

**From:** (ESNR-Planning)  
**Sent:** 16 March 2016 11:26  
**To:** (CSP - Regeneration and Corporate Property)  
**Cc:** (NR - Planning Directorate); (NR - Planning Directorate)  
**Subject:** FW: Contacting your RE person

Hello

Please find attached a recent CPO letter which covers the issues you have asked about.

Welsh Ministers do not have legislative or executive powers over the determination of onshore energy projects above 50MW (which do not generate electricity from wind).

Regards

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**From:** (NR - Planning Directorate) **On Behalf Of** (ESNR-Planning)  
**Sent:** 01 March 2016 11:58  
**To:**  
**Cc:**  
**Subject:** Developments of National Significance

Prynhawn da,

Gweler ynghlwm llythyr at Brif Swyddogion Cynllunio, sy'n eich llywio o ddeddfwriaeth su'n ymwneud â Ddatblygiadau o Arwyddocâd Cenedlaethol ("DAC"), a ddaeth i rym heddiw ac sy'n cynnwys dolenni iganllawiau perthnasol.

Byddaf yn ddiolchgar os allech ddosbarthu'r llythyr hwn o fewn eich tîm.

Good afternoon,

Please find attached a "Dear Chief Planning Officer Letter", which informs you of legislation relating to Developments of National Significance ("DNS"), which came into force today and contains links to the relevant guidance.

I would be grateful if you could disseminate the letter within your team.

Yn gywir | Yours sincerely

The letter can be found here: <http://gov.wales/docs/desh/publications/160301developments-of-national-significance-dear-cpo-letter-en.pdf>

**From:** (CSP - Regeneration and Corporate Property)

**Sent:** 15 March 2016 15:00

**To:** (ESNR-Planning)

**Subject:** Contacting your RE person

Hi

Many thanks for getting back to me. Obviously the WG's response has now arrived and I am busy getting to grips with the RE aspects contained within it. To that effect I think you mentioned on the phone the other day that there was another member of staff dealing with the RE topic – was it an ? Would you be able to let me know their phone number or email address so that I can communicate with them directly?

Hear from you soon hopefully

Thanks

**Planning Policy**

Cyngor Sir Powys County Council

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**Doc 2**

**From:** (CSP - Regeneration and Corporate Property)

**Sent:** 29 March 2016 09:45

**To:** (ESNR-Planning); (NR - Planning Directorate); (NR - Planning Directorate)

**Subject:** Progressing the Powys LDP RE work?

Hi

Hope you're well. We've been having a look at WG's FC response and I am keen to progress the work that is required with regard to the RE issues, but to help with that I could do with some clarification from you about some of the points that were raised in the FC letter, to avoid differing interpretations.

Can you help me with the following things;

Firstly, concerning the passage in the letter: 'All relevant low carbon energy generation mechanisms as identified in the assessment (EB17) for local-authority scale renewable energy schemes or other low carbon technology should be supported by a policy' - we've obviously tried to come up with a policy that is as open and supportive as possible, so we would argue that they are supported by a (single) policy, but, depending on how you interpret your wording, is there a specific expectation that we should have separate policies for separate technologies?

Secondly, you express concern about the target being unnecessarily restricted (by expected consumption). We are a little confused by this, but we perhaps need to clarify the following: The

targets that we have set for ourselves do not include the SSA's. We are viewing the SSAs as a national resource that we have little control over, so the indicative targets relate to areas outside the SSA (we do state this in para 4.10.7 of Policy RE1 (page 62 of the FC schedule)) and as such are intended to help us to achieve the national (UK) targets of 30% of Electricity and 12% of heat from renewables. (As an aside, we do go into some depth to demonstrate how the REA has informed the development of these targets in both the existing RE Topic Paper and its revised version, but these were obviously not included in the submission so you wouldn't have seen these – we are preparing the new TP in case the Inspector requests it).

Thirdly, with regard to the Ministerial letter's (Dec 10<sup>th</sup>) expectation to show 'allocations or areas of search' for LA-wide scale proposals. Our REA does include a series of maps (for wind)(see sample attached) that presents what we think you are looking for: The first map shows the constraints, the second identifies areas where the resource is viable, and the third then filters both these maps against landscape impacts. This third map shows areas of dark brown that are essentially what is left – the land that is potentially suitable for LA- wide scale schemes (for wind). Is this what you are looking for, and are you expecting the same kind of maps for the other technologies included in the REA.

Whilst the Ministerial letter arrived too late for us to act on directly (we submitted our FC's to Cabinet on the 15<sup>th</sup> Dec) we have since commenced on an Assessment of the Solar PV potential in the county and have followed the guidelines in the revised toolkit to do so. This should be ready fairly soon and certainly by the time of the hearings.

If you could get back to me as soon as you can with regard to the above I'd be most grateful.

I look forward to hearing from you soon.

Many thanks

**Planning Policy**  
Cyngor Sir Powys County Council

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**Doc 3**

**From:** (CSP - Regeneration and Corporate Property)

**Sent:** 26 April 2016 15:02

**To:** (ESNR-Planning)

**Cc:** (ESNR-Planning); (NR - Planning Directorate); (NR - Planning Directorate); (CSP - Place); (CSP - Regeneration and Corporate Property); (CSP - Corporate Legal); [@wa\\_rdel@armstrong.com](mailto:wa_rdel@armstrong.com); [@hdhplanning.co.uk](mailto:hdhplanning@co.uk); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Housing Solutions)

**Subject:** Discussion Notes from PCC / WG Meeting 8 April 2016

Dear ,



settlements and regeneration opportunities.	Investigate holistic linkages
<b>AOB</b>  <b>PG</b> – to emphasise of the issues levels of importance: <ul style="list-style-type: none"><li>• RE 3</li></ul>	

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**Doc 4**

**From:** (CSP - Regeneration and Corporate Property)  
**Sent:** 03 May 2016 13:50  
**To:** (ESNR-Planning)  
**Subject:** Powys LDP - revised action plan

Dear ,

Further to the Inspector's request to the Council for further details on the initial action plan, I am attaching for your info the Council's revised action plan with tasks dated 29.4.16 which has today been published under ED003.

Kind regards,

**Programme Officer – Powys LDP Examination**

The attached document referred to in the email can be found here:

<http://www.powys.gov.uk/en/planning-building-control/local-development-plan/ldp-examination/ldp-examination-documents/>

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**Doc 5**

**From:** (ESNR-Planning)  
**Sent:** 09 May 2016 11:46  
**To:**  
**Subject:** RE: Powys REA

Hi

No, there is no barrier to this. However, due to licencing issues we would need an email from Powys asking us to release the data to you.

Sorry this seems bureaucratic, but we are tied to the conditions which the Met Office attached to the data they supplied to us.

Best wishes

ATISN 10852 – Powys LDP

**From:** [<mailto:@aecom.com>]

**Sent:** 09 May 2016 10:04

**To:** (ESNR-Planning)

**Cc: Subject:** Powys REA

Hi ,

Hope all is well with you.

I am commissioned to assist Powys CC with their REA for finalising LDP. I require wind speed data for wind maps and I understand WG negotiated this with Met Office. Is there any barrier to providing to us for the purposes of assisting Powys?

Thanks,

Sustainability, Buildings & Places

[@aecom.com](mailto:@aecom.com)

[www.aecom.com](http://www.aecom.com)

**From:** (ESNR-Planning)

**Sent:** 09 May 2016 12:45

**To:** (ESNR-Planning)

**Subject:** FW: Powys REA

See below.

Could you record the request and issue the data to , copying in from Powys.

Thanks

**From:** [[mailto: @aecom.com](mailto:@aecom.com)]

**Sent:** 09 May 2016 12:42

**To:** (ESNR-Planning)

**Cc:**

**Subject:** FW: Powys REA

Please see below email

Thanks

**From:** (CSP - Regeneration and Corporate Property)

**Sent:** 09 May 2016 12:41

**To:**

**Subject:** RE: Powys REA

Hi

ATISN 10852 – Powys LDP

OK, This is fine and I'm happy to provide you with the necessary authorisation:

To: WG (Planning)

From: Planning Policy Officer, PCC Planning Policy (LDP Team)

Please accept this email as confirmation of Powys County Council's wish to see the Windspeed Data for Powys that is provided to the Council under licence by the MET Office, to be released to AECOM. This is for the purposes of enabling AECOM to complete the work that we have engaged them to undertake on our behalf, namely the updating of the Powys Renewable Energy Assessment. I hope that this is all in order. Please contact me if you require any further clarification via the numbers below.

Yours sincerely

**Planning Policy**

Cyngor Sir Powys County Council

**From:** [<mailto:@aecom.com>]  
**Sent:** 09 May 2016 12:33  
**To:** (CSP - Regeneration and Corporate Property)  
**Cc:** [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk)  
**Subject:** FW: Powys REA

Please see below from at the Welsh Govt, can you do please and copy myself and ?

Thanks,

**From:** [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk)  
**Sent:** 09 May 2016 11:46  
**To:**  
**Subject:** RE: Powys REA

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Best wishes

**From:** [<mailto:@aecom.com>]  
**Sent:** 09 May 2016 10:04  
**To:** (ESNR-Planning)

ATISN 10852 – Powys LDP

**Cc:**

**Subject:** Powys REA

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Thanks,

Sustainability, Buildings & Places

[@aecom.com](mailto:@aecom.com)

[www.aecom.com](http://www.aecom.com)

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**Doc 6**

**From:** (ESNR-Planning)

**Sent:** 09 May 2016 13:42

**To:** (@aecom.com)'

**Cc:** @powys.gov.uk; '@aecom.co"

**Subject:** Powys REA

Hi ,

Please find attached the Met Office wind speed data for use on Powys County Council's Renewable Energy Assessment.

Best wishes,

Planning Directorate Y Gyfarwyddiaeth Gynllunio  
Department for Natural Resources Yr Adran Cyfoeth Naturiol  
Welsh Government Llwodraeth Cymru

**From:** [<mailto:@aecom.com>]

**Sent:** 09 May 2016 12:42

**To:** (ESNR-Planning)

**Cc:**

**Subject:** FW: Powys REA

Please see below email

Thanks

**From:** (CSP – Regeneration and Corporate Property)

**Sent:** 09 May 2016 12:41

**To:**

**Subject:** RE: Powys REA



ATISN 10852 – Powys LDP

Hi ,

OK, This is fine and I'm happy to provide you with the necessary authorisation:

To: WG (Planning)

From, Planning Policy Officer, PCC Planning Policy (LDP Team)

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Yours sincerely

**Planning Policy**

Cyngor Sir Powys County Council

**From:** [<mailto:@aecom.com>]

**Sent:** 09 May 2016 12:33

**To:** (CSP – Regeneration and Corporate Property)

**Cc:**; [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk)

**Subject:** FW: Powys REA

Please see below from at the Welsh Govt, can you do please and copy myself and ?

Thanks,

**From:** [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk)

**Sent:** 09 May 2016 11:46

**To:**

**Subject:** RE: Powys REA

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**To** (ESNR-Planning)

**Cc**

**Subject:** Powys REA

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I am commissioned to assist Powys CC with their REA for finalising LDP. I require wind speed data for wind maps and I understand WG negotiated this with Met Office. Is there any barrier to providing to us for the purposes of assisting Powys?

Thanks,

Sustainability, Buildings & Places

[@aecom.com](mailto:@aecom.com)

[www.aecom.com](http://www.aecom.com)

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**Doc 7**

**From:** (CSP - Regeneration and Corporate Property)

**Sent:** 12 May 2016 17:13

**To:** (ESNR-Planning); (ESNR-Planning); (NR - Planning Directorate); (NR - Planning Directorate)

**Cc:** (CSP - Regeneration and Corporate Property); [@wardell-armstrong.com](mailto:@wardell-armstrong.com)

**Subject:** Draft additional work timetable - revised

I've attached a revised draft of the additional work plan. I realise it is short notice, but would be grateful to receive any views you may have on this before we forward it to the Planning Inspector tomorrow (end of play).

If you have comments, pl. can you copy into the response because I'm out tomorrow.

– any views?

Thanks,

Cyngor Sir Powys County Council

<http://www.powys.gov.uk/en/planning-building-control/local-development-plan/>

<http://built-heritage.powys.gov.uk/>

Final version of the work plan will be found on the examination website:

<http://www.powys.gov.uk/en/planning-building-control/local-development-plan/ldp-examination/>

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**From:** (CSP - Regeneration and Corporate Property)  
**Sent:** 30 June 2016 14:20  
**To:** (CSP - Regeneration and Corporate Property)  
**Cc:** (ESNR-Planning)  
**Subject:** LDP - Progress Report June 2016

Please find attached the progress report for June 2016 on the Action Plan of the LDP Additional Work. I would be grateful if you could forward this to Mrs Gulley. The progress report has been written in the order of the actions set out in the LDP Action Plan (ED03).

In terms of the individual actions, progress is being with the actions and the provision of additional evidence. I would also mention that the Council has continued to meet with and work closely with Welsh Government in relation to the actions.

If any clarification is required regarding progress, I would be happy to provide this.

Kind regards,

Cyngor Sir Powys County Council

<http://www.powys.gov.uk/en/planning-building-control/local-development-plan/>  
<http://built-heritage.powys.gov.uk/>

Final version of the progress report will be found on the examination website:  
<http://www.powys.gov.uk/en/planning-building-control/local-development-plan/ldp-examination/>

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**From:** (CSP - Regeneration and Corporate Property)  
**Sent:** 07 July 2016 12:11  
**To:** (NR - Planning Directorate)  
**Cc:** (NR - Planning Directorate); (ESNR-Planning)  
**Subject:** RE: Powys LDP progress report

That's good and thanks for reading it and your comments. It was a typo and I've corrected one other that was spotted. I've attached the final version which I will forward to the Inspector.

Thanks,

Cyngor Sir Powys County Council

<http://www.powys.gov.uk/en/planning-building-control/local-development-plan/>  
<http://built-heritage.powys.gov.uk/>

**From:** [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk)  
**Sent:** 07 July 2016 11:24  
**To:** (CSP - Regeneration and Corporate Property)

**Cc:** [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk); [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk); (CSP - Regeneration and Corporate Property)

**Subject:** RE: Powys LDP progress report

Hi ,

My apologies for the delay as I was out of the office yesterday.

I've read your updated progress report and it's a lot clearer in relation to the drafting deadline for individual tasks and hence more positive.

Many thanks,

**From:** (CSP - Regeneration and Corporate Property)

**Sent:** 06 July 2016 11:31

**To:** (NR - Planning Directorate)

**Cc:** (NR - Planning Directorate); (ESNR-Planning); (CSP - Regeneration and Corporate Property)

**Subject:** RE: Powys LDP progress report

Thanks for your comments which were helpful. I've edited the progress report along the lines you suggested as per the attached and thought I'd run it past you if that's ok. I'm planning to send it to the Inspector tomorrow.

Thanks,

Cyngor Sir Powys County Council

<http://www.powys.gov.uk/en/planning-building-control/local-development-plan/>  
<http://built-heritage.powys.gov.uk/>

**From:** [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk)

**Sent:** 05 July 2016 10:47

**To:** (CSP - Regeneration and Corporate Property)

**Cc:** [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk); [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk)

**Subject:** RE: Powys LDP progress report

Hi

Thank you for your e-mail on the draft update to the LDP progress report, which now goes some way to addressing the Inspectors request to provide more detail on the tasks under each action.

As a general comment, it would be worthwhile highlighting if tasks are still on-track to meet the 'drafting' or 'final' deadline in advance of Cabinet on the 13 September. This will provide the Inspector with confidence that all papers will be submitted on time and will provide more detail than listing 'as above'. By tracking progress, this will avoid the use of language deemed potentially negative, such as tasks 'not yet started' or 'pending the completion' of tasks already delayed.

I hope the above is of assistance. For further clarification please do not hesitate to contact me.

Regards,

**From:** (CSP - Regeneration and Corporate Property)

**Sent:** 04 July 2016 16:10

**To:** (CSP - Place); (CSP - Regeneration, Property and Commissioning); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Finance); (CSP - Development Control); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property)

**Cc:** (CSP - County Councillor); (ESNR-Planning); (NR - Planning Directorate); (NR - Planning Directorate)

**Subject:** Powys LDP progress report

Hi all,

I've attached an amended LDP progress report for comment – I've promised that I will send this to you by Thurs, so would be grateful for any comments you may have as soon as you're able.

At the Inspector's request, it now includes all the tasks, and the status column provides further explanation where we are running slightly behind the timetable – I've made the point that the ultimate deadline for submitting the papers remains unchanged (Fri 16<sup>th</sup> Sept).

Thanks,

Cyngor Sir Powys County Council

<http://www.powys.gov.uk/en/planning-building-control/local-development-plan/>  
<http://built-heritage.powys.gov.uk/>

Final version of the progress report will be found on the examination website:

<http://www.powys.gov.uk/en/planning-building-control/local-development-plan/ldp-examination/013:>

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**Doc 10**

**From:** (CSP - Regeneration and Corporate Property)

**Sent:** 20 July 2016 16:38

**To:** (ESNR-Planning)

**Subject:** Question for you?

Hi ,

Got a specific question for you. I've just been working on our RE Topic Paper and have put together a table that clarifies (for me as much as anyone else) how the different RE scales, locations and determinations work. In doing so it highlighted to us a big question that I have been wanting to ask for a while now:

The LSAs are to accommodate schemes up to 25MW, but LPAs and their LDPs only have the ability to determine applications up to 10MWs. Over that it's down to the Assembly to determine. Isn't there a contradiction there in what we're being asked to do – or is it the case that when WG determine Apps over 10Mw you would be wanting to be guided by what our LDP is saying?

I've attached the table for you to see

### **Planning Policy**

[Cyngor Sir Powys County Council](#)

Attachment:

Wind	0	50KW		5MW	10MW	25MW
Scale:						
Micro						
Sub Local Authority						
Local Authority Wide						
Strategic						...

Location:						
Applications considered across County						
Applications considered in LSAs						
Applications considered in SSAs						...

Determined by:						
LDP Policy						
Welsh Government						...

Solar	0	50KW	0.5MW	5MW	10MW	25MW
Scale:						
Micro						
Sub Local Authority						
Local Authority Wide						
Strategic						...

Location:						
Applications considered across County						

ATISN 10852 – Powys LDP

Applications considered in LSAs						...
Applications considered in SSAs*						...

Determined by:						
LDP Policy						
Welsh Government						...

\* only in areas where existing wind developments are located but remain appropriate for solar arrays



ATISN 10852 – Powys LDP

**From:** (CSP - Regeneration and Corporate Property) [<mailto:@powys.gov.uk>]  
**Sent:** 25 July 2016 11:44  
**To:** (ESNR-Planning)  
**Subject:** RE: Checking over the RE Policy this week

Many thanks – I'll try and get it to you as soon as I can.

**From:** [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk) [<mailto:@wales.gsi.gov.uk>]  
**Sent:** 25 July 2016 11:02  
**To:** (CSP - Regeneration and Corporate Property) <[@powys.gov.uk](mailto:@powys.gov.uk)>  
**Subject:** RE: Checking over the RE Policy this week

I'll see what I can do.

**From:** (CSP - Regeneration and Corporate Property) [<mailto:@powys.gov.uk>]  
**Sent:** 25 July 2016 10:28  
**To:** (ESNR-Planning)  
**Subject:** Checking over the RE Policy this week

Hi , how are you?

I am aiming to have the RE policy and supporting text ready for your checking over by Wednesday this week, the 25<sup>th</sup>.

Is there any chance you could put some time aside to check it for me as quickly as possible – as you know we need to get all the changes ready to be SEA'd and SA'd in time, and the close of play on Wednesday is the deadline I've set myself.

Would that be OK?

### Planning Policy

Cyngor Sir Powys County Council  
Ebost / Email: [@powys.gov.uk](mailto:@powys.gov.uk)

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**Doc 11**

**From:** (CSP - Regeneration and Corporate Property)  
**Sent:** 29 July 2016 15:35  
**To:** (ESNR-Planning)  
**Subject:** RE: New Powys RE Text for checking

Many thanks . I appreciate you turning that round so fast. I'm already in touch with and we're learning from each other it seems. I'll have a think about what you've said and discuss it with my colleagues, and see if we need to change anything as a result.

Thanks again

Have a good weekend

**From:** [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk)

**Sent:** 29 July 2016 14:16

**To:** (CSP - Regeneration and Corporate Property)

**Subject:** RE: New Powys RE Text for checking

I've read through and made a few minor comments:

Overall, I don't see an issue with the approach. I haven't gone through the minutiae, but generally the approach seems to mirror that of the Vale of Glamorgan. I would suggest you talk to there as they are currently finalising Matters Arising Changes which relate to this topic.

You refer to SPG which you appear to be relying upon. It may be that the Inspector could request this at it could have a bearing on how policies are applied, particularly in light of any potential cost implications. You will need to reassure her that there will be no additional burden placed on development, particularly avoiding increased costs, or if so, how this has been factored into viability testing. This should be considered holistically across the plan.

I haven't seen the maps, i.e. what the areas may look like. But you will need to show wind and solar search areas. The Vale did not 'safeguard' such areas and I did not suggest they should. This is because presumably they are outside settlement boundaries and it is questionable as to what other development would actually take place, i.e. generally none. There could be agricultural developments, but as it is countryside one would not expect much to happen.

In terms of the supporting text, I would just make the point that it's about being clear with regard to definitions, explaining exactly what you mean, i.e. 'Material Assets'. Also, make sure there are no policy requirements buried in the text.

In terms of the ability to achieve opportunities, I'm glad that you've quantified what you consider are reasonable levels to achieve, albeit on different scales, particularly for heat. As long as you can demonstrate that you are seeking to push on these, that's all I can ask. Just make sure you can defend the position you have taken.

Overall, the text you sent through looks good. I don't have any fundamental issues. The issue may be one of detail which is picked up at the examination.

Regards,

**From:** (CSP - Regeneration and Corporate Property)

**Sent:** 28 July 2016 16:23

**To:** (ESNR-Planning)

**Cc:** (CSP - Regeneration and Corporate Property)

**Subject:** New Powys RE Text for checking

Hi ,

Here, at last, is the text of all the changes that have been made for the RE aspects of the LDP, ready for you to check over please.

I'll v quickly talk you through the main points:

In turquoise and struck through are the deletions. In Yellow are the additions however only the underlined yellow relates to RE so you need only focus on this.

SP2 contains an explanation of the LSAs.

DM15 contains a new section 3 which aims to promote the uptake of renewable heat. Whilst we've ditched the idea of HPZs we are still keen to try and get developers to at least look into the feasibility of doing something. The Heat Density approach will mean that in reality most if not all of our housing will fall outside of the requirement to do anything (so wont affect viability) and most of the non domestic will also be likely to fall short unless there is a proposal for some commercial activity that uses a lot of heat. (putting up a warehouse or shed, even a large one, wont have a Heat Density anywhere near the threshold, but it may at least get them thinking, and should at least raise the profile of the idea too).

Sadly we've had to ditch the idea of co-location for solar in SSAs wherever they've been sterilised by wind. This became too complicated (chiefly as a result of your question at the last WG meeting about how will developers know where was suitable – in addressing that other issues began to emerge which led us to realise that with the LSAs and potential overlap between them all it was going to be far too complex. So back to plan A there.

RE1 has been reordered a little and has a new section 4 for solar. The supporting text now carries some tables which explain the 'contribution' we are making (removed from Objective 5) across the different platforms and the tables about scales and locations.

If you could please let me know what you think as soon as possible I'd be very much obliged.

Many many thanks

**Planning Policy**  
Cyngor Sir Powys County Council

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**Doc 12**

**From:** (CSP - Regeneration and Corporate Property)  
**Sent:** 28 July 2016 16:23  
**To:** (ESNR-Planning)  
**Cc:** (CSP - Regeneration and Corporate Property)  
**Subject:** New Powys RE Text for checking

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SP2 contains an explanation of the LSAs.

DM15 contains a new section 3 which aims to promote the uptake of renewable heat. Whilst we've ditched the idea of HPZs we are still keen to try and get developers to at least look into the feasibility of doing something. The Heat Density approach will mean that in reality most if not all of our housing will fall outside of the requirement to do anything (so wont affect viability) and most of the non domestic will also be likely to fall short unless there is a proposal for some commercial activity that uses a lot of heat. (putting up a warehouse or shed, even a large one, wont have a Heat Density anywhere near the threshold, but it may at least get them thinking, and should at least raise the profile of the idea too).

Sadly we've had to ditch the idea of co-location for solar in SSAs wherever they've been sterilised by wind. This became too complicated (chiefly as a result of your question at the last WG meeting about how will developers know where was suitable – in addressing that other issues began to emerge which led us to realise that with the LSAs and potential overlap between them all it was going to be far too complex. So back to plan A there.

RE1 has been reordered a little and has a new section 4 for solar. The supporting text now carries some tables which explain the 'contribution' we are making (removed from Objective 5) across the different platforms and the tables about scales and locations.

If you could please let me know what you think as soon as possible I'd be very much obliged.

Many many thanks

**Planning Policy**  
Cyngor Sir Powys County Council

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**Doc 13**

**From:** (CSP - Regeneration and Corporate Property)

**Sent:** 03 August 2016 11:00

**To:** (ESNR-Planning); (NR - Planning Directorate); (NR - Planning Directorate)

**Subject:** Powys LDP - Progress Report

Hi all,

Hope you're all well.

ATISN 10852 – Powys LDP

I've attached a draft Inspector's progress report for July which I need to send to the Inspector on Fri. I'd be grateful if you could have a read through and let me have any comments by Fri midday at the latest if that's possible.

Thanks,

Cyngor Sir Powys County Council

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**Doc 13**

**From:** (CSP - Regeneration and Corporate Property)

**Sent:** 17 August 2016 09:15

**To:** [@wardell-armstrong.com](mailto:@wardell-armstrong.com); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Finance); (CSP - Development Control); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property)

**Cc:** (ESNR-Planning); (ESNR-Planning); (NR - Planning Directorate); (NR - Planning Directorate); (CSP - Regeneration, Property and Commissioning); (CSP - Regeneration and Corporate Property); (CSP - Place); (CSP - County Councillor)

**Subject:** FW: Progress Meeting Agenda - Powys LDP

Hi all,

Fyi – agenda for the 15<sup>th</sup> Sept.

Thanks,

Cyngor Sir Powys County Council

**From:** (CSP - Regeneration and Corporate Property)

**Sent:** 16 August 2016 15:56

**To:** (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property)

**Subject:** Progress Meeting Agenda

Hi,

Attached is the Inspector's agenda for the PM which I have sent for translation and will publish as an exam doc with the notice of PM before I go on leave.

Many thanks,

**Swyddog Rhaglen – Archwiliad CDLI Powys / Programme Officer – Powys LDP Examination**

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**From:** (CSP - Regeneration and Corporate Property)  
**Sent:** 26 August 2016 16:33  
**To:** (ESNR-Planning); (NR - Planning Directorate); (NR - Planning Directorate)  
**Cc:** [@wardell-armstrong.com](mailto:@wardell-armstrong.com); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Finance); (CSP - Development Control); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property)  
**Subject:** Powys Papers

Hi all,

Here's a batch of papers for reading next week assuming and hoping you are able to find the time to look through them.

I'm working on the Further Focussed Changes at the moment and hope I can share these with you early next week when we also send them off to be assessed – timing of things isn't great unfortunately with that process.

Aim is to get everything to Cabinet on the 13<sup>th</sup>.

And if you're reading this on Friday, hope you have a good weekend.

Thanks,

Cyngor Sir Powys County Council

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**From:** (CSP - Regeneration and Corporate Property)  
**Sent:** 26 August 2016 16:37  
**To:** (ESNR-Planning)  
**Subject:** RE: Query regarding the monitoring of RE

Ok, no worries. See you next week

**From:** [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk)  
**Sent:** 26 August 2016 14:59  
**To:** (CSP - Regeneration and Corporate Property)  
**Subject:** RE: Query regarding the monitoring of RE

Apologies, I'm busy with Swansea's response so am unable to respond.

**From:** (CSP - Regeneration and Corporate Property)

**Sent:** 26 August 2016 14:17

**To:** (ESNR-Planning)

**Subject:** Query regarding the monitoring of RE

Hi ,

How are you? If you have any time I could do with a chat with you about how we should be monitoring our RE when so much of it would end up being determined by the Assembly. I'm in all afternoon. Could you let me know when would be a good time to call you?

**Planning Policy**

Cyngor Sir Powys County Council

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**Doc 16**

**From:** (CSP - Regeneration and Corporate Property)

**Sent:** 26 August 2016 16:42

**To:** (ESNR-Planning); (NR - Planning Directorate); (NR - Planning Directorate)

**Cc:** [@wardell-armstrong.com](mailto:@wardell-armstrong.com); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Development Control); (CSP - Regeneration and Corporate Property)

**Subject:** And finally the Powys 2016 REA ...

That got left off the end.

**Planning Policy**

Cyngor Sir Powys County Council

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**Doc 17**

**From:** (CSP - Regeneration and Corporate Property)

**Sent:** 31 August 2016 13:46

**To:** (ESNR-Planning); (NR - Planning Directorate); (NR - Planning Directorate)

**Cc:** (CSP - County Councillor); (CSP - Place); (CSP - Regeneration, Property and Commissioning); (CSP - Regeneration and Corporate Property); [@wardell-armstrong.com](mailto:@wardell-armstrong.com); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property); (CSP - Finance); (CSP - Development Control); (CSP - Regeneration and Corporate Property); (CSP - Regeneration and Corporate Property)

**Subject:** Powys LDP - Aug Progress Report

Hi all,

I've attached the draft of the Aug progress report which is due to be submitted to the Inspector on the 5<sup>th</sup> Sept as is on leave til then.

Please can I have any comments.

ATISN 10852 – Powys LDP

– we can add this to the list to discuss on Friday.

Thanks,

Cyngor Sir Powys County Council

**From:** (CSP - Regeneration and Corporate Property)

**Sent:** 31 August 2016 17:18

**To:** (ESNR-Planning); (NR - Planning Directorate); (NR - Planning Directorate)

**Subject:** Powys LDP - Further Focussed Changes

Hi all,

Hope all is ok.

I suspect you'll struggle to find time to view the attached but thought I'd share it with you before Fri just in case you get the chance to view it. Its the composite version of the written statement showing changes in blue and yellow – these will be the Further Focussed Changes.

Its not quite complete at the moment – there is a 'to-do' list at the front and some green / pink text which is work in hand.

The map changes are also being finalised.

I have had to set the assessors (SEA/SA/HRA) off on this already in order to get their recommendations for Cabinet on the 13<sup>th</sup> Sept so they are working from this version.

Thanks,

Cyngor Sir Powys County Council

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**Doc 18**

**From:** (CSP - Regeneration and Corporate Property)

**Sent:** 07 September 2016 15:52

**To:** (NR - Planning Directorate)

**Cc:** (ESNR-Planning); (ESNR-Planning)

**Subject:** Powys LDP

Hi ,

Hope you are well. The Council is due to submit the additional work undertaken during the suspension period ahead of the progress meeting next week and I would be grateful if you could let me know if WG will require electronic and/or paper copies of any of these? The latest progress report (ED015) from the Council to the Inspector is attached for info.



I currently have yourself and as attending the progress meeting on 15 Sep on behalf of WG – is that still correct?

Kind regards,

**Swyddog Rhaglen – Archwiliad CDLI Powys / Programme Officer – Powys LDP Examination**

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**Doc 18**

**From:** (NR - Planning Directorate)  
**Sent:** 12 September 2016 15:05  
**To:** @powys.gov.uk'  
**Cc:** @powys.gov.uk' (@powys.gov.uk)'; (ESNR-Planning); (NR - Planning Directorate (ESNR-Planning))  
**Subject:** Powys LDP Examination - Welsh Government: Position Statement

Hello,

In advance of Thursdays meeting, please find attached a note prepared by Welsh Government that will hopefully assist the Inspector. It clarifies WGs role since the meeting on the 10<sup>th</sup> May 2016, the documents we have commented on to date, and any relevant comments.

Kind Regards

Planning Directorate

The Welsh Government position statement can be found here:

<http://www.powys.gov.uk/en/planning-building-control/local-development-plan/ldp-examination/ldp-examination-documents/>

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**Doc 19**

**From:** (CSP - Regeneration and Corporate Property)  
**Sent:** 15 September 2016 09:43  
**To:** (NR - Planning Directorate); (ESNR-Planning)  
**Cc:** (ESNR-Planning); (NR - Planning Directorate)  
**Subject:** Powys LDP - additional work submission docs  
**Importance:** High

Hi ,

Please see attached an Index of the Council's additional work being submitted as part of the Powys LDP Evidence Base (September 2016) which have been sent to the Inspector. These documents have been slotted into the Evidence Base section of the Core Documents List and will be published in due course. Please also note that the Council's last evidence base doc, Conclusion of Additional Work (EB45) will be forwarded by the end of the week.

ATISN 10852 – Powys LDP

Kind regards,

**Swyddog Rhaglen – Archwiliad CDLI Powys / Programme Officer – Powys LDP Examination**

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**Doc 20**

**From:** (CSP - Regeneration and Corporate Property)  
**Sent:** 20 September 2016 14:08  
**To:** (NR - Planning Directorate); (ESNR-Planning)  
**Cc:** (ESNR-Planning); (NR - Planning Directorate)  
**Subject:** RE: LDP Progress Meeting - matters arising

Hi,

Apologies for the omission and confusion. Attached is the outstanding Conclusions paper EB45, together with a revised Index of Additional Work submitted (ED015) – the link for EB15 was not working and has been fixed.

Can you let me know if you now have all of the docs listed on the Index (ED015) or if you need anything further?

Many thanks,

**Swyddog Rhaglen – Archwiliad CDLI Powys / Programme Officer – Powys LDP Examination**

**From:** [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk)  
**Sent:** 20 September 2016 09:37  
**To:** (CSP - Regeneration and Corporate Property);  
**Cc:** [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk); [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk)  
**Subject:** RE: LDP Progress Meeting - matters arising

Hi ,

There is no attachment on this e mail? What acknowledgment do you require? Sorry was a bit confused there?

Planning Directorate

**From:** (CSP - Regeneration and Corporate Property)  
**Sent:** 19 September 2016 16:37  
**To:** (NR - Planning Directorate); (ESNR-Planning)  
**Cc:** (ESNR-Planning); (NR - Planning Directorate)  
**Subject:** RE: LDP Progress Meeting - matters arising

ATISN 10852 – Powys LDP

Further to my earlier email, attached is the outstanding EB45 conclusions paper from the Council. This now completes the submission documents – can you let us have a formal acknowledgement please?

I am liaising with the Council to update the LDP32 (List of submitted docs with the relevant links) and we will send that in the next day or so.

Many thanks,

**From:** (CSP - Regeneration and Corporate Property)  
**Sent:** 19 September 2016 11:32  
**To:** @wales.gsi.gov.uk'; [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk)  
**Cc:** [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk); [@wales.gsi.gov.uk](mailto:@wales.gsi.gov.uk)  
**Subject:** FW: LDP Progress Meeting - matters arising

Hi

Further to the Progress Meeting last week and the Council's topic and background papers I sent you,

I have not yet received the Conclusions Paper EB45 but have been advised it will be with me later today. Once I have this I will forward to you and publish all of the additional work documents together on the website.

Kind regards,