



**Powys Local Development Plan (LDP) 2011-2026
Deposit Draft (June 2015)**

Sustainability Appraisal & Strategic Environmental Assessment

Toolkit and Guidance Note

Sustainability Appraisal & Strategic Environmental Assessment Toolkit & Guidance Note

***Please attach this toolkit to your LDP representation, along with a site plan.**

Your Name:
(Block capitals)

Site Name:

The purpose of this toolkit is to allow new sites to be assessed in terms of their sustainability and environmental impacts. The toolkit has been used by Powys County Council to assess all potential sites, to ensure a consistent approach is taken which will provide a clear base for decision making. Therefore, it is a requirement that the following spreadsheet is completed for any proposed new sites to ensure continued consistency.

Guidance Note

Please assess your site by scoring it against each question in the toolkit on the following page. As you will note, for each question you will need to determine your site's performance in terms of 3 categories (IMPACTS, MAGNITUDE AND PROBABILITY) and, as detailed below, under each category there is a choice of scores. In addition, to aid consideration of your assessment, the reasoning/justification for your selection of scores can be provided in the relevant comments box.

Category	
Impacts	For each of the key questions, consider whether the proposal will generate impacts that are:
	Very Positive Positive Neutral/Unknown Negative Very Negative
Magnitude	What is the magnitude of the impacts? For example, what is the cumulative effect of the following factors? Duration of impacts (short, medium or long term), number of people affected, percentage change from current baseline, range of impacts (local, regional, national or global), reversibility.
	High Moderate Low
Probability	Consider whether the outcome is...
	High (expected to occur in most circumstances) Medium (quite likely to occur in most circumstances) Low (may occur at some time or unlikely to occur)

(Please refer to the guidance notes before completing this form)

Section 1 - Sustainability Appraisal

Sustainable development aim	key questions	Category			Comments
		Impact	Magnitude	Probability	
Environmental capital					
energy and climate change (1)	Does the site enable i) the co-location of commercial and residential uses to provide scope for energy reduction/renewable energy provision (eg district heating and generation schemes) or ii) otherwise contribute towards a low carbon Powys (eg south facing for solar gain)?				
energy and climate change (2)	Is the site free from flood risk or has it been proven that any flood risk can be acceptably managed?				
waste and water (1)	Is the site free from the risk of contaminated land or is it likely that any known contamination can be acceptably managed?				
waste and water (2)	Will the development proposals contribute positively to sustainable waste management in the county and the move to a low waste Powys?				
waste and water (3)	Is it expected that the site can be developed without an adverse impact on water resources or water quality?				

green infrastructure (1)	Is the site free from environmental constraints/sensitivity such as the inclusion of, or proximity to, fragile habitats and species and protected landscape(s).				
green infrastructure (2)	Are there particular opportunities for biodiversity or ecological gain on this site (eg potential to create green areas, habitat corridors etc, or scope to improve water, air, or soil quality?)				
resource use (1)	Is the site previously developed land?				
resource use (2)	Will development of this site avoid the loss of the Best and Most Versatile (BMV) agricultural land?				
resource use (3)	Can the site be developed without compromising the safeguarding of important mineral resources?				
Infrastructure capital					
housing (1)	Do the development proposals support housing provision including affordable homes?				
housing (2)	Is the site well served by existing services (including access, water, drainage, energy supply) or is it realistically capable of being serviced by any necessary infrastructure (eg by upgrading)?				
housing (3)	Can the development proposals be sympathetically incorporated into the landscape and local environment without harm to the character and appearance of the area? (particularly when considering a site for development on green field land and/or at the edge of a settlement where development will extend into the open countryside).				

access (1)	Can the site be safely accessed and can the highway network serving the site adequately accommodate the associated traffic implications?				
access (2)	Does the location of the site encourage a shift to using more sustainable forms of travel (eg is it central and accessible to local services and/or the public transport network without physical barriers to safe access on foot or cycle)?				
regeneration	Are the development proposals likely to regenerate the area? (eg bringing disused land/buildings back into positive re-use, meeting an identified community need, increasing footfall and/or creating new jobs).				
Social capital					
community support (1)	Is the site's development likely to encourage the community to get together and increase social interaction? Could the development proposals boost demand for local services and help to sustain or increase them?				
community support (2)	Will development of this site offer particular scope to build a more sustainable community? (eg are improvements to the physical or social infrastructure on offer, can the proposals contribute to supporting/protecting the Welsh language?)				
governance	Does the candidate site development proposal have the support of the Town & Community Council?				
culture and sense of place	Is the development likely to impact positively on culture, local distinctiveness and sense of place, including the protection of archaeological and built heritage assets?				
business (1)	Will the development proposals provide employment facilities and/or support the needs of businesses to expand, re-locate, diversify etc.				

business (2)	Will the development proposals contribute to providing a mix of uses in the settlement?				
Human capital					
health (1)	Is the site located so as to encourage health and wellbeing including physical activity, active travel and community interaction and engagement?				
health (2)	Are the development proposals likely to be compatible with the established neighbouring land uses? (to avoid nuisance issues such as noise, disturbance and odour).				
skills and employment	Do the proposals provide employment opportunities and/or the potential for upskilling the local workforce?				
Financial capital					
maximising financial effectiveness (1)	Given the factors known about the site, could development provide a particular opportunity for planning gain that might not otherwise be achieved? (eg addressing a community need, overcoming settlement infrastructure constraints etc).				
maximising financial effectiveness (2)	Given the factors known about the site, is it considered probable that the land will be released for development during the Plan period (2011-2026)? Consider if there is reasonable incentive to develop, recognising that the site will have value in its current use.				

Section 2 - Strategic Environmental Assessment

SEA Objective	key questions	Impact	Comments
Objective 1	Will the site proposed help to protect and enhance all designated sites of nature conservation in the Plan area?		
Objective 2	Would your proposed development protect and enhance all species and habitats identified in the Powys Local Biodiversity Action Plan or Section 42 List?		
Objective 3	Does your proposed development enhance the provision of housing, employment and community services to meet the needs of the population and in response to demographic changes (e.g. the ageing population and the need to retain the young working age population)?		
Objective 4	Would your proposal promote improvement in community safety?		
Objective 5	Will the proposed development promote improvement in human health and opportunities for healthy living?		
Objective 6	To prevent or minimise exposure to potential sources of nuisance and risk to human health.		
Objective 7	To protect soils that are classified as being important for carbon storage and agriculture.		
Objective 8	To prevent contamination of land and support remediation as part of new development.		

Objective 9	To maintain and improve water quality and quantity		
Objective 10	To protect and improve Air Quality in Powys and in particular the Newtown Air Quality Management Area		
Objective 11	To reduce flood risk.		
Objective 12	To reduce greenhouse gas emissions.		
Objective 13	To protect Mineral Resources from development that would preclude extraction.		
Objective 14	To protect important material assets including strategic, transport and location specific infrastructure from incompatible development.		
Objective 15	To understand, value, protect and enhance Powys historic environment including its diversity, local distinctiveness and heritage		
Objective 16	To protect and enhance Welsh language and culture		
Objective 17	To protect and enhance Powys rich natural landscape		
Objective 18	To protect Regionally Important Geodiversity Sites (RIGS) from incompatible development		

Section 3 - Compatibility with Community Involvement Scheme:

Have you discussed this with your neighbours / local representatives? If yes please provide details below: