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Title	Place Plan Working Group meeting report - 31st July 2026
Date	4th August 2026

OFFICERS RECOMMENDATION

1. **To approve the Working Group to undertake site visits, covering all areas of Welshpool and to collect photographic evidence and observations during each site visit;**
2. **To approve the first evidence-gathering site visit, scheduled for Pool Quay on Friday, 14th August 2026, at 2.00pm;**
3. **To approve the publication of an update in the Town Council Newsletter; and**
4. **To approve officers to prepare and issue a press release following the initial site visit.**

1. Purpose

1. The Working Group met to discuss the development of a Place Plan for Welshpool.

2. Advice

1. Members noted that progress is currently dependent on the publication of Powys County Council's Replacement Local Development Plan. In preparation for its publication, the Working Group discussed the initial stages of developing a Place Plan and identified actions that can be progressed in the meantime.
2. The Group reviewed notes from Newtown's Place Plan and considered guidance produced by Planning Aid Wales, which provided a useful overview of the Place Plan process, community engagement and best practice.
3. Councillor Bill Rowell shared feedback from the recent Planning Aid Wales training he attended. The training provided valuable insight into the purpose of Place Plans, evidence gathering, community involvement and the key stages in producing a successful community-led plan.
4. Members agreed that the Place Plan should consider Welshpool as a whole, ensuring that all areas of the town are assessed and represented.

3. Next Steps

1. A programme of site visits will be undertaken to build a comprehensive evidence base. During each visit, members will assess locations, make observations and take photographs to support future discussions and recommendations.
2. The Working Group agreed that each site visit should consider the following themes:
    1. Economic Development
    2. Design
    3. Environment
    4. Transport and Parking
    5. Regeneration
    6. Retail
    7. Community Facilities
    8. Heritage
3. Members agreed that community engagement will be fundamental to the success of the Place Plan. Residents must understand the purpose of the Place Plan and the scope of planning matters that it can influence.
4. The Working Group agreed that clear information should be provided throughout the process to explain what a Place Plan can and cannot achieve, helping to manage expectations and encourage meaningful participation. To assist with this, both satellite mapping and Ordnance Survey mapping will be used.
5. A range of engagement methods will be explored to ensure that as many people as possible have the opportunity to contribute their ideas. Particular emphasis will be placed on engaging younger residents through visits to local schools and educational settings.
6. The Place Plan project will also be promoted through the Town Council Newsletter to keep residents informed of progress and opportunities to become involved.
7. Following the initial site visit, a press release will be prepared and distributed to explain the purpose of the Place Plan, outline the progress made and encourage residents to participate in future engagement activities.

4. Recommendations

1. To approve the first evidence-gathering site visit, scheduled for Pool Quay on Friday, 14 August 2026 at 2.00 pm. The visit will mark the beginning of the evidence-gathering phase and will be used to trial the agreed assessment process before organising visits across the remainder of Welshpool.
2. To continue monitoring the progress of Powys County Council's Replacement Local Development Plan.
3. To review examples of Place Plans and relevant guidance to inform best practice.
4. To undertake site visits covering all areas of Welshpool.
5. To collect photographic evidence and observations during each site visit.
6. To assess each area against the agreed themes.
7. To publish an update in the Town Council Newsletter.
8. To prepare and issue a press release following the initial site visit.

9. To ensure that all communications clearly explain the purpose of the Place Plan and the planning matters it can influence.

5. Decision

1. To resolve to adopt the recommendations set out above.