

PRESTEIGNE AND NORTON TOWN COUNCIL

COMMENTS ON LOCAL DEVELOPMENT PLAN DEPOSIT DRAFT

JULY 2015

- The period of the plan is stated as 2011 -2026: The Town Council feels it would make more sense to have later start date given that 2011 is already 3 years ago and felt 2015-2030 would be more sensible.
- It was noted in 2014 that the Local Growth Zones cover a central corridor. This excludes Presteigne and the Town Council feels that this growth should include other major towns, not just central corridor. It is important that development is encouraged throughout the County.
- Community Infrastructure Levy: The Town Council notes that this is being considered and supports this providing monies are spent locally to the area from which they are received. Monies received should be spent jointly with Town/Community Councils and should be kept **strictly** within the community containing the development from which the levy is raised.
- The support for live/work units (p55) is felt to be a good idea but the Town Council feels that the description should be work/live, i.e. work should be the priority element.
- The Affordable Housing Requirement for larger developments was noted at the reduced percentage of 20% (compared to the UDP). This was felt to be more practical as reductions from the previous higher rate have been negotiated by developers in the past. However the Town Council feels that the Kayes site, MUA1, should contain the full 20% affordable housing requirement and that this should not be reduced in any negotiations.
- The Open Space Provision on larger developments is supported but it is noted that several requirements have been removed from the tables (whilst the areas of those remaining have not increased), namely -
informal playing space
children's playing space
local areas for play or doorstep spaces for play and informal recreation
- Sewerage Capacity in Presteigne and Norton. Of significant concern is the lack of sewerage capacity in the area. Recent developments have been hampered by Welsh Water objections stating that the system has reached capacity. The Town Council is pressing for capital investment urgently as without this all plans for development will be unable to proceed. The County Council also needs to press for urgent action by Welsh Water. If no action is taken the LDP may well have run out before the necessary infrastructure is in place.
- The industrial land EA1 is about to be developed with a planning application for infrastructure having been submitted. The Town Council therefore feels

that additional land for industrial use needs to be included in the plan and suggests the land south of EA1 be included (see attached map).

- a site in Mill Lane has unexpired planning permission for 4 dwellings (development technically commenced). This needs to be included within the LDP.
- Candidate Site, 871, Countrywide premises: Whilst within the development boundary and put forward for retail/residential this site is no longer shown and on the inst map has no designation.
- Presteigne Primary School Site, Candidate Site 879: The Town Council would support the development of this site if the County Council should ever consider amalgamating the Primary School with the Secondary School on the John Beddoes Site.
- Presteigne Building Supplies Site: Local knowledge suggests this brownfield site may become available for residential development.
- Norton, Designation as Small Village/Large Village/Population Figure: The Town Council feels that Norton Manor Park is part of the settlement and that its population should be included in the calculation of the village designation (small/large village).