



**Powys County Council**

**Local Development Plan**

**Habitat Regulation Assessment  
Screening of  
Further Focussed Changes**

**October 2016**

**Document number: 48**

## How to Comment

**Important: Please read before making comments on this consultation document.**

1.9 When making a comment or representation, it is important you tell us which part of the document you are commenting on. Please ensure that you quote the relevant Further Focussed Changed (FFC) number, and relevant site reference number if applicable. **It is important to note that comments made at this stage can only address and relate to the proposed Further Focussed Changes.** This consultation is not an opportunity to add to previous representations or to make new comments on parts of the original Deposit LDP not subject to change.

1.10 **The Deadline for Comments: 5.00pm, Monday 21<sup>st</sup> November 2016.** Comments received after the deadline will not be accepted. Comments received during the consultation period will be collated and forwarded to the Planning Inspector appointed to conduct an Examination into the soundness of the Plan.

**Making comments in writing or by e-mail:** Please complete and return the standard comments form which can be downloaded from the Council's LDP webpages. This can be returned via email or by post.

It should be noted that comments received cannot be treated as confidential. All comments will be made available for public inspection and placed on the Council's website.

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## **1. Habitats Regulations Assessment Screening of LDP Further Focussed Changes**

Following publication of the Powys Local Development Plan, Deposit Draft (June 2015) and subsequent publication of the Schedule of Focussed Changes – An Addendum to the Powys Local Development Plan, Deposit Draft 2011 – 2026 (January 2016) a number of further changes have been made in response to Representations received as part of the consultation process and in light of further evidence, and also in response to advice received from the Inspector conducting the LDP examination.

As part of the ongoing Habitats Regulations Assessment (HRA) process these Further Focussed Changes have been reviewed. This document outlines the findings of the HRA Screening of the Further Focussed Changes and should be read in conjunction with the Schedule of Further Focussed Changes (Document number 44) – An Addendum to the Powys Local Development Plan Deposit Draft and Focussed Changes 2011-2016 (October 2016), the HRA Screening Report (June 2015) and the Habitat Regulation Assessment Screening of Focussed Changes (January 2016).

Screening of each proposed Further Focussed Change was undertaken to consider the nature and significance of the changes and whether the changes proposed would affect or alter the conclusions of the HRA Screening Report (June 2015) and the Habitat Regulation Assessment Screening of Focussed Changes (January 2016).

The majority of the proposed Further Focussed Changes were found to be minor in nature, for example relating to amendments for clarification purposes e.g. corrections to text or addition of detail to the text – these changes have been made to ensure that the LDP is clear and conforms to National guidance/policy. In this context, the majority of changes proposed will not change the conclusions reached in the HRA Screening Report (June 2015) and the Habitat Regulation Assessment Screening of Focussed Changes (January 2016).

For many of the proposed Further Focussed Changes the amendments or addition of criterion within policies and supporting text strengthen and reinforce the requirements to protect and enhance biodiversity including the requirements in relation to the protection of European Sites when considering proposed development.

In summary, the screening of the proposed Further Focused Changes to the LDP have been assessed as not resulting in any changes to the findings of the Draft Deposit HRA Screening Reports (June 2015, January 2016). No changes are considered to result in a Likely Significant Effect, when considering the existing mitigation measures provided for by the LDP in its policies, on any of the European sites (identified in the HRA Screening Report (June 2015)) either alone or in combination with other plans or projects.

Therefore no Appropriate Assessment is considered necessary.

## **2. Proposed Further Focussed Changes - Policies**

The screening review process assessed that none of the Further Focused Changes to policy wording require further HRA screening. The changes proposed are not considered to be significant and serve to clarify or enhance the policy guidance set out by the Plan.

The majority of the proposed focused changes relate to changes to the text of a policy or its supporting text in order to provide clarity and to ensure the Plan is in accordance with the requirements of the National Guidance and Policies.

The screening process identified a number of new policies created as a result of the proposed Further Focussed Changes, and as these policies are new to the plan they were identified as requiring HRA Screening to determine whether they would be likely to result in a Likely Significant Effect to any of the European sites. These new policies are the result of:

- Amalgamation or separation of policies in the previous version of the Plan;
- New policies to the Plan.

In addition it was identified that addition of Information/Criteria to Existing Policy RE1 in the form of Local Search Areas would require HRA Screening.

Further details of the screening of these new and amended policies, along with associated information, are provided below and in Appendix 1.

### **A. New Policies as a result of amalgamation or separation of policies in the previous version of the Plan**

A number of the new policies identified are as a result of the amalgamation or separation of policies in the previous version of the Plan, where this is the case the details of the policy are not new to the Plan but have been presented in a different format to that in the previous version of Plan in order to provide clarity, coherence and consistency throughout the Plan.

As such the content of these policies has been assessed in previous HRA Screening Assessments (June 2015 or January 2016) and were found not result in a Likely Significant Effect to any of the European sites (identified in the HRA Screening Report (June 2015)) either alone or in combination with other plans or projects, and the changes would therefore not result in any changes to the findings of the Draft Deposit HRA Screening Reports (June 2015, January 2016).

Further details of new policies of this nature are provided below:

#### **FFC27**

Changes made to reflect Further Focussed changes elsewhere in the Plan.

The details of the new policy are not new to the Plan but have been separated from DM2 to create a standalone policy with regards to Public Open Space.

#### **FFC46**

Changes made to improve the clarity and effectiveness of the Plan. Changes made to amalgamate and consolidate previous Policies DM16, DM10, DM12, DM13 and H14 into one specific Design and Resources Policy.

The new policy does not contain information new to the plan, instead policy information has been presented in a different format to that in previous version of Plan. Changes also provide clarity, coherence and consistency throughout the plan.

#### **FFC60**

The details provided within this policy are not new to the plan. The identified housing sites are presented in Appendix 1 – Settlement Allocations. The purpose of the new policy is to provide clarity through the plan.

The information within this new policy was assessed against the criteria identified in Table 5 of the Draft Deposit HRA Screening Report (June 2015). This new Policy was found to meet the criteria of Category E2. This policy makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature, scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.

### **B. New Policies in the Plan**

A number of new policies have also been identified as a result of the Further Focussed Changes, these policies are new to the plan and therefore have not been subject to HRA Screening in the previous versions of the plan. As new policies to the plan these need to be screened to determine whether they would be likely to result in a Likely Significant Effect to European Sites (SAC, SPA, and Ramsar Sites) and to determine whether a more detailed Appropriate Assessment would be required.

The following New Policies generated as a result of Further Focussed Changes were identified as requiring Habitats Regulations Assessment Screening:

- FFC21
- FFC47
- FFC57
- FFC58
- FFC72

Further details regarding these policies and the HRA Screening is provided below:

#### **FFC21**

Insert new section 3.6 including Strategic Policies SP1 to SP7 which replace previous SP1 and SP2, Cross-reference Objectives with Strategic policies.

In response to the Inspector's clarification that each element of the Strategy should be addressed in policy, the Strategic Policy section has been revised and expanded.

The new Strategic Policies were assessed against the criteria identified in Table 5 of the Draft Deposit HRA Screening Report (June 2015), the new Policy was found to meet the criteria of Category E1 - Would not have an effect as no development could occur through policy itself because it is implemented through other/later policies in the Local Development Plan Deposit Document itself, which are more detailed and therefore more appropriate to assess for their effects on European sites and sensitive areas. These kinds of policies may be found in Preferred Strategies where a broad

quantum of development may be specified as being delivered through a more specific policy in a later chapter.

Following HRA Screening it has been determined that the new policies would not result in a Likely Significant Effect to any European Sites (SAC, SPA, Ramsar Sites) or their associated features – either alone or in combination with other plans or projects.

#### **FFC47**

Insertion of a new policy and supporting text for Air Quality Management.

This has then been developed to reflect the LDP issues and objectives, and serves to improve the clarity and the effectiveness of the LDP, in accordance with the Inspector's letter dated 6/5/2016.

The new Policy was assessed against the criteria identified in Table 5 of the Draft Deposit HRA Screening Report (June 2015), the new Policy was found to meet the criteria of Category A2 – i.e. the Policy is intended to protect the natural environment, including biodiversity.

In addition the Policy wording provides additional protection to those European Designated sites from development that would result in negative impacts from air pollution.

Following HRA Screening it has been determined that the new policy would not result in a Likely Significant Effect to any European Sites (SAC, SPA, Ramsar Sites) or their associated features – either alone or in combination with other plans or projects.

#### **FFC57**

Insertion of new Policy T1A and supporting text.

Following the deletion of SP2 (Safeguarding of Material Assets) and replacement of the policy to create a new SP7 - Safeguarding of Strategic Resources and Assets, insert a specific policy on the safeguarding of disused transport infrastructure to provide clarity and certainty, in accordance with the Inspector's letter to the Council dated 6/5/2016.

The new Policy was assessed against the criteria identified in Table 5 of the Draft Deposit HRA Screening Report (June 2015), the new Policy was found to meet the criteria of Category E2 – i.e. the Policy makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.

Following HRA Screening it has been determined that the new policy would not result in a Likely Significant Effect to any European Sites (SAC, SPA, Ramsar Sites) or their associated features – either alone or in combination with other plans or projects.

#### **FFC58**

Insert new Policy T2 and supporting text.

Insertion of a specific policy on the allocation and safeguarding of the route of the Newtown bypass to provide clarity and certainty, in accordance with the Inspector's letter to the Council dated 6/5/2016.

The new Policy was assessed against the criteria identified in Table 5 of the Draft Deposit HRA Screening Report (June 2015), the new Policy was found to meet the criteria of Category E2 – i.e. the Policy makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.

Following HRA Screening it has been determined that the new policy would not result in a Likely Significant Effect to any European Sites (SAC, SPA, Ramsar Sites) or their associated features – either alone or in combination with other plans or projects.

## **FFC72**

Insert new Policy R1A and supporting text

To provide a new policy on retail allocations and confirm the position in relation to comparison floor space, to reflect the findings of the Retail Assessment Study and in accordance with the Inspector's letter to the Council dated 6/5/2016.

The new Policy was assessed against the criteria identified in Table 5 of the Draft Deposit HRA Screening Report (June 2015), the new Policy was found to meet the criteria of Category E2 – i.e. the Policy makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.

Following HRA Screening it has been determined that the new policy would not result in a Likely Significant Effect to any European Sites (SAC, SPA, Ramsar Sites) or their associated features – either alone or in combination with other plans or projects.

## **C. Addition of Information/Criteria to Existing Policies**

In addition to new Policies identified as a result of Further Focussed Change FFC79 it was also identified that additional information had been included within Policy RE1 – Renewable Energy to reflect the presence of Local Search Areas (LSAs) for wind and Solar Energy Development. The Further Focussed Change amends and add additional text into Policy RE1 and the supporting paragraphs.

These changes have been made to reflect the Renewable Energy Assessment (REA) Update 2016. These changes include:

- The LSAs for wind are intended to accommodate any wind energy generation scheme up to 25MW in size. Schemes that are over that capacity are expected to be accommodated within the Strategic Search Areas (see below).
- The LSAs for Solar are intended to accommodate any solar photovoltaic generation scheme over the threshold of 0.5MW.

The methodology for identifying both kinds of LSA is detailed in the REA (2016). Further details regarding the Plan and Renewable Energy can be found in The Powys Local Development Plan Topic Paper Renewable & Low Carbon Energy (September 2016).

Neither the wind nor solar LSAs provide any guarantee that applications for schemes will be approved within them, nor do they preclude applications from elsewhere in the county from being considered. Neither kind of LSA are safeguarded. As such they represent the optimum areas of the county where it is thought such schemes would be most viable (in terms of the stated environmental constraints and availability of resource, etc.)

In addition Supplementary Planning Guidance (SPG) will be produced to support the Renewable Energy policy.

The policy and associated supporting text makes specific reference to the need to ensure the protection of European Protected sites and their associated features where this cannot be demonstrated the proposal would be considered unacceptable.

The new Policy was assessed against the criteria identified in Table 5 of the Draft Deposit HRA Screening Report (June 2015), the new Policy was found to meet the criteria of Category E2 – i.e. the Policy makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.

Following HRA Screening it has been determined that the additional information provided within Policy RE1 as a result of the Further Focussed Change would not result in a Likely Significant Effect to any European Sites (SAC, SPA, Ramsar Sites) or their associated features – either alone or in combination with other plans or projects.

### **3. Proposed Further Focussed Changes - Sites**

The proposed housing allocations of the Plan (HA sites) remain as per those previously included at the Focussed Changes stage (January 2016). It is noted that revised dwelling unit numbers for allocated sites have been incorporated into Appendix 1, in order to align with the Viability Assessment. Where site specific constraints have been identified, including for instance the need for ecological buffers, this has been taken into account in revising the indicative dwelling unit numbers. Clarity has also been provided in relation to the extent of certain sites that are to be phased within the Plan period.

With regards to committed sites with planning permission to be included in the Plan, 3 commitments within Towns and Large Villages have been included within the Further Focussed Changes as outstanding / existing UDP commitments. 2 of these sites were previously included in the Plan at deposit stage and subsequently removed at the Focussed Changes stage (January 2016). A further 14 Housing Land Bank sites that have extant planning permission at the base date of 01/04/2015 and in locations outside of Towns and Large Villages have also been identified in the Plan and shown on the proposals maps. These sites have been permitted under the Unitary Development Plan policy, however the sites may be contrary to the LDP's



policies, and therefore any renewal or resubmission of planning applications on these sites will need to demonstrate compliance with LDP policies.

Any development of the sites referred to above would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.

The details of the HRA screening carried out in respect of these additional sites are provided in Appendix 1 below.

#### **4. CONCLUSION**

Following the screening of the proposed Further Focussed Changes, none of the changes identified are considered to result in a Likely Significant Effect, when considering the existing mitigation measures provided for by the LDP in its policies, on any of the European sites (identified in the HRA Screening Report (June 2015)) either alone or in combination with other plans or projects. Therefore no Appropriate Assessment is considered necessary.

The full details of the HRA screening of the proposed Further Focused Changes to Policies and Sites are provided in Appendix 1.

## APPENDIX 1: SCREENING OF FURTHER FOCUSSED CHANGES – POLICIES AND SITES

Further Focussed Change Reference	Plan Section	Nature of Proposed Change	Reason for Change/Evidence	Additional HRA Screening Required?
FFC1	Contents Page	Update the Contents Page.	Minor Change to contents table to reflect Further Focussed Changes.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC2	Executive Summary	Update the affordable homes target.	Minor Change to reflect additional work undertaken since the exploratory meeting.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC3	1.0, LDP Introduction	Insertion of new paragraph 1.4a Amendment of paragraph 1.5.	Change made to incorporate reference to Well-being of Future Generations Act and to remove reference to MPPW which has been incorporated into PPW.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC4	2.3, Policy Context	To provide an explanation of how the LDP relates to the objectives in the Council's Single Integrated Plan. Demonstrate that the LDP is consistent with the Plans of neighbouring authorities. The reference to Minerals PPW has been deleted as this has been incorporated within PPW	In accordance with the Inspector's letter dated 6/5/2016, to, changes made to ensure consistency throughout Plan and to provide clarity.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC5	3.0 LDP Strategy 3.1	Addition of a Strategy Statement	In response to the Inspector's letter to the Council dated 6/5/2016 to improve the clarity and the coherence of the Strategy section.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC6	The LDP's	Insertion of New Paragraph.	In accordance with the Inspector's	The change will have no effect on

	Vision and Objectives 3.2.1A		letter to the Council dated 6/5/2016, to improve the clarity and the effectiveness of the LDP.	the outcome of the HRA. No further HRA Screening Required.
FFC7	Objectives	Insertion of new text and table at paragraph 3.2.2.	In accordance with the Inspector's letter dated 6/5/2016, to improve the clarity and consistency of the Plan.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC8	Vision and Objectives	The Themes have been numbered in the headings for the Objectives and extra words have been inserted into Theme 3 and Theme 4. All Objectives have been cross referenced to the Key Issues and Considerations. Objectives 1, 3, 5 and 13 have been amended and added to.	To illustrate more clearly the linkages of the Strategy and improve the structure of the Plan in accordance with the Inspector's letter dated 6/5/2016. To update the Objectives in line with current evidence and/or to improve the clarity and meaning of the Objective wording.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC9	Growth Strategy	To re-order and re-locate the separate elements of the growth strategy within Section 3.3. Insert cross-references to the Strategic Policies.	In accordance with the Inspector's letter to the Council dated 6/5/2016 in order to improve the clarity, understanding and the effectiveness of the LDP.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC10	3.3 Growth Strategy (Housing Growth)	Relocate Housing Growth section including paragraphs 3.3.12 – 3.3.15. Update paragraph 3.3.14 Update the housing figure in paragraph 3.3.15.	The growth strategy section has been re-ordered so as to be consistent with the order of the Strategic Policies that follow. The Housing Growth section, paragraph 3.3.14 has been updated to reflect further work on evidencing the Dwelling Requirement Figure as requested by the Inspector's letter of 5/04/16. To update the overall provision	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.

			figure to reflect changes in the housing supply calculations.	
FFC11	Paragraph 3.3.16 - LDP Housing Provision	Replacement of Table H2.	To update the evidence on the housing provision over the Plan period and to improve the clarity of the Plan.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC12	3.3 Growth Strategy (Employment Land Growth)	Amend title to Employment Growth.	Minor changes To improve coherence/consistency across the Plan.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC13	3.3 Growth Strategy (Retail Growth)	Addition of paragraphs 3.38a, 3.38b. Amendment to paragraph 3.3.10. Replacement of paragraph 3.3.11.	In response to the Inspector's letter dated 6/5/2016, in order to reflect the findings of EB15 – Retail Assessment Addendum Study (2015) and to explain how the need for additional convenience and comparison floor-space will be met over the Plan period.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC14	3.3 Growth Strategy (Housing Growth)	Delete Housing Growth section and relocate revised section in accordance with FFC10. Delete table H2 and replace with new table H2 in accordance with FFC11.	To improve the clarity, coherence and the effectiveness of the LDP in accordance with the Inspector's letter dated 6/5/2016. Table H2 is deleted and replaced by a new Table H2 for the reasons outlined in FFC11.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC15	3.3 Growth Strategy (Housing Growth)	Insert new title after Table H2 before paragraph 3.3.17. Amend the affordable housing target.	To set out the Affordable Housing Needs more distinctly rather than the evidence being part of the housing growth section. The order will then align with the Inspector's recommendations in the letter of 06/05/2016 so as to improve the	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.

			<p>structure and clarity of the Plan.</p> <p>Update the affordable housing dwelling target in line with revised work since the Exploratory Meeting on site viability and on density changes which accord with the Viability Assessment.</p> <p>Updating the percentage that affordable housing accounts for within the LDP dwelling requirement. Reference to the Updated Viability Assessment (August 2016).</p> <p>Updating the figures within the components of the affordable housing target.</p>	
FFC16	3.3 Growth Strategy	New title to sub-section. Insert new Paragraph 3.3.19a. Amend paragraph 3.3.19. Delete and replace paragraph 3.3.21.	<p>To better explain the reasons behind the Strategic approach being taken. To explain where linkages between the individual components of the growth strategy exist and how this evidence has informed the strategic direction of the Plan. To improve the clarity of the Plan so that the overarching Strategy (the relationship between the growth and spatial strategy) is made more transparent.</p>	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC17	3.4 Spatial Strategy	Insert cross-references to the Strategic Policies.	Minor change in accordance with the Inspector's letter to the Council dated 6/5/2016 in order to improve the clarity, understanding and the effectiveness of the LDP.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC18	3.4 Spatial	Delete and re-locate	In response to the Inspector's letter	The change will have no effect on

	Strategy	Paragraphs 3.4.22 - 3.4.24 to Strategic Policy SP6.	of 6/5/2016 requesting amendments to the Plan to ensure a clear and consistent framework.	the outcome of the HRA. No further HRA Screening Required.
FFC19	3.5 Strategic Policies	Delete section 3.5. Re-locate paragraphs 3.5.1 and 3.5.2 to Strategic Policy SP6.	In accordance with the Inspector's letter dated 6/5/2016 in order to improve the clarity and the effectiveness of the LDP.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC20	New Section 3.5	Replacement section 3.5 comprising new heading and text to introduce a new Strategy Statement which links to the over-arching Strategy and the Key Diagram. 3.5.3 adds a heading for the Key Diagram and the Key Diagram is relocated within the Plan so as to appear before the Strategic Policies.	In accordance with the Inspector's letter dated 6/5/2016 in order to improve the structure and clarity of the Plan and the effectiveness of the LDP.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC21	Section 3.6	Insert new section 3.6 including Strategic Policies SP1 to SP7 which replace previous SP1 and SP2. Cross-reference Objectives with Strategic policies.	In response to the Inspector's clarification that each element of the Strategy should be addressed in policy, the Strategic Policy section has been revised and expanded. Cross-referencing is provided between the strategic policies and the LDP objectives to improve the clarity, coherence and consistency of the Plan.	New Policies - HRA Screening Required. As the Further Focussed Change results in the creation of new policies within the plan this needs to be screened to determine whether it would be likely to result in a Likely Significant Effect to European Sites (SAC, SPA, and Ramsar Sites) and to determine whether a more detailed Appropriate Assessment would be required. Following HRA Screening it has

				<p>been determined that the new policy would not result in a Likely Significant Effect to any European Sites (SAC, SPA, Ramsar Sites) or their associated features. The new policies were assessed as Screening Criteria Category E1 - Would not have an effect as no development could occur through policy itself because it is implemented through other/ later policies in the Local Development Plan Deposit Document itself, which are more detailed and therefore more appropriate to assess for their effects on European sites and sensitive areas. These kinds of policies may be found in Preferred Strategies where a broad quantum of development may be specified as being delivered through a more specific policy in a later chapter</p>
FFC22	Section 3.6, SP6	<p>Insert re-located paragraphs into Strategic Policy SP6 as introductory text.</p> <p>Insert re-located paragraphs into Strategic Policy SP6 as introductory text.</p>	To improve the clarity, coherence and structure of the Plan in response to the Inspector's concerns raised in the letter of 6/5/2016.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC23	4.1.1, Policies for Making Planning	Addition of text.	To provide a more detailed explanation and clarification on the scope and purpose of the	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.

	Decisions		development management policies and specific topic based policies, in accordance with the Inspector's letter dated 6/5/2016.	
FFC24	Section 4.2	Insert title.	Minor change to provide clarity, in accordance with the Inspector's letter dated 6/5/2016.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC25	4.2 Development Management Policies, Policy DM1 – Planning Obligations	Amend Policy DM1 and paragraphs 4.2.1 to 4.2.2.	To rectify omission from the Composite Version of the Plan. To avoid repetition of national planning guidance in accordance with the Inspector's letter to the Council dated 6/5/16. To improve the clarity of the Plan and ensure that the contributions from planning obligations are prioritised where proven necessary. To refer to the legislation under which planning obligations would be sought and guidance to be followed. Reference to the proposed Supplementary Planning Guidance on securing planning obligations.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC26	4.2 Development Management Policies, Policy DM2 – The Natural Environment	Amend wording of policy and text. Delete paragraphs 4.2.14 - 4.2.19 and relocate to Policy DM2A. Re-number paragraphs accordingly.	To provide a consistent policy terminology, in accordance with the Inspector's letter dated 6/5/2016. Deletion of Criterion 4 for public open space; to be separated as a standalone policy in accordance with the Inspector's letter dated 6/5/2016. Delete paragraphs 4.2.14 - 4.2.19 to provide reasoned justification for	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.



			new Policy DM2A. Re-number paragraphs to provide clarity and coherence to the Plan.	
FFC27	Policy DM2A	Inserted new policy DM2A. Re-locate paragraphs 4.2.14 - 4.2.19 from DM1.	For public open space (previously included in DM2) to be separated as a standalone policy in accordance with the Inspector's letter date 6/5/2016.	Changes made to reflect Further Focussed changes elsewhere in the Plan – the details of the new policy are not new to the Plan but have been separated from DM2 to create a standalone policy with regards to Public Open Space. The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC28	Policy DM3	Amend the wording of the first paragraph of Policy DM3.	Minor change to provide a consistent policy terminology, in accordance with the Inspector's letter date 6/5/2016.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC29	Paragraph 4.2.24	Amend text in paragraph 4.2.24.	Minor change to provide clarity, in response to Focussed Change representation 6235.F15.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC30	Paragraph 4.2.26	Insert new paragraph 4.2.26A.	To provide additional information, in response to Focussed Change representation 6235.F16.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC31	Policy DM4	Amend opening paragraph of Policy DM4.	To provide a consistent policy terminology, in accordance with the Inspector's letter date 6/5/2016. In response to Focussed Change representation 6235.F16.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC32	Policy DM5	Amend wording and numbering of Policy DM5.	Minor change in accordance with the Inspector's letter date 6/5/2016 to provide a consistent policy terminology and to provide uniform	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.

			consistency.	
FFC33	Paragraph 4.2.31	Insert new paragraph 4.2.31A.	Minor change to provide clarity on the application of Policy DM5 in relation to canals, in response to Focussed Change representations: 5704.F3, 6402.F2.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC34	Paragraph 4.2.32	Correct date in paragraph 4.2.32.	Minor change to correct of date, in response to Focussed Change representation 6315.F5.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC35	Paragraph 4.2.34	Amend wording of paragraph 4.2.34.	Minor change to provide clarity in response to Focussed Change representation: 78.F9.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC36	Policy DM6	Amend wording and re-number Policy DM6.	In accordance with the Inspector's letter date 6/5/2016 to provide a consistent policy terminology and to provide uniform consistency. In response to Focussed Change representations (5704.F4 & 6323.F3), the word "unacceptable" incorporated within criteria 2 and 4 to provide flexibility.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC37	Policy DM7 and Paragraph 4.2.39	Amend and re-number Policy DM7. Amend paragraph 4.2.39.	In accordance with the Inspector's letter dated 6/5/2016, the criteria and sub criteria are re-numbered to provide uniform consistency. Policy amended in response to Focussed Change representation 1481.F1. Paragraph 4.2.39 Updating and grammatical correction.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC38	Policy DM8	Re-number Policy DM8.	Minor change in accordance with the Inspector's letter date 6/5/201, the	The change will have no effect on the outcome of the HRA. No further

			criteria re-numbered to provide uniform consistency.	HRA Screening Required.
FFC39	Policy DM9	Amend and re-number Policy DM9.	Minor change in accordance with the Inspector's letter dated 6/5/2016 to provide a consistent policy terminology and to provide uniform consistency.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC40	Policy DM10 and paragraph 4.2.48	Delete and replace/re-locate Policy DM10 and paragraph 4.2.48.	Policy DM10 and paragraph 4.2.48 are deleted and incorporated within a replacement Policy DM15 – Design and Resources in accordance with the Inspector's letter dated 6/5/16 in order to improve the clarity and the effectiveness of the LDP.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC41	Policy DM11	Amend and re-number Policy DM11.	Minor change in accordance with the Inspector's letter dated 6/5/2016 to provide uniform consistency.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC42	Policy DM12	Delete and replace/relocate Policy DM12 and paragraphs 4.2.51 - 4.2.54.	Policy DM12 and paragraphs 4.2.51-4.2.54 are deleted and incorporated within a replacement Policy DM15 – Design and Resources in accordance with the Inspector's letter dated 6/5/16 in order to improve the clarity and the effectiveness of the LDP.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC43	Policy DM13	Delete and replace/relocate Policy DM13 and paragraphs 4.2.55 - 4.2.59.	Policy DM13 and paragraphs 4.2.55-4.2.59 are deleted and incorporated within a replacement Policy DM15 – Design and Resources in accordance with the Inspector's letter dated 6/5/16 in order to	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.

			improve the clarity and the effectiveness of the LDP.	
FFC44	Policy DM14	Amend Policy DM14 and insert new paragraph into the policy.	To provide a consistent policy terminology, in accordance with the Inspector's letter date 6/5/2016. Minor typing correction. Reference made to how it is intended to secure the implementation of the measures identified in the Language Action Plan.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC45	Paragraphs 4.2.64 to 4.2.67	Amend paragraphs 4.2.64 to 4.2.67.	Updating amendment. To provide clarity as to the tier of settlement to which the policy applies Amend supporting justification to DM14 (Reps 6417.F5, 6417.F6 and 6418.F1) to include additional text in order to refer to the scope to consider potential cumulative impacts and to clarify circumstances where potential impacts can be considered outside of the Welsh Speaking Strongholds. Clarification as to the implementation of the measures identified within the Language Action Plans.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC46	DM15 - Design and Resources Policy	Delete DM15 and replace with new DM15. Amend, revise, replace and/or re-locate paragraphs from DM10, DM12, DM13, DM16 and H14 to provide reasoned justification to new Policy DM15.	Policy DM15 of the LDP is re-written to amalgamate and consolidate the following design related policies – DM16, DM10, DM12, DM13, H14 into one specific Design and Resources Policy. This has then been developed further to reflect the	Changes made to improve the clarity and effectiveness of the Plan. Changes made to amalgamate and consolidate previous Policies DM16, DM10, DM12, DM13 and H14 into one specific Design and Resources

			LDP issues and objectives, and serves to improve the clarity and the effectiveness of the LDP, in accordance with the Inspector's letter to the Council dated 6/5/2016.	Policy – the new policy is not new to the plan but have been presented in a different format to that in previous version of Plan. Changes also provide clarity, coherence and consistency throughout the plan. The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC47	DM15A – Air Quality Management Policy and Supporting Text	Insert new policy DM15A and supporting text.	Insertion of a new policy and supporting text for Air Quality Management. This has then been developed to reflect the LDP issues and objectives, and serves to improve the clarity and the effectiveness of the LDP, in accordance with the Inspector's letter dated 6/5/2016.	New Policy - HRA Screening Required. As a new policy to the plan this needs to be screened to determine whether it would be likely to result in a Likely Significant Effect to European Sites (SAC, SPA, and Ramsar Sites) and to determine whether a more detailed Appropriate Assessment would be required.  Following HRA Screening it has been determined that the new policy would not result in a Likely Significant Effect to any European Sites (SAC, SPA, Ramsar Sites) or their associated features. The policy provides additional protection to these sites from development that would result in

				negative impacts from air pollution.
FFC48	Policy DM16	Delete policy DM16.	In accordance with the Inspector's letter to the Council dated 6/5/2016 because it repeats the requirements of national planning policy. Matters relating to local distinctiveness and local heritage assets are included within proposed policy DM15.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC49	Policy DM17	Amend criterion 2.	Cross reference in criterion 2 amendment as proposed in FFC52 & FFC53 that Table E1 is incorporated within Policy E1 & E3.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC50	Section 4.3 and Policy L1	Delete section 4.3 and Policy L1.	In accordance with the Inspector's letter dated 6/5/2016 because the policy repeats the requirements of national planning policy. Buildings at risk also fall outside scope of the policies of the Powys Local Development Plan and are covered under other planning legislation and strategies.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC51	Section 4.4	Insert new heading.	Minor change to distinguish more clearly between the Development Management and the Topic based sections to provide more clarity in the structure of the LDP in accordance with the Inspector's letter dated 6/5/2016.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC52	Policy E1, paragraph 4.4.1A	Insert Table E1. Re-locate introductory text to new paragraph 4.4.1A. Delete first paragraph of Policy	To provide clarity and certainty, in accordance with the Inspector's letter dated 6/5/2016. To address the Inspector's concerns	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.

		E1 and re-locate.	in her letter dated 6/5/2016 that the strategic policies must reflect the over-arching strategy or provide, where appropriate, quantum or target specific policies.	
FFC53	Policy E3	Amend policy title and text. Insert new table into Policy E3.	To provide clarity and certainty, in accordance with the Inspector's letter to the Council dated 6/5/2016.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC54	Paragraph 4.4.8	Insert new text into paragraph 4.4.8.	Minor change additional wording for accuracy.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC55	Table E1	Delete text and Table E1 and relocate as per FFC51 and FFC52.	Table E1 and its contents have been incorporated in Policies E1 and E3 and paragraph 4.4.1a to provide clarity and certainty, in accordance with the Inspector's letter to the Council dated 6/5/2016.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC56	Paragraph 4.4.11	Delete text in paragraph 4.4.11.	Minor change - Consequential amendment as a result of the deletion of Policy DM16.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC57	Section 4.5	Insert new Policy T1A and supporting text.	Following the deletion of SP2 (Safeguarding of Material Assets) and replacement of the policy to create a new SP7 - Safeguarding of Strategic Resources and Assets, insert a specific policy on the safeguarding of disused transport infrastructure to provide clarity and certainty, in accordance with the Inspector's letter to the Council dated 6/5/2016.	New Policy - HRA Screening Required. As a new policy to the plan this needs to be screened to determine whether it would be likely to result in a Likely Significant Effect to European Sites (SAC, SPA, and Ramsar Sites) and to determine whether a more detailed Appropriate Assessment would be required. Following HRA Screening it has

				<p>been determined that the new policy would not result in a Likely Significant Effect to any European Sites (SAC, SPA, Ramsar Sites) or their associated features. The Policy makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>
FFC58	Section 4.5	Insert new Policy T2 and supporting text.	<p>Insertion of a specific policy on the allocation and safeguarding of the route of the Newtown bypass to provide clarity and certainty, in accordance with the Inspector's letter to the Council dated 6/5/2016.</p>	<p>New Policy - HRA Screening Required.</p> <p>As a new policy to the plan this needs to be screened to determine whether it would be likely to result in a Likely Significant Effect to European Sites (SAC, SPA, and Ramsar Sites) and to determine whether a more detailed Appropriate Assessment would be required.</p> <p>Following HRA Screening it has been determined that the new</p>



				policy would not result in a Likely Significant Effect to any European Sites (SAC, SPA, Ramsar Sites) or their associated features. The Policy makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.
FFC59	Policy H1	Amendments to the policy and supporting text and re-numbering criteria. Delete first paragraph of policy and relocate to SP1. Delete and re-locate paragraph 4.6.1a to new policy H1A as per FFC59.	In accordance with the Inspector's letter dated 6/5/2016 in order to improve the clarity and the effectiveness of the LDP.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC60	Policy H1A	Insert new policy H1A. Re-locate deleted paragraph 4.6.1a to form supporting text. Insert new paragraph 4.6.3A.	To insert a new policy which specifically identifies and lists sites for new housing development, in accordance with the Inspector's letter dated 6/5/2016 in order to improve the clarity and the	New Policy - HRA Screening Required. As a new policy to the plan this needs to be screened to determine whether it would be likely to result in a Likely Significant Effect to

			effectiveness of the LDP.	<p>European Sites (SAC, SPA, and Ramsar Sites) and to determine whether a more detailed Appropriate Assessment would be required.</p> <p>Following HRA Screening it has been determined that the new policy would not result in a Likely Significant Effect to any European Sites (SAC, SPA, Ramsar Sites) or their associated features. The details provided within the policy are not new to the plan, the identified housing sites are presented in Appendix 1 – Settlement Allocations, and the purpose of the new policy is to provide clarity through the plan. Policy makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>
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FFC61	Policy H2	Amend wording of Policy H2. Delete criterion 3.	Minor change to the criteria provide a consistent policy terminology, in accordance with the Inspector's letter dated 6/5/2016. Criterion 3 deleted in accordance with the Inspector's letter dated 6/5/2016 because it repeats the requirements of national planning policy.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC62	Policy H3	Amend wording and housing density numbers in Policy H3 and Paragraph 4.6.9.	To provide a consistent policy terminology, in accordance with the Inspector's letter dated 6/5/2016. The minimum guide ranges for units per hectare have been amended to align with the assumptions applied in the Viability Assessment.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC63	Policy H4	Amend wording and numbering of Policy H4 and its criteria. Insert new criterion 5 into Policy H4.	In accordance with the Inspector's letter date 6/5/2016 to provide a consistent policy terminology and to provide uniform consistency. Amendments made to provide clarity and to reflect updated assessments. Added text at the end of the policy in order to clarify that site specific viability evidence that demonstrates that the target is not viable will be taken into account, in response to Representation 1084.F3.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC64	Policy H5	Amend text of Policy H5.	Minor change to provide a consistent policy terminology, in accordance with the Inspector's letter dated 6/5/2016.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.

FFC65	Policy H7	Amend text of Policy H7.	Minor change to provide a consistent policy terminology, in accordance with the Inspector's letter dated 6/5/2016.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC66	Paragraph 4.6.33	Amend policy cross-reference.	Minor change as a consequence of the amended Development Management policies.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC67	Policy H10	Delete policy.	In accordance with the Inspector's letter dated 6/5/2016 because it repeats the requirements of national planning policy.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC68	Policy H12	Amend text of Policy H12.	Minor change to provide a consistent policy terminology, in accordance with the Inspector's letter dated 6/5/2016.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC69	Policy H13	Amend text of Policy H13. Amend criterion 2 and insert sub criteria. Amend paragraph 4.6.61. Insert new paragraph 4.6.1A.	In accordance with the Inspector's letter to the Council dated 6/5/2016 to provide a consistent policy terminology. Criterion 2 amended to include the site reference to land allocation in Machynlleth; and a second criterion added for Welshpool to reflect the need identified in the GTAA 2016. Amendment and addition of text to reflect the findings of the GTAA 2016 and the action taken in the LDP and by the Council to address the identified need. Dates of previous studies corrected.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC70	Policy H14	Delete Policy H14 and re-locate within new Policy DM15.	Policy H14 and paragraphs 4.6.42 - 4.6.48 are deleted and incorporated	The change will have no effect on the outcome of the HRA. No further

			within a replacement Policy DM15 – Design and Resources in accordance with the Inspector's letter dated 6/5/16 in order to improve the clarity and the effectiveness of the LDP.	HRA Screening Required.
FFC71	Policy R1	Amend text of Policy R1 Add new titles into the policy. Amend paragraphs 4.7.3, 4.7.4 and 4.7.7.	To provide a consistent policy terminology, in accordance with the Inspector's letter date 6/5/2016. Titles added to the columns and paragraphs amended for clarity.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC72	Policy R1A	Insert new Policy R1A and supporting text.	To provide a new policy on retail allocations and confirm the position in relation to comparison floor space, to reflect the findings of the Retail Assessment Study and in accordance with the Inspector's letter to the Council dated 6/5/2016.	New Policy - HRA Screening Required. As a new policy to the plan this needs to be screened to determine whether it would be likely to result in a Likely Significant Effect to European Sites (SAC, SPA, and Ramsar Sites) and to determine whether a more detailed Appropriate Assessment would be required. Following HRA Screening it has been determined that the new policy would not result in a Likely Significant Effect to any European Sites (SAC, SPA, Ramsar Sites) or their associated features. The policy was assessed as Screening Criteria Category E2 - Makes provision for a type of development, generally, (and may

				indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.
FFC73	Policy R2	Amend text of Policy R2.	Minor change to provide a consistent policy terminology, in accordance with the Inspector's letter dated 6/5/2016.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC74	Policy TD1	Amend text of Policy TD1. Amend paragraph 4.8.4.	Minor change to provide a consistent policy terminology, in accordance with the Inspector's letter to the Council dated 6/5/2016. Delete reference to SP2 in paragraph 4.8.4 following the deletion of Strategic Policy SP2 to be consistent and for coherence.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC75	Policy TD3	Amend text of Policy TD3.	Minor change to provide a consistent policy terminology, in accordance with the Inspector's letter to the Council dated 6/5/2016.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC76	Paragraph 4.8.12	Amend text of paragraph 4.8.12	Minor change to Paragraph 4.8.12 amended in response to Focussed Change Representation 5704.F9 to provide clarity.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.

FFC77	Paragraph 4.8.14	Delete first sentence of paragraph 4.8.14. Add additional text into paragraph 4.8.14. Delete reference to SP2 and replace with SP7.	Minor change amendments in response to Focussed Change Representations 439.F4, 5704.F10, 6256.F3, 6315.F8 and 6402.F3 to provide clarity and certainty.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC78	Policy W1	Amend text of Policy W1. Alter reference in sub-criteria 1.i as per FFC51 and FFC52. Amend text in sub-criteria 3.ii	Minor change to provide a consistent policy terminology, in accordance with the Inspector's letter to the Council dated 6/5/2016. To ensure consistent and coherent cross-references.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC79	Policy RE1	Amend and add additional text into Policy RE1. Amend and add additional text into supporting paragraphs. Add new paragraphs 4.10.9 and 4.10.10. Insert new tables RE1 and RE2.	To provide uniform consistency in accordance with Inspector's letter to the Council dated 6/5/2016. To reflect Renewable Energy Assessment (REA) Update 2016. In particular to reflect the presence of the Local Search Areas (LSAs) for wind and the new tier of designation that they represent alongside the SSAs for bigger wind generation schemes. Addition of new Criterion 4 to reflect the inclusion of the new Solar LSAs and strengthen the inclusion of Solar PV within the Plan; In paragraph 4.10.5b amend SP2 to SP7 following the deletion of SP2 and its replacement by SP7 in section 3, The LDP Strategy. Amendment to paragraph 4.10.8 in	Addition of Local Search Areas to Policy RE1 - HRA Screening Required. As the changes include the addition of Local Search Areas for Renewable Energy Development, this identifies specific areas where development of this nature needs to be screened to determine whether it would be likely to result in a Likely Significant Effect to European Sites (SAC, SPA, Ramsar Sites) and to determine whether a more detailed Appropriate Assessment would be required. Following HRA Screening it has been determined that the new policy would not result in a Likely Significant Effect to any European

			<p>light of the changes to the REA and the need to include LSAs.</p> <p>New paragraph 4.10.9 to reflect changes in the REA and present the potential contribution that the County can make towards meeting the national targets for both renewable electricity and heat generation.</p> <p>New paragraph 4.10.10 presents new tables to summarise where the different scales of RE generation are to be located and changes to how energy related planning applications are to be determined, for both wind and solar power.</p> <p>Amendments to paragraph 4.10.11 to provide clarity in light of the changes to the REA with regard to renewable electricity generation.</p> <p>Amendments to paragraph 4.10.12 to provide clarity in light of the changes made to the REA with regard to the renewable heat generation and the role that DM15 will play in achieving the identified contributions. Amendments to paragraph 4.10.13 made for clarity in light of the changes to the REA.</p> <p>Insertion into paragraph 4.10.14 of text on 'shadow flicker' in response to FC40 Rep 6235.F18.</p> <p>Amendments to 4.10.15 made for</p>	<p>Sites (SAC, SPA, Ramsar Sites) or their associated features. The Policy makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p> <p>The policy and associated supporting text makes specific reference to the need to ensure the protection of European Protected sites and their associated features where this cannot be demonstrated the proposal would be considered unacceptable.</p>
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			clarity in light of the changes to the REA.	
FFC80	Section 4.11	Insert new paragraph 4.11.1B.	Minor change to provide clarity, in response to Focussed Change rep 1481.F3.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC81	Policy M1	Amend text of Policy M1. Re-number sub-criteria.	Minor change in accordance with the Inspector's letter to the Council dated 6/5/2016 to provide a consistent policy terminology and to provide uniform consistency.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC82	4.11.5a	Insert new paragraph 4.11.5A.	To provide clarity in response to Focussed Change rep 1481.F3.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC83	Policy M2	Amend text of Policy M2.	Minor change to provide a consistent policy terminology, in accordance with the Inspector's letter to the Council dated 6/5/2016.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC84	Paragraph 4.11.7	Delete reference to MPPW in paragraph 4.11.7.	Minor change - Updating amendment because MPPW has been amalgamated into PPW.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC85	Policy M3 and paragraph 4.11.8	Amend text of M3. Amend reference to MPPW.	Minor change to provide a consistent policy terminology, in accordance with the Inspector's letter to the Council dated 6/5/2016. Reference in paragraph 4.11.8 updated because MPPW has been incorporated within PPW.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC86	Policy C1	Amend wording of Policy C1	To provide a consistent policy terminology, in accordance with the Inspector's letter to the Council dated 6/5/2016.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.

FFC87	Paragraph 4.13.2	Change reference from deleted Strategic Policy SP2 to SP7.	Minor change - Consequential change made as a result of FFC21.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC88	Policy MD1	Amend text of Policy MD1.	Minor change to provide a consistent policy terminology, in accordance with the Inspector's letter to the Council dated 6/5/2016.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC89	5. The LDP's Monitoring Framework	To relocate the Monitoring framework from Appendix 3 into the main body of the LDP's written statement as Section 5.	In accordance with the Inspector's letter to the Council dated 6/5/2016.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC90	Appendix 1 – Settlement Allocations	Update Appendix 1 site allocation and commitments table. Address changes proposed to the site allocations / commitments. Incorporate outstanding / existing housing Commitments from elsewhere in the Plan area (using base date of 1/4/2015) Incorporate revised dwelling unit numbers for all allocated sites (HA). Revised affordable housing unit target numbers for all allocated sites (HA)	To reflect position at 1/4/2015. In response to representations received and/or further evidence. To align with the viability assessment. To reflect the viability assessment (as a result of revised densities and price area % contributions).	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC91	Appendix 2	Insert additional SPG reference.	Inclusion of additional SPG for residential design.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC92	Appendix 3	To relocate the Monitoring framework from Appendix 3 into	In accordance with the Inspector's letter to the Council dated 6/5/2016.	The change will have no effect on the outcome of the HRA. No further

		the main body of the written statement as Section 5.		HRA Screening Required.
FFC93	Appendix 4	Amend policy references.	Minor change - Consequential amendments to the list of policies as a result of the proposed Further Focussed Changes.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC94	Appendix 4a	Insertion of new appendix map of affordable housing sub-market areas.	To aid clarity in the application of Policy H4.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC95	Appendix 5 - Glossary	Insert definition of 'community facility' into the glossary and further clarification of the term 'windfall'.	Minor change – To include a definition of 'community facility' in response to Focussed Change representation 4369.F1. To clarify the definition of 'windfall'. Deletion of reference to Minerals Planning Policy Wales.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC96	Proposals Map1	Addition of Registered Historic Landscape and the Wind Local Search Area to the Proposals Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC97	Proposals Map 2	Addition of Registered Historic Landscape and Offa's Dyke Path National Trail to the Proposals Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC98	Proposals Map 3	Addition of Glyndwr's Way National Trail and Additional Inset 02 (to show Housing Land Bank Site) to the Proposals Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC99	Proposals Map 4	Addition of Wind and Solar Local Search Areas and Glyndwr's Way National Trail to	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.

		the Proposals Map.		
FFC100	Proposals Map 5	Addition of Registered Historic Landscape, Offa's Dyke Path and Glyndwr's Way National Trails and Additional Insert 03 (to show Housing Land Bank Site) to the Proposals Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC101	Proposals Map 6	Addition of Registered Historic Landscape, Glyndwr's Way National Trail, the Solar Local Search Area and Additional Insert 04 to the Proposals Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC102	Proposals Map 7	Addition of Registered Historic Landscape, Glyndwr's Way National Trail, the Solar Local Search Areas and Additional Insert 01 to the Proposals Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC103	Proposals Map 8	Addition of Registered Historic Landscape and Offa's Dyke Path National Trail to the Proposals Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC104	Proposals Map 9	Addition of Registered Historic Landscape, Glyndwr's Way National Trail and the Solar Local Search Area to the Proposals Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC105	Proposals Map 10	Addition of Registered Historic Landscape, Glyndwr's Way National Trail and Wind and Solar Local Search Areas to the Proposals Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC106	Proposals	Addition of Registered Historic	To ensure consistency with the	The change will have no effect on

	Map 11	Landscape and Wind and Solar Local Search Areas to the Proposals Map.	policies in the Written Statement.	the outcome of the HRA. No further HRA Screening Required.
FFC107	Proposals Map 12	Addition of Glyndwr's Way National Trail, the Wind and Solar Local Search Areas and Additional Inserts 06, 09, 12 and 13 to the Proposals Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC108	Proposals Map 13	Addition of Offa's Dyke Path and Glyndwr's Way National Trails.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC109	Proposals Map 14	Addition of the Wind and Solar Local Search Areas, Sennybridge (Ministry of Defence) Training Area, and Additional Inserts 05, and 11 to the Proposals Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC110	Proposals Map 15	Addition of Registered Historic Landscape, Offa's Dyke Path National Trail, and Wind and Solar Local Search Areas to the Proposals Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC111	Proposals Map 16	Addition of Registered Historic Landscape, Sennybridge (Ministry of Defence) Training Area, and Wind and Solar Local Search Areas to the Proposals Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC112	Proposals Map 17	Addition of the Wind and Solar Local Search Areas and Additional Inserts 08 and 10 to the Proposals Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.

FFC113	Proposals Map 18	Addition of the Solar Local Search Area and extant Petroleum Exploration & Development Licence 148 on the Proposals Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC114	P6 Boughrood and Llyswen	Addition of Registered Historic Landscape to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC115	P7 - Bronllys	Addition of Registered Historic Landscape to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC116	P9 - Caersws	Addition of Registered Historic Landscape to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC117	P10 - Carno	Addition of Solar Local Search Area to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC118	P12 Churchstoke	Addition of Registered Historic Landscape and Housing Commitment P12 HC4 to the Inset Map.	To ensure consistency with the policies in the Written Statement and to provide clarity throughout the Plan.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC119	P13 - Clyro	Addition of Registered Historic Landscape to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC120	P14 Coelbren	Addition of Solar Local Search Area to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC121	P17A Forden A	Addition of Registered Historic Landscape and Offa's Dyke Path National Trail to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC122	P17B	Addition of Registered Historic	To ensure consistency with the	The change will have no effect on

	Forde n B	Landscape and Offa's Dyke Path National Trail to the Inset Map.	policies in the Written Statement.	the outcome of the HRA. No further HRA Screening Required.
FFC123	P18 Four Crosses	Addition of Offa's Dyke Path National Trail to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC124	P19 Glasbury	Addition of Registered Historic Landscape to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC125	Extract of P20 Guilsfield	Inclusion of Housing Commitment P20 HC1 on Inset Map	To provide clarity throughout the Plan.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC126	P21 Hay on Wye	Addition of Registered Historic Landscape and Offa's Dyke Path National Trail to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC127	P24A Knighton	Addition of Offa's Dyke Path and Glyndwr's Way National Trails to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC128	P27 Llandinam	Addition of Registered Historic Landscape to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC129	P29 Llandrinio	Addition of Offa's Dyke Path National Trail to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC130	P33 Llangurig	Addition of Solar Local Search Area to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC131	P34 Llangynog	Addition of Registered Historic Landscape to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.

FFC132	P35A Llanidloes	Addition of Registered Historic Landscape and Glyndwr's Way National Trail to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC133	P35B Llanidloes	Addition of Registered Historic Landscape and Glyndwr's Way National Trail to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC134	P36 Llanrhaeadr ym Mochnant	Addition of Registered Historic Landscape to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC135	Extract of P37 Llansantffraid - ym - Mechain	Inclusion of Housing Commitment P37 HC2 on Inset Map.	To provide clarity by ensuring all housing commitments of five or more dwellings (at 01/04/2015) are shown on the Proposals Map.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC136	Extract of P40 Llanymynech	Additional of Offa's Dyke Path National Trail to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC137	P42 Machynlleth	Addition of Glyndwr's Way National Trail to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC138	P43 Meifod	Addition of Glyndwr's Way National Trail to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC139	P45 Montgomery	Addition of Registered Historic Landscape to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC140	P46 New Radnor	Addition of Solar Local Search Area to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC141	Extract of P48D Newtown	Inclusion of Newtown Air Quality Management Area (AQMA) on the inset map in line with Policy DM15a.	To improve clarity.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.



		Air Quality Management.		
FFC142	P49 Penybontfawr	Addition of Registered Historic Landscape to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC143	P50 Pontrobert	Addition of Glyndwr's Way National Trail to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC144	P53 Three Cocks	Addition of Registered Historic Landscape to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC145	P57B Welshpool	Addition of Glyndwr's Way National Trail to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC146	P57B	Addition of Glyndwr's Way National Trail to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC147	P58A Ystradgynlais Area	Addition of Solar Local Search Area to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC148	P58B Ystradgynlais Area	Addition of Solar Local Search Area to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC149	P58C Ystradgynlais Area	Addition of Solar Local Search Area to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC150	P58D Ystradgynlais Area	Addition of Solar Local Search Area to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC151	P58E Ystradgynlais Area	Addition of Solar Local Search Area to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC152	P58F	Addition of Solar Local Search	To ensure consistency with the	The change will have no effect on

	Ystradgynlais Area	Area to the Inset Map.	policies in the Written Statement.	the outcome of the HRA. No further HRA Screening Required.
FFC153	P60 Offa's Dyke Business Park	Additional of Offa's Dyke Path National Trail to the Inset Map.	To ensure consistency with the policies in the Written Statement.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC154	Additional Insert 01 Adfa	Inclusion of Inset Map showing Housing Landbank Site.	To provide clarity by ensuring all housing commitments of five or more dwellings (at 01/04/2015) are shown on the Proposals Map.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC155	Additional insert 02 Cemmaes	Inclusion of Inset Map showing Housing Landbank Site (HLB1).	To provide clarity by ensuring all housing commitments of five or more dwellings (at 01/04/2015) are shown on the Proposals Map.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC155	Additional insert 02 Cemmaes	Inclusion of Inset Map showing Housing Landbank Site (HLB2).	To provide clarity by ensuring all housing commitments of five or more dwellings (at 01/04/2015) are shown on the Proposals Map.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC156	Additional Insert 03 - Coedway	Inclusion of Inset Map showing Housing Landbank Site.	To provide clarity by ensuring all housing commitments of five or more dwellings (at 01/04/2015) are shown on the Proposals Map.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC157	Additional Insert 04 - Commins Coch	Inclusion of Inset Map showing Housing Landbank Site.	To provide clarity by ensuring all housing commitments of five or more dwellings (at 01/04/2015) are shown on the Proposals Map.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC158	Additional Insert 05 - Garth	Inclusion of Inset Map showing Housing Landbank Site.	To provide clarity by ensuring all housing commitments of five or more dwellings (at 01/04/2015) are shown on the Proposals Map.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC159	Additional Insert 06 - Gwystre	Inclusion of Inset Map showing Housing Landbank Site.	To provide clarity by ensuring all housing commitments of five or more dwellings (at 01/04/2015) are shown	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.

			on the Proposals Map.	
FFC160	Additional Insert 07 - Llanbister	Inclusion of Inset Map showing Housing Landbank Site.	To provide clarity by ensuring all housing commitments of five or more dwellings (at 01/04/2015) are shown on the Proposals Map.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC161	Additional Insert 08 - Llanddew	Inclusion of Inset Map showing Housing Landbank Site.	To provide clarity by ensuring all housing commitments of five or more dwellings (at 01/04/2015) are shown on the Proposals Map.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC162	Additional Insert 09 - Llanddewi Ystradenni	Inclusion of Inset Map showing Housing Landbank Site.	To provide clarity by ensuring all housing commitments of five or more dwellings (at 01/04/2015) are shown on the Proposals Map.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC163	Additional Insert 10 - Llanfihngel Talyllyn	Inclusion of Inset Map showing Housing Landbank Site.	To provide clarity by ensuring all housing commitments of five or more dwellings (at 01/04/2015) are shown on the Proposals Map.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC164	Additional Insert 11 - Llangammarch Wells	Inclusion of Inset Map showing Housing Landbank Site.	To provide clarity by ensuring all housing commitments of five or more dwellings (at 01/04/2015) are shown on the Proposals Map.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC165	Additional Insert 12 - Penybont	Inclusion of Inset Map showing Housing Landbank Site.	To provide clarity by ensuring all housing commitments of five or more dwellings (at 01/04/2015) are shown on the Proposals Map.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.
FFC166	Additional Insert 13 - Nantmel	Inclusion of Inset Map showing Housing Landbank Site.	To provide clarity by ensuring all housing commitments of five or more dwellings (at 01/04/2015) are shown on the Proposals Map.	The change will have no effect on the outcome of the HRA. No further HRA Screening Required.