

Draft National Development Framework

1. NDF Outcomes (chapter 3)

Q1. The NDF has proposed 11 Outcomes as an ambition of where we want to be in 20 years' time. Overall, to what extent do you agree or disagree the 11 Outcomes are a realistic vision for the NDF?

No Response

Q2. To what extent do you agree with the 11 Outcomes as ambitions for the NDF?

No Response

2. Spatial Strategy (policies 1 - 4)

Q3. The NDF spatial strategy is a guiding framework for where large-scale change and nationally important developments will be focused over the next 20 years. To what extent do you agree or disagree with the spatial strategy and key principles for development in...

No Response

Q4. If you have any comments on the spatial strategy or key principles for development in urban and rural areas, please tell us:

No Response

3. Affordable Housing (policy 5)

Q5. The NDF sets out the approach for providing affordable housing, encouraging local authorities, social landlords, and small and medium-sized construction and building enterprises to build more homes. To what extent do you agree or disagree with the approach to increasing affordable housing?

No Response

Q6. If you disagree, in what other ways can the NDF approach the delivery of affordable housing?

No Response

4. Mobile Action Zones (policy 6)

Q7. To what extent do you agree or disagree the identification of mobile action zones will be effective in encouraging better mobile coverage?

No Response

Q8. If you disagree, in what other ways can the NDF improve mobile phone coverage in the areas which currently have limited access?

No Response

5. Low Emission Vehicles (policy 7)

Q9. To what extent do you agree or disagree that policy 7 will enable and encourage the roll-out of charging infrastructure for ultra-low emission vehicles?

No Response

Q10. If you disagree, in what other ways can the NDF enable and encourage the roll-out of charging infrastructure for ultra-low emission vehicles?

No Response

6. Green Infrastructure (policies 8 & 9)

Q11. To what extent do you agree or disagree with the approach to maintaining and enhancing biodiversity and ecological networks?

No Response

7. Renewable Energy and District Heat Networks (policies 10-15)

Q12. To what extent do you agree or disagree with the NDF's policies to lower carbon emissions in Wales using...

No Response

Q13. If you disagree with the NDF's approaches to green infrastructure, renewable energy or district heat networks, what alternative approaches should we consider to help Wales to enhance its biodiversity and transition to a low carbon economy?

We are surprised by the lack of consideration for Grid Connection and how that will impact the landscape and the various industries in Powys. We feel that the planning policy guidance for decision makers should regard the landscape impact of grid connection as a material consideration. Applications which allow development to connect to existing DNO grid connections (and therefore would be more sympathetic to the landscape) should be given more favourable weight than applications which will require large scale pylons.

The GIS computer generated priority areas which take into account a number of variables in locating suitable renewable development, do not look at industry which could be impacted by the development of wind or solar farms. For example, tourism business and tourism related assets (e.g. national trails). This needs to be given consideration to and factored into planning guidance for decision makers. Further, in Policy 3, it is stated that it is important that the planning system responds to the challenges faced by the rural economy, "facilitating appropriate new development and diversification". Many agricultural businesses have diversified into tourism and this trend is likely to continue. This needs to be given due consideration and consideration given to how energy development will impact the sustainability of such rural areas.

When a DNS application is submitted it must allow for local community engagement / consultation, there must be a clear process and communities must be given ample notice of the application to assess wider implications and impact on the community. Community engagement and consultation should also extend to those communities along any transport routes which will be used during construction phases.

Priority areas have not taken into account National Trails / rights of way routes or any other known unsuitable areas i.e. large areas of peat which may be hugely important to the ecology of an area.

It is unclear whether any consideration has been given to the impact on road networks that link to priority areas. During construction phases of any development, roads will be used to transport large parts to the sites and will cause congestion. This impact needs to be identified and should be factored into planning guidance for decision makers, particularly the impact this could have on the various economic industries in Powys.

On page 56 of the Framework document, when referring to Mid and South West Wales regions, Welsh Government states that "areas of environmental and landscape importance should inform strategic decisions on locations for growth and new infrastructure". How then does this align with the statement under Policy 10 which states that "There is [a] ... acceptance of landscape change."? Welsh Government needs to realise that "landscape importance" is essential to Mid Wales' economy and sustainability, which as Welsh Government states under policy 3, draws visitors from "around the world". This wholesale acceptance of "landscape change" is highly incompatible with the sustainability of these rural areas.

On page 37, there is a recognition that design must minimise the visual impact "particularly those in close proximity to built up areas". We would argue that this point should equally apply to those developments in proximity to less built up areas.

Given the importance of the rural landscape to Mid Wales' economy and sustainability, approval of large scale energy developments should be balanced with the demand for such energy from the surrounding areas to the development. Planning guidance should direct decision makers to give weight to supply and demand and balance this against the impact of such significant landscape change that large scale energy development would cause.

8. The Regions (policy 16)

Q14. To what extent do you agree or disagree with the principle of developing Strategic Development Plans prepared at a regional scale? The NDF identifies three overall regions of Wales, each with their own distinct opportunities and challenges. These are North Wales, Mid and South West Wales, and South East Wales.

No Response

9. North Wales (policies 17-22)

Q15. We have identified Wrexham and Deeside as the main focus of development in North Wales. A new green belt will be created to manage the form of growth. A number of coastal towns are identified as having key regional roles, while we support growth and development at Holyhead Port. We will support improved transport infrastructure in the region, including a North Wales Metro, and support better connectivity with England. North West Wales is recognised as having potential to supply low-carbon energy on a strategic scale. To what extent do you agree or disagree with the proposed policies and approach for the North Region?

No Response

10. Mid and South West Wales (policies 23-26)

Q16. Swansea Bay and Llanelli is the main urban area within the region and is our preferred location for growth. We also identify a number of rural and market towns, and the four Haven Towns in Pembrokeshire, as being regionally important. The haven Waterway is nationally important and its development is supported. We support proposals for a Swansea Bay Metro. To what extent do you agree or disagree with the proposed policies and approach for the Mid and South West Region?

No Response

11. South East Wales (policies 27-33)

Q17. In South East Wales we are proposing to enhance Cardiff's role as the capital and secure more sustainable growth in Newport and the Valleys. A green belt around Newport and eastern parts of the region will support the spatial strategy and focus development on existing cities and towns. Transport Orientated Development, using locations benefitting from mainline railway and Metro stations, will shape the approach to development across the region. There is support for the growth and development of Cardiff Airport. To what extent do you agree or disagree with the proposed policies and approach for the South East Region?

No Response

Q18. If you have any comments about the NDF's approach or policies to the three regions, please tell us. If you have any alternatives, please explain them and tell us why you think they would be better.

No Response

12. Integrated Sustainability Appraisal

Q19. As part of the consultation process, an Integrated Sustainability Appraisal (ISA) was conducted to assess the social, economic and environmental impacts of a plan. The report identified a number of monitoring indicators, including health, equalities, Welsh language, the impact on rural communities, children's rights, climate change and economic development. Do you have any comments on the findings of the Integrated Sustainability Appraisal Report? Please outline any further alternative monitoring indicators you consider would strengthen the ISA.

No Response

13. Habitats Regulations Assessment

Q20. As part of the development of the NDF, a Habitats Regulations Assessment (HRA) was undertaken. The purpose of the HRA process is to identify, assess and address any 'significant effects' of the plan on sites such as Special Areas of Conservation and Special Protection Areas for birds. Do you have any comments on the Habitats Regulations Assessment report?

No Response

14. Welsh Language

Q21. We would like to know your views on the effects that the NDF would have on the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

No Response

Q22. Please also explain how you believe the proposed NDF could be formulated or changed so as to have: positive effects or increased positive effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language, and no adverse effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language.

No Response

15. Further comments

Q23. Are there any further comments that you would like to make on the NDF, or any alternative proposals you feel we should consider?

No Response

16. Are you...?

Q24. Are you:

No Response

Submit your response

Q25. You are about to submit your response. Please ensure you are satisfied with the answers you have provided before sending.

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Preferred contact details (email/phone/post)	<div></div> <div></div>

Q26. If you want to receive a receipt of your response, please provide an email address.
Email address

Q27. Responses to consultations may be made public. To keep your response anonymous (including email addresses) tick the box.

No Response