



For Office Use	
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Powys Local Development Plan (LDP) 2011-2026 Deposit Draft (June 2015)

Deposit Stage Representation Form, June 2015

It is recommended that representations are made on this standard form or directly on-line at LDPWeb via www.powys.gov.uk (Planning Policy/LDP pages).

Alternatively please complete Sections 1 and 2 of this standard form, it only needs to be done once, for Section 3 you will need to use a separate form for each representation that you wish to make and attach it to sections 1 and 2. Sections 5 and 6 contain questions regarding feedback and equalities and will only need to be completed once.

Send your completed form to:

**Powys LDP Team
Planning Policy
Powys County Council
The Gwalia,
Llandrindod Wells,
LD1 6AA**

or email to ldp@powys.gov.uk

Representations must be received by **4.30pm, Monday 20th July 2015.**

Please note that only representations submitted during this consultation period (8th June 2015 - 20th July 2015) will be carried forward through the Local Development Plan process. Any representations that were made in the previous consultation (on the Powys LDP Deposit Draft, July 2014) will not be carried forward. If you consider that any representations you made last time are still relevant, you must submit these again using the latest Deposit Stage Representation Form and guidance note.

Please read the separate **“Guidance Notes on Making Representations”** before completing this form which will guide you through the process.

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Section 1: Contact Details

	Your Details	Your Agent's Details (if applicable)
Name:	Prof. Roger Earis Chairman of CMS	Mr. Peter Foulkes Trustee of CMS with brief covering landscape designation
Organisation/Company:	The Cambrian Mountains Society (CMS). A registered charity (No. 1113037) with a membership of around 350. The completion of this representation form has been authorised by the Society's Trustees.	
Address:	Pantfedwen, Pontrhydfendigaid, Ystrad Meurig, Ceredigion,	Swn yr Afon, Abercegir, Machynlleth, Powys,
Postcode:	SY25 6ES.	SY20 8NR.

Please note that information provided in Sections 1, 3 and 4 will be made publicly available. Further personal information (as provided in Section 2) will be treated confidentially.

Section 2: Further Personal Information

(See "Guidance Notes on Making Representations")

	Your Details	Agents Details (if applicable)
Name:	Prof. Roger Earis	Mr. Peter Foulkes
Tel:	01974 831491	01650 511821
Fax:		
Email:	roger@earis.plus.com	peter.foulkes249@btinternet.com
Signature:		
Date:	7th July 2015	7th July 2015

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From this point onwards please use a separate representation form for each part of the plan you wish to make a comment on. All representations made will be available for the public to view.

SECTION 3: Commenting on the Plan:

3a. The Powys Local Development Plan (LDP) will be examined by an independent Inspector appointed by the Welsh Government.

It is the Inspector's job to consider whether the Plan is sound. There is no definition of 'sound' but in this context we use its ordinary meaning of 'showing good judgement' and 'able to be trusted'.

The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are in the Guidance Notes on Making Representations accompanying this form, it may help you to read them before you tell us what you think of the Plan and its policies.

Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound, or if you think that all or parts of it are unsound and needs to be changed.

If you want changes to the plan, we will assume you do not consider the Plan to be sound. However, please note that it is not the role of the Inspector to make an acceptable plan better.

(i) The Society thinks the LDP is sound

(ii) The Society thinks the LDP is unsound and should be changed

(iii) If you think the plan does not meet one or more tests of soundness, please indicate below which test (s) it does not meet (see "**Guidance Notes on Making Representations**")

Notably CE1 in that **it is not**

"compatible with the development plans prepared by neighbouring authorities".

Linked to the above the LDP will then struggle to meet the test for soundness for the following criteria;

C1 – "policies and strategies relating to the area or to adjoining areas",

C2 – "regard to national policy",

and C3 – "regard to the Wales Spatial Plan".

3b. Which document are you commenting on:

Please tick one:

[Powys Local Development Plan 2011-2026, Deposit Draft \(June 2015\) Written Statement](#)

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Powys Local Development Plan 2011-2026, Deposit Draft (June 2015) Proposals Maps
 Sustainability Appraisal Report (June 2015)
 Draft Environmental Report (Strategic Environmental Assessment) (June 2015)
 Habitat Regulations Assessment Report (June 2015)

3c. Which part of the document are you commenting on?

When making a comment or representation, it is important you tell us which part of the document you are commenting on. To make this easier a system of RefPoints (Reference Points) has been used. We have placed RefPoints in the document which look like this: [®9.12](#) (An ® symbol followed by a number). If you want to make a general comment about the whole document, or to point out something which has been omitted, please use the first RefPoint in the document.

Further information can be found in the “**Guidance Notes on Making Representations**”. Please remember to use one form per representation.

RefPoint

[®34.1](#) but with links to other RefPoints and ‘*Natural Heritage*’ –Topic Paper (Jan 2015)

and / or

Policy Number

and / or

Paragraph or section number

and/or

The Proposals Map

Section 3d: Your Comments and Suggested Changes

Please set out your comments below using additional sheets as necessary.

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If you want changes made to the Plan, please be specific. For example, if you want new text or a policy added, please set out the new text or policy and explain where it should go in the plan.

If you do not consider the Plan to be sound and that it should be changed, please explain clearly why you think the changes are needed. If you think a change is needed for the plan to meet one or more tests of soundness, please tell us which one(s).

Your comments should be set out in full. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you may have made in response to previous consultations.

i) Please use the space below to set out your representation:

The Cambrian Mountains Society (CMS) thanks Powys CC for this opportunity to comment on the Deposit LDP. The Society's comments are general in nature and as such fall under reference point 34.1 but throughout the representation links will be made to other parts of the documentation. The Society's major concern with the LDP is that it does not follow local, national or international ideas on sustaining and enhancing areas of high value landscapes. Many of the points the Society address here were presented in its 2014 Deposit Stage Representation but these have evolved over the last year.

CMS supports the Authority's Vision for Powys 2026, 34.5. As the County sits in the 'green heart of Wales' CMS sees great value in 'celebrating, protecting, enhancing and making the most of its natural resources, native wildlife and habitats, heritage and distinctive characteristics.' The Society, however, is very concerned that this vision statement does not specifically draw out the outstanding landscapes within the County. Linked to this, the Society is also worried that the LDP objectives, in particular the Natural and Built Assets Objectives 11 & 13, 34.9 fails to give sufficient weight in protecting the County's high value landscapes.

It is well known to PCC that CMS's preferred option for the Cambrian Mountains is to have the area designated as an Area of Outstanding Natural Beauty (AONB). Details of the Society's vision for the Cambrians can be found on its website: www.cambrian-mountains.co.uk, navigating through the menu to 'AONB campaign.' As such the Society would hope that Powys' LDP has the flexibility to include further protected landscape designations. Although CMS's focus is on the Cambrians it would also point out that other areas of outstanding landscape quality are found in Powys and deserve more recognition. That the Authority is fully aware of such areas is evident from the topography map on page 8 of the Deposit with the Berwyns, Radnor Hills, Epynt, as well as the Cambrian Mountains pinpointed. In CMS's opinion all these areas are worthy of at least Special Landscape Area status (SLA) and the LDP should have in place Special Planning Guidance (SPG) to facilitate their protection. The SPG/SLA combination should help to inform all those concerned of the special qualities of each area and how any planning proposals might enhance not harm the area's special qualities. The Society notes that the LDP does make special mention of the Montgomery Canal as an outstanding feature within the County and that it has attracted both Site of Special Scientific Interest (SSSI) and Special area of Conservation (SAC) designations. Perhaps it too could be included as one of the County's SLA areas, albeit a very linear one.

That a strong landscape policy is an important element of any public administration's remit is clearly expressed by the European Landscape Convention:

'Landscape policy means an expression by the competent public authorities of general principles, strategies and guidelines that permit the taking of specific measures aimed at the protection, management and planning of landscapes'

European Landscape Convention, Article 1b (2000)

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The use of designations such as SLAs for areas of high landscape value have been used extensively in the land use planning system in the UK. Indeed in Edition 3, July 2010 of Planning Policy Wales the Welsh Assembly Government make it a requirement of local authorities to review the need for designation of SLAs. Previous to this, in response to WG's concern for special landscapes, CCW, an NRW legacy body, produced guidance note No. 1- Landmap and Special Landscape Areas – June 2008. Within both of these documents the Geographical Information System (GIS) Landmap is strongly promoted as a formal scientific assessment tool that local authorities are advised to use in preparing SPGs concerning SLAs. Natural Resources Wales (NRW) still clearly see the benefits of SLA status:

'Special Landscape Areas are a non-statutory designation applied by the local authority to define areas of high landscape importance within their administrative boundary. Areas of high landscape importance may be designated for their intrinsic physical, environmental, visual, cultural and historical value in the contemporary landscape.'

NRW (2013 page 3)

It is of little use saying – all our county is of high landscape value, we do not need SLAs. This stance does little to protect the county's most valued countryside. Para 13, page 13, within the Key Issues and Considerations section of the Deposit states; *'The landscape of Powys is extremely diverse and includes upland landscapes and valleys that are scenically and historically important. Development which impacts on the landscape must be carefully managed and appropriately designed particularly in terms of visual impact.'* Surely this paragraph alone points toward the implementation of SLAs!

In producing their LDPs neighbouring local authorities such as Carmarthenshire and Ceredigion have designated SLAs with linked SPGs. Carmarthenshire's SPG for Special Landscape Areas discusses the dilemma that whole of the county's landscape may be regarded as of outstanding quality. It moves on to how the authority successfully used Landmap's layering system, particularly focusing on the visual and sensory layer, to delineate a family of SLAs. Use was also made of CCW's Wales Tranquil Areas Map 2009 to help the authority in identifying 19 SLAs three of which are in the Cambrian Mountains. Notably the authority designated Mynydd Mallaen as an SLA to complement its status as an SSSI and Special Protected Area (SPA).

Ceredigion CC, as part of their LDP, has also produced what CMS regard as a very thorough SPG celebrating the Special Landscape Areas within the county. The SPG is clearly laid out including a location map for each SLA and key policy and management issues for that area. Again the authority makes extensive use of Landmap which they state in their LDP, "provides the basis of a consistent Wales-wide approach to landscape assessment." The County now has 13 SLAs two of which recognise the importance of the Cambrian Mountains (SLA12 – Northern Uplands and SLA13 – Southern Uplands).

Ceredigion CC also adopted an SPG covering Renewable Energy in January 2015. This considers impacts of energy projects on landscape and notably it indicates that the special qualities of specific landscapes such as its SLAs will be material considerations when considering wind turbine proposals.' As regards to Powys' policy RE1 concerning renewable energy, [@34.91](#), CMS would ask that Powys, like Ceredigion, puts in place an SPG which considers the impact of all renewable energy schemes, be they large or small scale, wind, solar or hydro in areas of high landscape value. Obviously here CMS is especially concerned about the large scale industrialisation of the Cambrian Mountains but the Society also recommends that the Authority consults the Position Statement produced by the Campaign for Rural Wales (CPRW),-'Single and small groups of wind turbines' (April 2014). This document may be of great help when devising both SLA and Renewable Energy SPGs to support the LDP. We attach a copy of this Position Statement as an appendix to this representation.

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CMS would also like to point out that the LDP pays insufficient attention to the interplay between the two prominent industries in the county namely agriculture and tourism. Especially in high value landscapes the LDP should encourage farm diversification to provide more visitor facilities. These may include accommodation but also recreational assets such as pony trekking stables, rural craft centres, and even dark skies observatories.

Nor does the LDP give ecosystem services any attention but in the linked Natural Heritage Topic Paper (Deposit version Paper, Jan 2015) the importance of these services and human well-being are highlighted as follows; *'The aim is to deliver benefits which increase human well-being, while also maintaining and enhancing ecological functions essential to continued delivery of ecosystem services'* (page 59, para 7.19). CMS suggest that SLAs would be very appropriate areas for the Authority to put in action such ideas.

Moving to the end of the Deposit document and referring to Appendix 2, [@34.105](#), concerning the provision of SPGs, CMS suggests that either the forthcoming Landscape SPG includes a section on SLAs or, better, that there is a standalone SPG covering SLAs. Such guidance will be a vital element in running the County's new SLAs.

In conclusion CMS's preferred option for the Cambrians continues to be AONB designation, but it sees the setting-up of a network of SLAs across all three counties covering the Cambrian Mountains as a very positive move in safeguarding this unique landscape at the heart of Wales.

ii) Please use the space below to say what changes (if any) you would like to be made:

Reviewing all the recommendations made in the above representation, in order to help the Powys LDP sit more comfortably with a Wales-wide approach. Notably taking into account the following organisation' work in maintaining and enhancing areas of high landscape value.

WG guidance,
NRW advice,
Neighbouring counties' provision of SLAs together with their linked SPGs.

iii) Does your representation request the addition of a:

a) New Site (see 3e below)

b) New Policy That a policy be included into the LDP for the setting up of Special Landscape Areas (SLAs) together with linked Special Planning Guidance (SPG).

c) New Paragraph or new text

d) Other

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Section 3e: Site Allocation Representations

i) Is your representation referring to (tick all that apply):

- (a) Amending a site (see ii a), (b) Deleting a site (see ii a)
(c) Adding a new site (see ii b)

ii) If your representation is with regard to an allocation shown in the Deposit Plan Map Document and Appendix 1, please enter the reference number here:

a) Allocation Number (e.g P01 HA1)

New Site Information - was the site submitted as part of the candidate site process? If so, please give the Candidate Site name and Number (if known):

b) Site Name, Candidate Site Number

If you did not submit the site previously as a candidate site, please provide the following details:

- A plan of the site you wish to be considered with your Representation form. This must be an Ordnance Survey Based Map, outlining the land for consideration in RED.
- Details of the proposed use for the site.
- Documentation that the site accords with the LDP's strategy and that the plan would be sound if the site is included.
- Evidence that you have used a consistent methodology in assessing the site. It is advised that you follow the Authority's Candidate Site Methodology, this can be found on the website at [Candidate_Site_Proposed_Methodology_March_2012_Doc15_bi.pdf](#)
- You will also need to test the sustainability effects of the site. This is called Sustainability Appraisal / Strategic Environmental Assessment. See guidance note for more information.

Section 4: After making your representation

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At this stage, you can only make comments in writing (these are called 'written representations').

However everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public Examination.

However you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

a) Do you want your comments to be considered by “written representations” or do you want to speak at a hearing session of the public examination? (Please tick one of the following):

~~i) I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector~~

ii) I want to speak at a hearing session

b) If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the hearing

The representation concentrates on the provision of SLAs with a linked SPG document and it is this that CMS would like to speak to.

At a hearing session the Society would expand on details of a Cambrian Mountains SLA. For instance we would detail it's;

- boundaries,
- landscape qualities and features,
- key policy and management issues.

Yes, I wish to be notified that the LDP has been submitted to Welsh Government for independent examination and/or of the adoption of the plan.

I am enclosing further information on separate page/s.

Signed 

Dated...7th July 2015.....

THANK YOU FOR YOUR COMMENTS

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Forms should be returned to: LDP Team, Planning Policy, Powys County Council, The Gwalia, Llandrindod Wells, Powys. LD1 6AA or emailed to ldp@powys.gov.uk .

The closing date for representations is 4.30pm, **Monday 20th July 2015**. Representations received after this date will not be considered.

Please note that only representations submitted during this consultation period (8th June 2015 - 20th July 2015) will be carried forward through the Local Development Plan process.

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Section 5: CUSTOMER FEEDBACK MONITORING

Please complete Section 5 and 6 once only. It is only for section 3 that you will need to use a separate form for each representation that you wish to make.

Section 5 is designed to help us find out if the Council is delivering a satisfactory service to you, the customer.

All questions are *optional*. Please leave blank any that you prefer not to answer.

1. Did you speak to a member of the LDP Team before submitting your representation (s)?

No, but did 'talk' with Mr. P. Morris (Spatial Planning and Built Heritage)

prior to submitting the CMS representation to the 2014 LDP Deposit.

2. How satisfied were you with the information provided and assistance given to you?

~~Very satisfied~~
~~Fairly satisfied~~
~~Fairly dissatisfied~~
~~Very dissatisfied~~
Not applicable

3. How satisfied are you with information available on the Powys website referring to the Deposit LDP?

~~Very satisfied~~
Fairly satisfied
~~Fairly dissatisfied~~
~~Very dissatisfied~~
~~Not applicable~~

4. Did you attend one of the LDP exhibitions? If you did how satisfied are you with the information presented and how questions were answered.

~~Very satisfied~~
~~Fairly satisfied~~
~~Fairly dissatisfied~~
~~Very dissatisfied~~
Not applicable

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5. How easy did you find it to complete the representation form.

~~Very easy~~

Easy

Difficult

~~Very Difficult~~

~~Not applicable, representations were submitted via LDPWeb / other method.~~

6. How easy did you find it to submit your comments through LDPWeb.

~~Very easy~~

Easy

~~Difficult~~

~~Very Difficult~~

~~Not applicable representations were submitted in paper format / email.~~

7. As we are continually monitoring and improving our services, we would appreciate any suggestions or comments you may have that you believe would help improve our services to you.

Could not get the response box tick system to work so used an alternative method to answer these questions – changing font colour as a positive and strikethrough as a negative.

As this is group representation we have not filled in Section 6 – ‘Equalities Monitoring’.

8. Overall, how would you rate the service you have received?

~~Very satisfied~~

Fairly satisfied

~~Fairly dissatisfied~~

~~Very dissatisfied~~

~~Don't know/can't remember~~

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Section 6 – Equalities Monitoring

Powys County Council is committed to providing services which meet the needs of different types of people and to remove any barriers that exist. To achieve this, we need to gather information about who uses our services, and whether their needs are met. This will then assist in shaping the way that we design, manage and improve our services. We would therefore appreciate you taking just a few minutes to complete this information as part of that process.

All the information that you give us here, will be treated in the strictest of confidence, and, will be used only to provide data for statistical analysis and reporting.

All questions are optional. Please leave blank any that you prefer not to answer.

1. Gender

What is your gender?

Male Female

2. Age

What is your age?

Under 16 16 – 17 18 – 19 20 – 24 25 – 34
 35 – 44 45 – 54 55 – 64 65 – 74 75 or over

3. Disability

3.1 Do you have any physical or mental health conditions, illnesses or impairments, lasting, or expected to last, 12 months or more¹ ?

Yes No Don't know

3.2 If you answered 'Yes' to question 3.1, does your condition, illness or impairment/ do any of your conditions, illnesses or impairments reduce your ability to carry out day-to-day activities?²

Yes, a lot Yes, a little Not at all

¹ Note: In answering question 3.1, please include any sensory deficit, non temporary mobility problems such as dyspraxia and cerebral palsy, developmental conditions such as Autism and Asperger's syndrome, conditions associated with learning impairment such as Down's syndrome or dyslexia, difficulties associated with injury as well as common conditions and illnesses if they have lasted or are expected to last 12 months or more. Any seasonal conditions such as hay fever which recur and have lasted or are expected to recur in the future should also be included.

² Note: In answering questions 3.2 and 3.3 you should consider whether you are affected whilst receiving any treatment or medication for your condition or illness and/or using any devices such as a hearing aid, for example.

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**3.3 Do you have any health conditions, illnesses or impairments which affect you in the following areas?
Please choose ALL that apply.**

- Vision (for example blindness or partial sight)
- Hearing (for example deafness or partial hearing)
- Mobility (for example walking short distances or climbing stairs)
- Dexterity (for example, lifting and carrying objects or using a keyboard)
- Learning or understanding/concentrating (for example associated with Dyslexia or Down's syndrome)
- Memory
- Mental Health
- Stamina or breathing or fatigue
- Socially or behaviourally (for example, associated with autism, attention deficit disorder or Asperger's syndrome)
- Other, please describe

4. Pregnancy and Maternity

IF FEMALE: **Are you currently pregnant, or have you given birth within the past 26 weeks?**

- Yes, I'm pregnant Yes, I've given birth within the past 26 weeks No

5. Language

5.1 Can you understand, speak, read or write Welsh? Please choose ALL that apply.

- Understand spoken Welsh
- Speak Welsh
- Read Welsh
- Write Welsh
- None of the above

5.2 What is your main language?

- English Welsh Other, please specify

6. National Identity

How would you describe your national identity? Please choose ALL that apply.

- Welsh
- English
- Scottish
- Northern Irish
- British
- Irish
- Polish
- Other, please describe

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7. Ethnicity

What is your ethnic group? Please choose **JUST ONE** of the 18 options below that best describes your ethnic group or background.

White

- 1. Welsh/English/Scottish/Northern Irish/British
- 2. Irish
- 3. Gypsy or Irish Traveller
- 4. Any other White background, please describe

Mixed / Multiple ethnic groups

- 5. White and Black Caribbean
- 6. White and Black African
- 7. White and Asian
- 8. Any other Mixed/Multiple ethnic background, please describe

Asian / Asian British

- 9. Indian
- 10. Pakistani
- 11. Bangladeshi
- 12. Chinese
- 13. Any other Asian background, please describe

Black / African / Caribbean / British

- 14. African
- 15. Caribbean
- 16. Any other Black/African/Caribbean background, please describe

Other Ethnic group

- 17. Arab
- 18. Any other ethnic group, please describe

8. Sexual Identity

IF AGED 16 OR OVER: Which of the following options best describes how you think of yourself?

- Heterosexual or Straight
- Gay or Lesbian
- Bisexual
- Other
- Prefer not to say

9. Marital or same-sex Civil Partnership Status

IF AGED 16 OR OVER: What is your current marital or same-sex civil partnership status?

- Single, that is, never married and never registered in a same-sex Civil Partnership
- Married
- In a registered same-sex Civil Partnership
- Other, please describe

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10. Religion

What is your religion?

- No religion
- Christian (all denominations)
- Buddhist
- Hindu
- Jewish
- Muslim
- Sikh
- Any other religion, please describe