP	The Council notes the comments.

	Environment Committee)		
4.	Presteigne and Norton Town Council	<p>Consultation periods covering August are problematic for many Town and Community Councils as they often do not meet in August.</p> <p>Can sufficient time be given for each section of consultation - with Community Councils on a monthly meeting cycle it is helpful if an adequate amount of time is allocated for responses.</p>	<p>The Council notes the comments. The RLDP Timetable complies with the government recommended 3.5 years preparation schedule and ensures that there is no gap in development plan coverage. The Council appreciates that Town and Community Councils need adequate time to view the documents and comment and has aimed to provide this. The proposed Timetable includes stages strictly governed by regulations which may not be altered. Please note that the two significant public consultation stages, Stages 3 and 4, under the control of the Council, are detailed in the DA and are not scheduled for August. No changes are proposed to the Delivery Agreement.</p>
5.	Adjoining Parish Council	<p>Any applications which have an impact on the local road network in Shropshire must involve cross border consultation. There are a number of Chicken Production Operations that have been given permission bordering this parish and consideration must be given to the additional road use on rural, poorly maintained roads.</p>	<p>The Council notes the comments. The Council will involve local councils in the RLDP process as Specific Consultation Bodies. This will include stakeholder involvement on proposed land allocations when the Plan reaches that stage. As regards individual planning applications, your comments and concerns will be passed on as a reminder to the Development Management section who deal with the publicity and statutory notifications when planning applications are received. No changes are proposed to the Delivery Agreement.</p>
6.	Cadw, Historic Environment Branch, Welsh Government	<p>No comments but a reminder that Cadw should be consulted as part of the SEA process and that it is important to consult with Clwyd-Powys Archaeological Trust (CPAT) who are funded to provide</p>	<p>The Council notes the comments. The DA lists Cadw as both a Specific and Environmental Consultee. CPAT will also be consulted throughout the plan</p>

		advice during the LDP process, in relation to the archaeological issues.	preparation as a General Consultee. No changes are proposed to the Delivery Agreement.
7.	United Utilities	Express wish to work in partnership, to pro-actively identify needs and share information between LPA and UU. Provides contacts for developers to access free pre-application advice on waste and water. Highlights the need to protect strategic water infrastructure assets and for early engagement on proposed allocations at RLDP stage to ascertain constraints and implications. Request for continued consultation as the Plan moves forward.	The Council recognises the relevance of the matters raised for the Replacement LDP in terms of infrastructure planning, the site selection process and for site promoters. The Council will continue to consult with United Utilities as part of the Replacement LDP process. The DA confirms that sewerage and water undertakers are Specific Consultation Bodies who will be closely involved throughout the Plan preparation process. No changes are proposed to the Delivery Agreement.
8.	Network Rail	Policies relating to the protection and enhancement of railway infrastructure are relevant and development schemes may necessitate developer contributions. Reminding LPA of statutory duty to consult regarding development impacts upon level crossings and developers to fund any required improvements. Request to please consult Network Rail on any future policy, pre-application or planning applications should they be submitted for sites adjoining the railway or within close proximity to the railway as development may impact upon operation of the railway, eg use of the nearby station and/or railway crossings and Network Rail would make specific comments as required.	The comments are noted. Network Rail are being included in the RLDP process as a Specific Consultation Body and will be engaged throughout the process. The comments regarding infrastructure, developer contributions and potential impacts upon railway, railway stations and level crossings are noted and can be explored further during the preparation stages of the RLDP. No changes are proposed to the Delivery Agreement.  As regards individual planning applications or pre-application, your comments will also be passed on as a reminder to the Development Management section who deal with the publicity and statutory notifications when planning applications are received.
9.	The Coal Authority	General summary info on the Coal Authority records (mining features and surface coal resources)	This information is noted, thank you. The Council will continue to involve the

		relating to Powys and LPA responsibilities for minerals planning and safeguarding. However, no specific comments to make in respect of the consultation document.	Planning Team at The Coal Authority throughout the RLDP process. No changes are proposed to the Delivery Agreement.
10.	Glandŵr Cymru, the Canal & River Trust in Wales	Request for Glandŵr Cymru, the Canal & River Trust in Wales, to be added as an ‘other consultee’ in Appendix 1 of the Delivery Agreement.  Looking forward to working with the Council going forward in terms of ensuring that the replacement Local Plan includes a robust framework for development which may impact on the Montgomery Canal and ensure there is a robust mechanism to protect the former line of the canal, pending its full restoration.	The comments are noted. Please be advised that the Council is reviewing the list of Consultation Bodies in Appendix 1 of the DA to produce a more detailed section. This will be possible as the new RLDP database develops. These details will be made available in the final Delivery Agreement.  The list will include Glandŵr Cymru, the Canal & River Trust in Wales.
11.	Individual	Request for LDP current Policy E5 (Bronllys Health Park) to be retained in its entirety in the Powys RLDP – see also Review Report Consultation and Feedback. Request to be informed when public / stakeholder open discussion meetings are being undertaken.	The comments are noted and will be taken into consideration when the relevant section(s) of the LDP are being reviewed as part of the RLDP work and in consultation with relevant Stakeholders. Please see the Timetable and Community Involvement Scheme in the DA which includes a window on the Sites Nomination stage (proposed from autumn 2022). As a stakeholder receiving LDP mailings and updates you will be advised on the discussion meetings as requested and we particularly note your interest in this topic area. No changes are proposed to the Delivery Agreement.
12.	Powys Local Access Forum	Appendix 1 page 32 – the Local Access Forum is a statutory body, we should be specifically mentioned as a stakeholder/consultee.  Specific reference should be made to consulting groups representing the users of local	The comments are noted. Please be advised that the Council is reviewing the list of Consultation Bodies in Appendix 1 of the DA to produce a more detailed section. This will be possible as the new RLDP database develops. These details will

		rights of way, e.g. The Ramblers, British Horse Society, etc	<p>be made available in the final Delivery Agreement.</p> <p>The list will include the Powys Local Access Forum, and other groups representing the users of local rights of way .</p>
13.	Powys Ramblers	<p>As a nationally recognised voice for walkers who use rights of way can the Powys branch be named as a consultative body for the Council's LDP. We would be happy to be involved from an early stage.</p>	<p>The comments are noted. Please be advised that the Council is reviewing the list of Consultation Bodies in Appendix 1 of the DA to produce a more detailed section. This will be possible as the new RLDP database develops. These details will be made available in the final Delivery Agreement.</p> <p>The list will include the Powys Ramblers.</p>
14.	Individual	<p>Request for LDP current Policy E5 (Bronllys Health Park) to be retained in its entirety in the Powys RLDP -- see also Review Report Consultation and Feedback:</p> <p>Policy E5 – Bronllys Health Park: Proposals to develop the site of Bronllys Hospital as a Health &amp; Wellbeing Park will be supported.</p>	<p>The comments are noted and will be taken into consideration when the relevant section(s) of the LDP are being reviewed as part of the RLDP work and in conjunction with relevant stakeholders. Please see the Timetable and Community Involvement Scheme in the DA which includes a window on the Sites Nomination stage (proposed from autumn 2022). No changes are proposed to the Delivery Agreement.</p>
15.	Caersws CRG (Concerned Residents Group)	<p>Having had the experience in February 2020 of being too late to contest a planning application, we are exceedingly aware of the pitfalls of the LDP process.</p> <p>Public Awareness – concerns raised about the presentation of information and request for more clear, concise format without so many links. Better publicity on the available information.</p> <p>Stages - Can PCC make it clear to local residents and their representative Community Councils exactly what they are signing up for and how this will</p>	<p>The comments are noted. Please be advised that this is the very early stage of a Replacement Plan process and the new Plan is not expected to come into force until 2026.</p> <p>The most pertinent stage for your comments appears to be in respect of proposed Land Allocations in the RLDP – you should carefully consider the content of the Preferred Strategy including the Spatial and Growth Strategy and also the following Deposit Stage and look for sites in your area.</p>

		<p>affect not only themselves but future residents and generations?</p> <p>What provisions are being made for the views of newly elected councillors with potentially better and more up to date local information, to be heard and acted upon?</p> <p>Suggests more thorough scrutiny of candidate sites in the early stages, or provision made at a later stage should these sites appear to become unsuitable for whatever reason plus taking account of other developments approved within the local area.</p> <p>Village plans which are currently being created by local Community Councils should be taken into the decision making. Also more lines of communication should be opened between PCC and local residents via their Community Councils. But again the information given to Community Councils should be clear and concise to enable them to do this.</p>	<p>You should also look at the Candidate Sites Register when available.</p> <p>Town and Community Councils are Specific Consultees and will be involved throughout the process . Para 3.15 has had wording added to help explain this more clearly. The Council intends to involve TCCs at the Candidate Sites Stage (as it did for the current LDP) and also in Settlement Assessment work looking at the role and function of each Town/Village. County Councillors are encouraged to be heavily involved through stakeholder meetings and workshops and through the political process of LDP Working Group and Cabinet/Full Council meetings.</p> <p>We agree with your comments that local place-making, eg though Village Plans, is an important aspect to inform the content of a Local Development Plan and we acknowledge how important it is to work with a Local Community in building consensus wherever possible.</p>
16.	Dolafon Trust (PBCC)	<p>I support the inclusion of the CIS and wish to be involved as a member of the Plymouth Brethren Christian Church, this is not currently included listed. We would like to be included as part of the consultation.</p> <p>I'm surprised that neither the active Powys charity Rapid Relief Team or the PBCC are included as part of the consultation (Hard to reach, etc)</p>	<p>The comments are noted. Please be advised that the Council is reviewing the list of Consultation Bodies in Appendix 1 of the DA to produce a more detailed section. This will be possible as the new RLDP database develops. The Council is also refining the Hard-to-Reach Groups. These details will be made available in the final Delivery Agreement.</p> <p>The list will include the Plymouth Brethren Christian Church as a General Consultation Body (Bodies</p>



			<p>which represent the interests of different religious groups in Powys). Thank you also for identifying the Rapid Relief Team for our records.</p> <p>Please note we also involve PAVO who in turn have a consultation system to reach voluntary organisations.</p>
17.	Individual	<p>The Representor comments that the DDA gives a good overview of problems and time constraints and highlights that Sustainability and Wellbeing of Future Generations should be a first consideration. Any mistaken policies must be rectified at once not left till next review. Supplementary Planning Advice must be reviewed with these in mind.</p> <p>Points out that Town and Community Councils and their umbrella body, One Voice Wales, are noted as important but are not in the list of stakeholders and consultees.</p> <p>Support of the Gunning principles (3.8) which should be adhered to. Questions the failure to mention the part Community and Town councils (3.15) should play.</p> <p>Appendix 1: The list of Stakeholders. Powys is proud of involving hard to get at groups but where are the Community and Town Councils listed? They are the first tier of democratic government, elected not volunteers. They have the right to among the first to be consulted and their umbrella Group One Voice Wales can have an input as well.</p>	<p>Comments noted. Please note that Town and Community Councils in Powys (and adjoining) are noted in the Specific Consultation Bodies section (Appendix 1) and will be involved in Plan preparation. Extra text has now been added to para 3.15 to try to address your concerns about clarity.</p> <p>The section on pg 30 covers the role of Town and Community Councils and the CIS explains how they will be involved throughout as Specific Consultees. The Council intends to involve TCCs at the Candidate Sites Stage (as it did for the current LDP) and also in Settlement Assessment work looking at the role and function of each Town/Village. The Council will aim to involve TCCs as early as possible at consultation stages within the confines of complying with the strict Timetable being agreed by the Welsh Government.</p> <p>As noted by the representor, One Voice Wales is referred to in the DA but not listed individually as a Stakeholder. Please be advised that the Council is reviewing the list of Consultation Bodies in Appendix 1 of the DA to produce a more detailed section. This will be possible as the new RLDP database develops. The Council is also refining the Hard-to-</p>

			Reach Groups. These details will be made available in the final Delivery Agreement.
18.	Clwyd Alyn Housing Ltd	<p>Clwyd Alyn Housing Limited (CAHL) is a key deliverer of Affordable and other socialist need housing within the County. The challenges in delivery housing through Wales and County is not underestimated by CAHL.</p> <p>As a partner of the Council it supports the principle of early LDP review as a means of reviewing how and where housing is to be provided to meet the needs of the County and the aspirations of Welsh Government in delivering sustainable places, housing and meeting the needs of the counties population.</p> <p>CAHL supports the aspiration of a challenging timescale. However it has concerns that the timetable set out is overly optimistic having regard to the requirements to secure evidence bases reflecting matters such as post covid recovery, the recent suspension of TAN 15 and advice on SFCA and the NRW position of Phosphates.</p>	<p>Housing will once again be a key topic for the RLDP and the Council looks forward to working with relevant stakeholders.</p> <p>The comments are noted. Please be advised that the Timetable complies with the government recommended 3.5 years LDP preparation schedule and ensures that there is no gap in development plan coverage. It also contains stages that are strictly governed by Regulations with consultation periods and requirements which may not be altered.</p> <p>The Council recognises there will be a good deal of work in evidence gathering and also acknowledges the fact that there are a number of detailed strategic matters to address which, as yet, have significant unknowns. Nevertheless, the RLDP builds on the current LDP, learning from recommendations in the Annual Monitoring Report(s) and Review Report, which provides a solid starting point. No changes are proposed to the Delivery Agreement.</p>
19.	Natural Resources Wales	<p>Note the proposed timetable for plan preparation which leaves just one month of margin before the expiry of the current LDP. Welcome the inclusion of the Risk Assessment, which highlights possible risks that would cause delays in the process and additional work.</p> <p>NRW can provide support and have advice to offer the Council during the various stages of the RLDP preparation and adoption, and may be able to provide additional engagement in addition</p>	<p>The offer of support from NRW is noted and appreciated. The LPA will continue to closely engage with NRW as the RLDP progresses. No changes are proposed to the Delivery Agreement in this respect.</p>

		<p>to our statutory duties in the plan process. Emphasise commitment to engage with the Council during the RLDP preparation process and work in partnership to help shape and delivery policy designed to protect and enhance biodiversity and ecosystem resilience thereby underpinning cultural, social and economic well-being of Powys into the future.</p>	
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## **Appendix 5. Agreement Letter from the Welsh Government**

See attached last page.



Ein cyf/Our ref: qA1495798

Dr Adrian Humpage  
Principal Planning Officer – Planning Policy  
Cyngor Sir Powys County Council  
Llandrindod Wells  
Powys  
LD1 5LG

Dear Adrian,

15 July 2024

**Powys County Council: Revised Delivery Agreement 1<sup>st</sup> Replacement Plan**

**The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended)**

Thank you for your e-mail of 12 July requesting agreement to your revised Delivery Agreement (DA) for your replacement Local Development Plan (LDP). This DA request comes as a result of your authority going beyond the agreed slippage in the plan preparation process, as set out in the initial DA agreement, for a replacement plan covering the period 2022-2037.

The preparation of a LDP is a statutory duty placed on all Local Planning Authorities (LPAs) in Wales. Having an up-to-date development plan in place underpins the very basis of the planning system in Wales and reinforces the Government's commitment to a plan-led approach to development. Effective project management and up-to-date evidence is essential to ensure the plan can be prepared in accordance with the timescales set out in Table 1 (paragraph 2.1) and Appendix 2 of the revised DA. This timescale set out in the revised DA aligns with requirements in the Development Plans Manual (Edition 3) recognising that your authority already has an adopted plan in place supported by a number of evidence base documents.

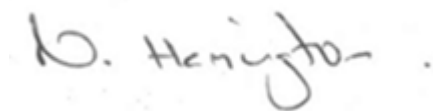
A test of 'soundness' against which the plan will be considered through the examination is whether it adheres to the agreed DA including the Community Involvement Scheme (CIS). The plan will also need to demonstrate 'general conformity' with Future Wales: The National Plan 2040.

The Welsh Government welcomes the commitment shown by Cyngor Sir Powys County Council to prepare your replacement plan. Your submitted revised DA contains a detailed breakdown on the timings of each LDP stage (in Appendix 2) with an indicative adoption date of September 2027.

After considering your DA submission, I can **confirm agreement** to the timetable set out in Table 1 as provided for by Section 63(4) of the Planning and Compulsory Purchase Act 2004 and Regulation 9 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended).

The published version of your DA should now be made publicly available in accordance with the requirements set out in Regulation 10.

Yours sincerely,

A handwritten signature in black ink that reads "N. Hemington". The signature is written in a cursive style and is positioned above the printed name and title.

**Neil Hemington**  
**Prif Gynllunydd**  
**Chief Planner**