

APPENDIX 6b – Assessment of Housing Growth and Employment Land Provision Options

Significance Assessment

Symbol	Description
PP	Option is likely to have a significant positive effect
P	Option is likely to have a minor positive effect
?	Option is likely to have an uncertain effect
0	Option is likely to have a neutral effect
N	Option is likely to have a minor negative effect
NN	Option is likely to have a significant negative effect

Housing Growth

Option 1: Housing Growth of 5,500 Dwellings

SEA Directive Topic	SEA Objective	Guide Questions	Significance Assessment	Commentary
Biodiversity	<p>1. To protect and enhance all designated sites of nature conservation in the Plan area.</p> <p>2. To protect and enhance all species and habitats identified in the Powys Local Biodiversity Action Plan or Section 42 List.</p>	<ul style="list-style-type: none"> • Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on any sites designated for nature conservation through any of the following: <ul style="list-style-type: none"> - Loss of actual area? - Direct damage/loss to any designated feature(s)? - Indirect damage/loss arising from disturbance (noise, human, animal, material deposition, etc.) or altered hydrology/nutrient status/shelter or fragmentation from adjacent and nearby habitats etc.? • Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on species' range or population size? (For example through disturbance or loss of habitat connectivity). • Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on the total area and quality of existing habitats? • Will the LDP have a positive, negative or neutral effect on the amount and quality of existing connectivity between habitats? 	N	This scale of development, spread across the Plan area is unlikely to have a significant effect on biodiversity interests and could be steered away from designated sites. However, there could be conflicts in specific areas as well as cumulative impacts where biodiversity interests could be compromised, particularly associated with the required greenfield land-take. This would require detailed evaluation to determine the extent and overall significance of these effects.
Population and Human Health	<p>3. 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).</p>	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on the provision of and accessibility (other than by car) to: <ul style="list-style-type: none"> - Local community services and facilities (including community, leisure, educational, health and religious facilities)? - Housing (including affordable housing and residential homes)? - Employment opportunities? • Will LDP objectives / policies / allocations have a positive, 	P	The provision of additional housing will contribute to meeting need, particularly where a mix of housing can be provided in a range of locations. The additional dwellings would be a substantial addition to the housing stock overall and potentially in specific areas depending spatial allocation.
	<p>4. Promote improvement in community safety.</p>	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, 	?	Not applicable at this scale of analysis

SEA Directive Topic	SEA Objective	Guide Questions	Significance Assessment	Commentary
	5. Promote improvement in human health and opportunities for healthy living.	<p>negative or neutral effect on the quantity, quality and accessibility (other than by car) of open space provision?</p> <ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on crime levels or transport safety? Will LDP objectives / policies / allocations have a positive, negative or neutral effect on levels of exposure to nuisance and risk to human health? (For example through proximity to “bad neighbour” uses). 	P	New development will be accompanied by opportunities to design for healthy lifestyles through the incorporation of green infrastructure, footpaths and cycleways both on and off-site.
	6. To prevent or minimise exposure to potential sources of nuisance and risk to human health.		?	Location-specific
Soil	7. To protect soils that are classified as being important for carbon storage and agriculture.	<ul style="list-style-type: none"> Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on: <ul style="list-style-type: none"> High quality agricultural land? Soil important for carbon storage? Amount of contaminated land? 	?	Location-specific
	8. To prevent contamination of land and support remediation as part of new development.		?	Location-specific
Water	9. To maintain and improve water quality and quantity	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on water quality? Will LDP objectives / policies / allocations have a positive, negative or neutral effect on water quantity? 	0	Additional development places demands on the supply and disposal of water and as such there is an environmental impact, although its severity depends on the location of development. The Brecon area, for example, is forecast to be in water supply deficit ³⁹ , although this is addressed through Welsh Water’s 2014 WRMP. A larger development quantum will produce more widespread effects.
Air	10. To protect and improve Air Quality in Powys and in particular the Newtown Air Quality Management Area	<ul style="list-style-type: none"> Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on NO2 levels in the Newtown Air Quality Management Area? 	N	New development is likely to be directed to Newtown and thereby have a potential impact on the Newtown AQMA through additional car-based travel.

³⁹ Welsh Water (2014) Water Resources Management Plan 2015-2040 at: <http://www.dwrcymru.co.uk/en/Environment/Water-Resources/Water-Resource-Management-Plan.aspx>

SEA Directive Topic	SEA Objective	Guide Questions	Significance Assessment	Commentary
Climatic Factors	11. To reduce flood risk.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on flooding? 	0	Whilst the principal locations for development are likely to be the main settlements which are typically subject to flood risk (Newtown, Llanidloes and Builth Wells for example) ⁴⁰ because of their origins as river crossings, the extent of likely impacts is much dependent upon the detail of development and opportunities for mitigation through sustainable drainage schemes, for example.
	12. To reduce greenhouse gas emissions.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on greenhouse gas emissions? 	N	Development is likely to reinforce existing patterns of greenhouse gas emissions (which in Powys have seen greatest % rise in Wales ⁴¹) which will rise given the high dependence on car-based travel associated with two-thirds of the population living in a rural location.
Material Assets	13. To protect Mineral Resources from development that would preclude extraction.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on: <ul style="list-style-type: none"> Mineral Resources (existing mineral sites)? Utilities (known sites and infrastructure)? Transport Routes (trunk roads/national trails)? Specific Sites: <ul style="list-style-type: none"> Sennybridge Training Area? Montgomery Canal? Royal Welsh Agricultural Showground? 	0	Protection of these assets unlikely to be significantly compromised in light of identification of mineral protection areas.
	14. To protect important material assets including strategic, transport and location specific infrastructure from incompatible development.		0	Impacts on specific assets is unlikely as development can be steered away from sensitive locations.
Cultural Heritage	15. To understand, value, protect and enhance Powys historic environment	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on buildings, sites and areas at risk / vulnerable? Will LDP objectives / policies / allocations have a positive, 	0	Effects are dependent upon the precise scale and location of development, although likely to be relatively limited

⁴⁰ Powys County Council (2012) Strategic Flood Consequence Assessment at: http://pstatic.powys.gov.uk/fileadmin/Docs/Planning/LDP/Powys_Stage_1_SFCA.pdf

⁴¹ Welsh Assembly Government (February 2013) Greenhouse Gas Emissions in Wales at: <http://www.assembly.wales/Research%20Documents/Greenhouse%20Gas%20Emissions%20in%20Wales%20-%20Research%20paper-06022013-242880/13-006-English.pdf>

SEA Directive Topic	SEA Objective	Guide Questions	Significance Assessment	Commentary
	including its diversity, local distinctiveness and heritage	negative or neutral effect on? <ul style="list-style-type: none"> ○ Listed buildings? ○ Scheduled Ancient Monuments? ○ Conservation areas? ○ Historic Parks and Gardens? ○ LANDMAP cultural landscape areas? 		compared to higher levels of development.
	16. To protect and enhance Welsh language and culture	<ul style="list-style-type: none"> • Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on Welsh language and culture? 	P	Additional housing will assist with maintaining the viability of settlements and hence opportunities to maintain and promote Welsh language and culture.
Landscape	17. To protect and enhance Powys' rich natural landscape	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on Powys' natural landscapes? 	0	Effects are dependent upon the precise scale and location of development, although likely to be relatively limited compared to higher levels of development.
Geodiversity	18. To protect Regionally Important Geodiversity Sites (RIGS) from incompatible development	<ul style="list-style-type: none"> • Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on RIGS sites? 	?	Dependent on location

Option 2: Housing Growth of 6,074 Dwellings

SEA Directive Topic	SEA Objective	Guide Questions	Significance Assessment	Commentary
Biodiversity	<p>1. To protect and enhance all designated sites of nature conservation in the Plan area.</p> <p>2. To protect and enhance all species and habitats identified in the Powys Local Biodiversity Action Plan or Section 42 List.</p>	<ul style="list-style-type: none"> • Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on any sites designated for nature conservation through any of the following: <ul style="list-style-type: none"> - Loss of actual area? - Direct damage/loss to any designated feature(s)? - Indirect damage/loss arising from disturbance (noise, human, animal, material deposition, etc.) or altered hydrology/nutrient status/shelter or fragmentation from adjacent and nearby habitats etc.? • Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on species' range or population size? (For example through disturbance or loss of habitat connectivity). • Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on the total area and quality of existing habitats? • Will the LDP have a positive, negative or neutral effect on the amount and quality of existing connectivity between habitats? 	N	This scale of development, spread across the Plan area is unlikely to have a significant effect on biodiversity interests and could be steered away from designated sites. However, there could be conflicts in specific areas as well as cumulative impacts where biodiversity interests could be compromised, particularly associated with the required greenfield land-take. This would require detailed evaluation to determine the extent and overall significance of these effects.
Population and Human Health	3. 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).	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on the provision of and accessibility (other than by car) to: <ul style="list-style-type: none"> - Local community services and facilities (including community, leisure, educational, health and religious facilities)? - Housing (including affordable housing and residential homes)? - Employment opportunities? • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on the quantity, quality and accessibility (other than by car) of open space provision? 	PP	The provision of additional housing will meet local needs, providing a mix of housing in suitable locations.
	4. Promote improvement in community safety.		?	Not applicable at this scale of analysis
	5. Promote improvement in human health and		P	New development will be accompanied by opportunities to design for healthy lifestyles

SEA Directive Topic	SEA Objective	Guide Questions	Significance Assessment	Commentary
	opportunities for healthy living.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on crime levels or transport safety? Will LDP objectives / policies / allocations have a positive, negative or neutral effect on levels of exposure to nuisance and risk to human health? (For example through proximity to “bad neighbour” uses). 		through the incorporation of green infrastructure, footpaths and cycleways both on and off-site.
	6. To prevent or minimise exposure to potential sources of nuisance and risk to human health.		?	Location-specific
Soil	7. To protect soils that are classified as being important for carbon storage and agriculture.	<ul style="list-style-type: none"> Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on: <ul style="list-style-type: none"> High quality agricultural land? Soil important for carbon storage? Amount of contaminated land? 	?	Whilst the effects are location-specific, further greenfield land-take will be required over smaller options.
	8. To prevent contamination of land and support remediation as part of new development.		?	Location-specific
Water	9. To maintain and improve water quality and quantity	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on water quality? Will LDP objectives / policies / allocations have a positive, negative or neutral effect on water quantity? 	0/N	Additional development places demands on the supply and disposal of water and as such there is an environmental impact, although its severity depends on the location of development. The Brecon area, for example, is forecast to be in water supply deficit ⁴² . A larger development quantum will produce more widespread effects. A smaller development quantum will produce more limited effects; a larger development more significant effects.
Air	10. To protect and improve Air Quality in Powys and in particular the Newtown Air Quality Management Area	<ul style="list-style-type: none"> Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on NO2 levels in the Newtown Air Quality Management Area? 	N	New development is likely to be directed to Newtown and thereby have a potential impact on the Newtown AQMA through additional car-based travel.
Climatic Factors	11. To reduce flood risk.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on flooding? 	0	Whilst the principal locations for development are likely to be the main

⁴² Welsh Water (2014) Water Resources Management Plan 2015-2040 at: <http://www.dwrcymru.co.uk/en/Environment/Water-Resources/Water-Resource-Management-Plan.aspx>

SEA Directive Topic	SEA Objective	Guide Questions	Significance Assessment	Commentary
				settlements which are typically subject to flood risk because of their origins as river crossings (Newtown, Llanidloes and Builth Wells for example) ⁴³ , the extent of likely impacts is much dependent upon the detail of development and opportunities for mitigation through sustainable drainage schemes, for example.
	12. To reduce greenhouse gas emissions.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on greenhouse gas emissions? 	N	Development is likely to reinforce existing patterns of greenhouse gas emissions (which in Powys have seen greatest % rise in Wales ⁴⁴) which will rise given the high dependence on car-based travel associated with two-thirds of the population living in a rural location.
Material Assets	13. To protect Mineral Resources from development that would preclude extraction.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on: <ul style="list-style-type: none"> Mineral Resources (existing mineral sites)? Utilities (known sites and infrastructure)? Transport Routes (trunk roads/national trails)? Specific Sites: <ul style="list-style-type: none"> Sennybridge Training Area? Montgomery Canal? Royal Welsh Agricultural Showground? 	0	Protection of these assets unlikely to be significantly compromised in light of identification of mineral protection areas.
	14. To protect important material assets including strategic, transport and location specific infrastructure from incompatible development.		0	Impacts on specific assets is unlikely as development can be steered away from sensitive locations.
Cultural Heritage	15. To understand, value, protect and enhance Powys historic environment including its diversity, local distinctiveness and heritage	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on buildings, sites and areas at risk / vulnerable? Will LDP objectives / policies / allocations have a positive, negative or neutral effect on? <ul style="list-style-type: none"> Listed buildings? 	0/N	Effects are dependent upon the precise scale and location of development, although likely to be relatively limited compared to higher levels of development, but worse than lower levels of

⁴³ Powys County Council (2012) Strategic Flood Consequence Assessment at: http://pstatic.powys.gov.uk/fileadmin/Docs/Planning/LDP/Powys_Stage_1_SFCA.pdf

⁴⁴ Welsh Assembly Government (February 2013) Greenhouse Gas Emissions in Wales at: <http://www.assembly.wales/Research%20Documents/Greenhouse%20Gas%20Emissions%20in%20Wales%20-%20Research%20paper-06022013-242880/13-006-English.pdf>

SEA Directive Topic	SEA Objective	Guide Questions	Significance Assessment	Commentary
		<ul style="list-style-type: none"> ○ Scheduled Ancient Monuments? ○ Conservation areas? ○ Historic Parks and Gardens? ○ LANDMAP cultural landscape areas? 		development.
	16. To protect and enhance Welsh language and culture	<ul style="list-style-type: none"> ● Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on Welsh language and culture? 	P	Additional housing will assist with maintaining the viability of settlements and hence opportunities to maintain and promote Welsh language and culture.
Landscape	17. To protect and enhance Powys' rich natural landscape	<ul style="list-style-type: none"> ● Will LDP objectives / policies / allocations have a positive, negative or neutral effect on Powys' natural landscapes? 	0/N	Effects are dependent upon the precise scale and location of development, although likely to be relatively limited compared to higher levels of development, but worse than lower levels of development.
Geodiversity	18. To protect Regionally Important Geodiversity Sites (RIGS) from incompatible development	<ul style="list-style-type: none"> ● Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on RIGS sites? 	?	Dependent on location

Option 3: Housing Growth of 6,500 Dwellings

SEA Directive Topic	SEA Objective	Guide Questions	Significance Assessment	Commentary
Biodiversity	<p>1. To protect and enhance all designated sites of nature conservation in the Plan area.</p> <p>2. To protect and enhance all species and habitats identified in the Powys Local Biodiversity Action Plan or Section 42 List.</p>	<ul style="list-style-type: none"> Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on any sites designated for nature conservation through any of the following: <ul style="list-style-type: none"> Loss of actual area? Direct damage/loss to any designated feature(s)? Indirect damage/loss arising from disturbance (noise, human, animal, material deposition, etc.) or altered hydrology/nutrient status/shelter or fragmentation from adjacent and nearby habitats etc.? Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on species' range or population size? (For example through disturbance or loss of habitat connectivity). Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on the total area and quality of existing habitats? Will the LDP have a positive, negative or neutral effect on the amount and quality of existing connectivity between habitats? 	N	This scale of development, spread across the Plan area is unlikely to have a significant effect on biodiversity interests and could be steered away from designated sites. However, there could be conflicts in specific areas as well as cumulative impacts where biodiversity interests could be compromised, particularly associated with the required greenfield land-take. This would require detailed evaluation to determine the extent and overall significance of these effects.
Population and Human Health	3. 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).	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on the provision of and accessibility (other than by car) to: <ul style="list-style-type: none"> Local community services and facilities (including community, leisure, educational, health and religious facilities)? Housing (including affordable housing and residential homes)? Employment opportunities? Will LDP objectives / policies / allocations have a positive, negative or neutral effect on the quantity, quality and accessibility (other than by car) of open space provision? 	PP	The provision of additional housing will meet local needs, providing a mix of housing in suitable locations.
	4. Promote improvement in community safety.		?	Not applicable at this scale of analysis
	5. Promote improvement in human health and		P	New development will be accompanied by opportunities to design for healthy lifestyles

SEA Directive Topic	SEA Objective	Guide Questions	Significance Assessment	Commentary
	opportunities for healthy living.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on crime levels or transport safety? Will LDP objectives / policies / allocations have a positive, negative or neutral effect on levels of exposure to nuisance and risk to human health? (For example through proximity to “bad neighbour” uses). 		though the incorporation of green infrastructure, footpaths and cycleways both on and off-site.
	6. To prevent or minimise exposure to potential sources of nuisance and risk to human health.		?	Location-specific
Soil	7. To protect soils that are classified as being important for carbon storage and agriculture.	<ul style="list-style-type: none"> Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on: <ul style="list-style-type: none"> High quality agricultural land? Soil important for carbon storage? Amount of contaminated land? 	?	Whilst the effects are location-specific, further greenfield land-take will be required over and above other options.
	8. To prevent contamination of land and support remediation as part of new development.		?	Location-specific
Water	9. To maintain and improve water quality and quantity	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on water quality? Will LDP objectives / policies / allocations have a positive, negative or neutral effect on water quantity? 	N	Additional development places demands on the supply and disposal of water and as such there is an environmental impact, although its severity depends on the location of development. The Brecon area, for example, is forecast to be in water supply deficit ⁴⁵ .
Air	10. To protect and improve Air Quality in Powys and in particular the Newtown Air Quality Management Area	<ul style="list-style-type: none"> Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on NO2 levels in the Newtown Air Quality Management Area? 	N	New development is likely to be directed to Newtown and thereby have a potential impact on the Newtown AQMA through additional car-based travel.
Climatic Factors	11. To reduce flood risk.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on flooding? 	0	Whilst the principal locations for development are likely to be the main settlements which are typically subject to flood risk because of their origins as river

⁴⁵ Welsh Water (2014) Water Resources Management Plan 2015-2040 at: <http://www.dwrcymru.co.uk/en/Environment/Water-Resources/Water-Resource-Management-Plan.aspx>

SEA Directive Topic	SEA Objective	Guide Questions	Significance Assessment	Commentary
				crossings (Newtown, Llanidloes and Builth Wells for example) ⁴⁶ , the extent of likely impacts is much dependent upon the detail of development and opportunities for mitigation through sustainable drainage schemes, for example.
	12. To reduce greenhouse gas emissions.	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on greenhouse gas emissions? 	N	Development is likely to reinforce existing patterns of greenhouse gas emissions (which in Powys have seen greatest % rise in Wales ⁴⁷) which will rise given the high dependence on car-based travel associated with two-thirds of the population living in a rural location.
Material Assets	13. To protect Mineral Resources from development that would preclude extraction.	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on: <ul style="list-style-type: none"> o Mineral Resources (existing mineral sites)? o Utilities (known sites and infrastructure)? o Transport Routes (trunk roads/national trails)? o Specific Sites: <ul style="list-style-type: none"> - Sennybridge Training Area? - Montgomery Canal? - Royal Welsh Agricultural Showground? 	0	Protection of these assets unlikely to be significantly compromised in light of identification of mineral protection areas.
	14. To protect important material assets including strategic, transport and location specific infrastructure from incompatible development.		0	Impacts on specific assets is unlikely as development can be steered away from sensitive locations.
Cultural Heritage	15. To understand, value, protect and enhance Powys historic environment including its diversity, local distinctiveness and heritage	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on buildings, sites and areas at risk / vulnerable? • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on? <ul style="list-style-type: none"> o Listed buildings? o Scheduled Ancient Monuments? o Conservation areas? 	N	Effects are dependent upon the precise scale and location of development, although likely to be relatively high compared to lower levels of development.

⁴⁶ Powys County Council (2012) Strategic Flood Consequence Assessment at: http://pstatic.powys.gov.uk/fileadmin/Docs/Planning/LDP/Powys_Stage_1_SFCA.pdf

⁴⁷ Welsh Assembly Government (February 2013) Greenhouse Gas Emissions in Wales at:

<http://www.assembly.wales/Research%20Documents/Greenhouse%20Gas%20Emissions%20in%20Wales%20-%20Research%20paper-06022013-242880/13-006-English.pdf>

SEA Directive Topic	SEA Objective	Guide Questions	Significance Assessment	Commentary
		<ul style="list-style-type: none"> ○ Historic Parks and Gardens? ○ LANDMAP cultural landscape areas? 		
	16. To protect and enhance Welsh language and culture	<ul style="list-style-type: none"> • Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on Welsh language and culture? 	P	Additional housing will assist with maintaining the viability of settlements and hence opportunities to maintain and promote Welsh language and culture.
Landscape	17. To protect and enhance Powys' rich natural landscape	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on Powys' natural landscapes? 	N	Effects are dependent upon the precise scale and location of development, although likely to be relatively high compared to lower levels of development.
Geodiversity	18. To protect Regionally Important Geodiversity Sites (RIGS) from incompatible development	<ul style="list-style-type: none"> • Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on RIGS sites? 	?	Dependent on location

Commentary:

Option	Commentary
1. 5,500 dwellings	<p>Overall effects: This scale of housing growth is likely to lead to largely neutral sustainability effects, with much depending on the precise location of development. Improvements in the viability of service provision can be secured as can potential opportunities to reinforce Welsh language and culture through settlement growth and the provision of affordable housing, although these are unlikely to be as significant as for higher growth options. Negative effects are expected through increased greenhouse gas emissions and local air quality issues around Newtown, although along with landscape and cultural heritage effects, these will be proportionately less significant than the higher growth options.</p> <p>Cumulative/Synergistic/Temporal effects: Cumulative impacts are likely to be authority wide and realised over the longer term.</p>
2. 6,071 dwellings	<p>Overall effects: This scale of housing growth is likely to lead to largely neutral sustainability effects, with much depending on the precise location of development. Improvements in the viability of service provision can be secured as can potential opportunities to reinforce Welsh language and culture through settlement growth and the provision of affordable housing, which is likely to have a significant positive effect. Negative effects are expected through increased greenhouse gas emissions and local air quality issues around Newtown.</p> <p>Cumulative/Synergistic/Temporal effects: Cumulative impacts are likely to be authority wide and realised over the longer term.</p>
3. 6,500 dwellings	<p>Overall effects: This scale of housing growth is likely to lead to largely neutral/negative sustainability effects, reflecting the need to accommodate additional growth displaced on the grounds of infrastructure/environmental capacity within a central growth corridor. Improvements in the viability of service provision can be secured as can potential opportunities to reinforce Welsh language and culture through settlement growth and the provision of affordable housing, which is likely to have a significant positive effect. Negative effects are expected through increased greenhouse gas emissions, local air quality (for example on the AQMA in Newtown and particularly if there is concentration of development along a central corridor), landscapes and the historic environment, although their severity is very much dependent upon the distribution of development. Water supply issues could be significant in the vicinity of Brecon should growth be directed there.</p> <p>Cumulative/Synergistic/Temporal effects: Cumulative impacts are likely to be authority wide and realised over the longer term.</p>

Employment Land

Option 1: Employment Land Provision: 40ha

SEA Directive Topic	SEA Objective	Guide Questions	Significance Assessment	Commentary
Biodiversity	<p>1. To protect and enhance all designated sites of nature conservation in the Plan area.</p> <p>2. To protect and enhance all species and habitats identified in the Powys Local Biodiversity Action Plan or Section 42 List.</p>	<ul style="list-style-type: none"> • Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on any sites designated for nature conservation through any of the following: <ul style="list-style-type: none"> - Loss of actual area? - Direct damage/loss to any designated feature(s)? - Indirect damage/loss arising from disturbance (noise, human, animal, material deposition, etc.) or altered hydrology/nutrient status/shelter or fragmentation from adjacent and nearby habitats etc.? • Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on species' range or population size? (For example through disturbance or loss of habitat connectivity). • Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on the total area and quality of existing habitats? • Will the LDP have a positive, negative or neutral effect on the amount and quality of existing connectivity between habitats? 	N	Depending on the location of this scale of development, biodiversity interests could be compromised, reflecting the complex and extensive distribution of protected habitats and species across the plan area. This might be through direct and indirect effects such as loss of habitat connectivity. Cumulatively development could exert a negative influence on biodiversity interests.
Population and Human Health	<p>3. 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).</p>	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on the provision of and accessibility (other than by car) to: <ul style="list-style-type: none"> - Local community services and facilities (including community, leisure, educational, health and religious facilities)? - Housing (including affordable housing and residential homes)? - Employment opportunities? 	P	This scale of provision is likely to readily meet the needs of employment land of a suitable type and location. However, technical analysis ⁴⁸ indicates that apart from a few locations (Brecon, Ystradgynlais and Welshpool) there is a problem of over-supply across the Plan area and the need to target the provision of specific types of employment land in order to address particular demands.

⁴⁸ Hyder et al (October 2012) Powys Employment Needs Assessment at: http://pstatic.powys.gov.uk/fileadmin/Docs/Planning/LDP/Core_Report.pdf

	4. Promote improvement in community safety.	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on the quantity, quality and accessibility (other than by car) of open space provision? • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on crime levels or transport safety? • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on levels of exposure to nuisance and risk to human health? (For example through proximity to “bad neighbour” uses). 	?	Not applicable at this scale of analysis
	5. Promote improvement in human health and opportunities for healthy living.		PP	Provision of employment opportunities are an important part of maintaining human health and this scale of provision would contribute to meeting that need, providing it is properly targeted.
	6. To prevent or minimise exposure to potential sources of nuisance and risk to human health.		0	Potential for increased exposure to nuisances such as noise, traffic movements and poorer air quality in areas receiving significant new employment allocations.
Soil	7. To protect soils that are classified as being important for carbon storage and agriculture.	<ul style="list-style-type: none"> • Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on: <ul style="list-style-type: none"> - High quality agricultural land? - Soil important for carbon storage? - Amount of contaminated land? 	?	Whilst the effects are location-specific, further greenfield land-take will be required over and above other options.
	8. To prevent contamination of land and support remediation as part of new development.		?	Location-specific
Water	9. To maintain and improve water quality and quantity	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on water quality? • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on water quantity? 	0	Potential effects associated with the demand for water and disposal of water, dependent on the type and location of development.
Air	10. To protect and improve Air Quality in Powys and in particular the Newtown Air Quality Management Area	<ul style="list-style-type: none"> • Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on NO2 levels in the Newtown Air Quality Management Area? 	N	Potentially negative effects depending on the type and location of development. Further development in Newtown, for example, is likely to adversely affect the AQMA.
Climatic Factors	11. To reduce flood risk.	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on flooding? 	0	Whilst the principal locations for development are likely to be the main settlements which are typically subject to flood risk (Newtown, Llanidloes and Builth Wells for example) ⁴⁹ because of their origins as river crossings, the extent of

⁴⁹ Powys County Council (2012) Strategic Flood Consequence Assessment at: http://pstatic.powys.gov.uk/fileadmin/Docs/Planning/LDP/Powys_Stage_1_SFCA.pdf

				likely impacts is much dependent upon the detail of development and opportunities for mitigation through sustainable drainage schemes, for example.
	12. To reduce greenhouse gas emissions.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on greenhouse gas emissions? 	N	Development will contribute to a rise in greenhouse gas emissions, both through the type of development and in employee travel to work.
Material Assets	13. To protect Mineral Resources from development that would preclude extraction.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on: <ul style="list-style-type: none"> Mineral Resources (existing mineral sites)? Utilities (known sites and infrastructure)? Transport Routes (trunk roads/national trails)? Specific Sites: <ul style="list-style-type: none"> Sennybridge Training Area? Montgomery Canal? Royal Welsh Agricultural Showground? 	0	Potential to compromise use of material assets but very much dependent upon location of development.
	14. To protect important material assets including strategic, transport and location specific infrastructure from incompatible development.		0	Potential to compromise use of material assets but very much dependent upon location of development.
Cultural Heritage	15. To understand, value, protect and enhance Powys historic environment including its diversity, local distinctiveness and heritage	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on buildings, sites and areas at risk / vulnerable? Will LDP objectives / policies / allocations have a positive, negative or neutral effect on? <ul style="list-style-type: none"> Listed buildings? Scheduled Ancient Monuments? Conservation areas? Historic Parks and Gardens? LANDMAP cultural landscape areas? 	N	Effects are dependent upon the precise scale and location of development, although could be relatively high compared to lower levels of development.
	16. To protect and enhance Welsh language and culture	<ul style="list-style-type: none"> Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on Welsh language and culture? 	P	Provision of employment opportunities will help to retain local people and thus sustain Welsh language and culture.
Landscape	17. To protect and enhance Powys' rich natural landscape	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on Powys' natural landscapes? 	0	Depending on location and scale of development, potential to compromise landscape assets.
Geodiversity	18. To protect Regionally Important Geodiversity Sites (RIGS) from incompatible	<ul style="list-style-type: none"> Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on RIGS sites? 	0	Depending on location, potential to compromise geodiversity assets.

	development			
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Option 2: Employment Land Provision: 49ha

SEA Directive Topic	SEA Objective	Guide Questions	Significance Assessment	Commentary
Biodiversity	<p>1. To protect and enhance all designated sites of nature conservation in the Plan area.</p> <p>2. To protect and enhance all species and habitats identified in the Powys Local Biodiversity Action Plan or Section 42 List.</p>	<ul style="list-style-type: none"> • Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on any sites designated for nature conservation through any of the following: <ul style="list-style-type: none"> - Loss of actual area? - Direct damage/loss to any designated feature(s)? - Indirect damage/loss arising from disturbance (noise, human, animal, material deposition, etc.) or altered hydrology/nutrient status/shelter or fragmentation from adjacent and nearby habitats etc.? • Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on species' range or population size? (For example through disturbance or loss of habitat connectivity). • Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on the total area and quality of existing habitats? • Will the LDP have a positive, negative or neutral effect on the amount and quality of existing connectivity between habitats? 	N	Depending on the location of this scale of development, biodiversity interests could be compromised, reflecting the complex and extensive distribution of protected habitats and species across the plan area. This might be through direct and indirect effects such as loss of habitat connectivity. Cumulatively development could exert a negative influence on biodiversity interests.
Population and Human Health	<p>3. 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).</p>	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on the provision of and accessibility (other than by car) to: <ul style="list-style-type: none"> - Local community services and facilities (including community, leisure, educational, health and religious facilities)? - Housing (including affordable housing and residential homes)? - Employment opportunities? • Will LDP objectives / policies / allocations have a positive, 	P	This scale of provision is likely to meet the needs of employment land of a suitable type and location. However, technical analysis ⁵⁰ indicates that apart from a few locations (Brecon, Ystradgynlais and Welshpool) there is a problem of over-supply across the Plan area and the need to target the provision of specific types of employment land in order to address particular demands.
	<p>4. Promote improvement in community safety.</p>		?	Not applicable at this scale of analysis

⁵⁰ Hyder et al (October 2012) Powys Employment Needs Assessment at: http://pstatic.powys.gov.uk/fileadmin/Docs/Planning/LDP/Core_Report.pdf

	5. Promote improvement in human health and opportunities for healthy living.	<p>negative or neutral effect on the quantity, quality and accessibility (other than by car) of open space provision?</p> <ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on crime levels or transport safety? 	PP	Provision of employment opportunities are an important part of maintaining human health and this scale of provision would contribute to meeting that need, providing it is properly targeted.
	6. To prevent or minimise exposure to potential sources of nuisance and risk to human health.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on levels of exposure to nuisance and risk to human health? (For example through proximity to “bad neighbour” uses). 	0	Potential for increased exposure to nuisances such as noise, traffic movements and poorer air quality in areas receiving significant new employment allocations.
Soil	7. To protect soils that are classified as being important for carbon storage and agriculture.	<ul style="list-style-type: none"> Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on: <ul style="list-style-type: none"> High quality agricultural land? Soil important for carbon storage? Amount of contaminated land? 	?	Whilst the effects are location-specific, further greenfield land-take will be required over and above other options.
	8. To prevent contamination of land and support remediation as part of new development.		?	Location-specific
Water	9. To maintain and improve water quality and quantity	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on water quality? Will LDP objectives / policies / allocations have a positive, negative or neutral effect on water quantity? 	0	Potential effects on demand for water and disposal of water, dependent on the type and location of development.
Air	10. To protect and improve Air Quality in Powys and in particular the Newtown Air Quality Management Area	<ul style="list-style-type: none"> Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on NO2 levels in the Newtown Air Quality Management Area? 	N	Potentially negative effects depending on the type and location of development. Further development in Newtown, for example, is likely to adversely affect the AQMA.
Climatic Factors	11. To reduce flood risk.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on flooding? 	0	Whilst the principal locations for development are likely to be the main settlements which are typically subject to flood risk (Newtown, Llanidloes and Builth Wells for example) ⁵¹ because of their origins as river crossings, the extent of likely impacts is much dependent upon the detail of development and opportunities for mitigation through sustainable drainage schemes, for example.
	12. To reduce greenhouse gas	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, 	N	Development will contribute to a rise in

⁵¹ Powys County Council (2012) Strategic Flood Consequence Assessment at: http://pstatic.powys.gov.uk/fileadmin/Docs/Planning/LDP/Powys_Stage_1_SFCA.pdf

	emissions.	negative or neutral effect on greenhouse gas emissions?		greenhouse gas emissions, both through the type of development and in employee travel to work.
Material Assets	13. To protect Mineral Resources from development that would preclude extraction.	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on: <ul style="list-style-type: none"> o Mineral Resources (existing mineral sites)? o Utilities (known sites and infrastructure)? o Transport Routes (trunk roads/national trails)? o Specific Sites: <ul style="list-style-type: none"> - Sennybridge Training Area? - Montgomery Canal? - Royal Welsh Agricultural Showground? 	0	Potential to compromise use of material assets but very much dependent upon location of development.
	14. To protect important material assets including strategic, transport and location specific infrastructure from incompatible development.		0	Potential to compromise use of material assets but very much dependent upon location of development.
Cultural Heritage	15. To understand, value, protect and enhance Powys historic environment including its diversity, local distinctiveness and heritage	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on buildings, sites and areas at risk / vulnerable? • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on? <ul style="list-style-type: none"> o Listed buildings? o Scheduled Ancient Monuments? o Conservation areas? o Historic Parks and Gardens? o LANDMAP cultural landscape areas? 	N	Effects are dependent upon the precise scale and location of development, although could be relatively high compared to lower levels of development.
	16. To protect and enhance Welsh language and culture		<ul style="list-style-type: none"> • Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on Welsh language and culture? 	P
Landscape	17. To protect and enhance Powys' rich natural landscape	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on Powys' natural landscapes? 	0	Depending on location and scale of development, potential to compromise landscape assets.
Geodiversity	18. To protect Regionally Important Geodiversity Sites (RIGS) from incompatible development	<ul style="list-style-type: none"> • Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on RIGS sites? 	0	Depending on location, potential to compromise geodiversity assets.

Option 3: Employment Land Provision: 56ha

SEA Directive Topic	SEA Objective	Guide Questions	Significance Assessment	Commentary
Biodiversity	<p>1. To protect and enhance all designated sites of nature conservation in the Plan area.</p> <p>2. To protect and enhance all species and habitats identified in the Powys Local Biodiversity Action Plan or Section 42 List.</p>	<ul style="list-style-type: none"> • Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on any sites designated for nature conservation through any of the following: <ul style="list-style-type: none"> - Loss of actual area? - Direct damage/loss to any designated feature(s)? - Indirect damage/loss arising from disturbance (noise, human, animal, material deposition, etc.) or altered hydrology/nutrient status/shelter or fragmentation from adjacent and nearby habitats etc.? • Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on species' range or population size? (For example through disturbance or loss of habitat connectivity). • Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on the total area and quality of existing habitats? • Will the LDP have a positive, negative or neutral effect on the amount and quality of existing connectivity between habitats? 	N	Depending on the location of this scale of development, biodiversity interests could be compromised, reflecting the complex and extensive distribution of protected habitats and species across the plan area. This might be through direct and indirect effects such as loss of habitat connectivity. Cumulatively development could exert a negative influence on biodiversity interests.
Population and Human Health	<p>3. 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).</p>	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on the provision of and accessibility (other than by car) to: <ul style="list-style-type: none"> - Local community services and facilities (including community, leisure, educational, health and religious facilities)? - Housing (including affordable housing and residential homes)? - Employment opportunities? 	P	This scale of provision is likely to readily meet the needs of employment land of a suitable type and location. However, technical analysis ⁵² indicates that apart from a few locations (Brecon, Ystradgynlais and Welshpool) there is a problem of over-supply across the Plan area and the need to target the provision of specific types of employment land in order to address particular demands.
	<p>4. Promote improvement in</p>	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, 	?	Not applicable at this scale of analysis

⁵² Hyder et al (October 2012) Powys Employment Needs Assessment at: http://pstatic.powys.gov.uk/fileadmin/Docs/Planning/LDP/Core_Report.pdf

	community safety.	negative or neutral effect on the quantity, quality and accessibility (other than by car) of open space provision? <ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on crime levels or transport safety? Will LDP objectives / policies / allocations have a positive, negative or neutral effect on levels of exposure to nuisance and risk to human health? (For example through proximity to “bad neighbour” uses). 		
	5. Promote improvement in human health and opportunities for healthy living.		PP	Provision of employment opportunities are an important part of maintaining human health and this scale of provision would contribute to meeting that need, providing it is properly targeted.
	6. To prevent or minimise exposure to potential sources of nuisance and risk to human health.		0	Potential for increased exposure to nuisances such as noise, traffic movements and poorer air quality in areas receiving significant new employment allocations.
Soil	7. To protect soils that are classified as being important for carbon storage and agriculture.	<ul style="list-style-type: none"> Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on: <ul style="list-style-type: none"> High quality agricultural land? Soil important for carbon storage? Amount of contaminated land? 	?	Whilst the effects are location-specific, further greenfield land-take will be required over and above other options.
	8. To prevent contamination of land and support remediation as part of new development.		?	Location-specific
Water	9. To maintain and improve water quality and quantity	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on water quality? Will LDP objectives / policies / allocations have a positive, negative or neutral effect on water quantity? 	0	Potential effects on demand for water and disposal of water, dependent on the type and location of development.
Air	10. To protect and improve Air Quality in Powys and in particular the Newtown Air Quality Management Area	<ul style="list-style-type: none"> Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on NO2 levels in the Newtown Air Quality Management Area? 	N	Potentially negative effects depending on the type and location of development. Further development in Newtown, for example, is likely to adversely affect the AQMA.
Climatic Factors	11. To reduce flood risk.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on flooding? 	N	Development is likely to reinforce existing patterns of flood risk which is a significant issue in some of the major settlements in the Plan area (Newtown, Llanidloes and Builth Wells for example) ⁵³ . Significant new investment in flood defences may be required in some areas.

⁵³ Powys County Council (2012) Strategic Flood Consequence Assessment at: http://pstatic.powys.gov.uk/fileadmin/Docs/Planning/LDP/Powys_Stage_1_SFCA.pdf

	12. To reduce greenhouse gas emissions.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on greenhouse gas emissions? 	N	Development will contribute to a rise in greenhouse gas emissions, both through the type of development and in employee travel to work.
Material Assets	13. To protect Mineral Resources from development that would preclude extraction.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on: <ul style="list-style-type: none"> Mineral Resources (existing mineral sites)? Utilities (known sites and infrastructure)? Transport Routes (trunk roads/national trails)? Specific Sites: <ul style="list-style-type: none"> Sennybridge Training Area? Montgomery Canal? Royal Welsh Agricultural Showground? 	0	Potential to compromise use of material assets but very much dependent upon location of development.
	14. To protect important material assets including strategic, transport and location specific infrastructure from incompatible development.		0	Potential to compromise use of material assets but very much dependent upon location of development.
Cultural Heritage	15. To understand, value, protect and enhance Powys historic environment including its diversity, local distinctiveness and heritage	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on buildings, sites and areas at risk / vulnerable? Will LDP objectives / policies / allocations have a positive, negative or neutral effect on? <ul style="list-style-type: none"> Listed buildings? Scheduled Ancient Monuments? Conservation areas? Historic Parks and Gardens? LANDMAP cultural landscape areas? 	N	Depending on location, potential to compromise cultural heritage assets, particularly in sensitive smaller settlements.
	16. To protect and enhance Welsh language and culture	<ul style="list-style-type: none"> Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on Welsh language and culture? 	P	Provision of employment opportunities will help to retain local people and thus sustain Welsh language and culture.
Landscape	17. To protect and enhance Powys' rich natural landscape	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on Powys' natural landscapes? 	0	Depending on location and scale of development, potential to compromise landscape assets.
Geodiversity	18. To protect Regionally Important Geodiversity Sites (RIGS) from incompatible development	<ul style="list-style-type: none"> Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on RIGS sites? 	0	Depending on location, potential to compromise geodiversity assets.

Option 4: Employment Land Provision: 15ha

SEA Directive Topic	SEA Objective	Guide Questions	Significance Assessment	Commentary
Biodiversity	<p>1. To protect and enhance all designated sites of nature conservation in the Plan area.</p> <p>2. To protect and enhance all species and habitats identified in the Powys Local Biodiversity Action Plan or Section 42 List.</p>	<ul style="list-style-type: none"> • Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on any sites designated for nature conservation through any of the following: <ul style="list-style-type: none"> - Loss of actual area? - Direct damage/loss to any designated feature(s)? - Indirect damage/loss arising from disturbance (noise, human, animal, material deposition, etc.) or altered hydrology/nutrient status/shelter or fragmentation from adjacent and nearby habitats etc.? • Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on species' range or population size? (For example through disturbance or loss of habitat connectivity). • Will the LDP objectives / policies / allocations have a positive, negative or neutral effect on the total area and quality of existing habitats? • Will the LDP have a positive, negative or neutral effect on the amount and quality of existing connectivity between habitats? 	0	Development of this scale is unlikely to have an impact across the plan area assuming that sites will be distributed between existing employment areas.
Population and Human Health	<p>3. 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).</p>	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on the provision of and accessibility (other than by car) to: <ul style="list-style-type: none"> - Local community services and facilities (including community, leisure, educational, health and religious facilities)? - Housing (including affordable housing and residential homes)? - Employment opportunities? • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on the quantity, quality and 	0	This scale of provision is likely to have a neutral effect as a contribution to the supply of suitable sizes and types of site in appropriate locations to meet the demand for employment land. Technical analysis ⁵⁴ indicates that apart from a few locations (Brecon, Ystradgynlais and Welshpool) there is a problem of over-supply across the Plan area and the need to target the provision of specific types of employment land in order to address particular demands.

⁵⁴ Hyder et al (October 2012) Powys Employment Needs Assessment at: http://pstatic.powys.gov.uk/fileadmin/Docs/Planning/LDP/Core_Report.pdf

	4. Promote improvement in community safety.	<ul style="list-style-type: none"> accessibility (other than by car) of open space provision? Will LDP objectives / policies / allocations have a positive, negative or neutral effect on crime levels or transport safety? Will LDP objectives / policies / allocations have a positive, negative or neutral effect on levels of exposure to nuisance and risk to human health? (For example through proximity to “bad neighbour” uses). 	?	Not applicable at this scale of analysis.
	5. Promote improvement in human health and opportunities for healthy living.		P	The provision of employment opportunities is an important part of maintaining human health. This modest scale of provision could help to enhance these opportunities.
	6. To prevent or minimise exposure to potential sources of nuisance and risk to human health.		0	“Potential for increased exposure to nuisances such as noise, traffic movements and poorer air quality in areas receiving significant new employment allocations”.
Soil	7. To protect soils that are classified as being important for carbon storage and agriculture.	<ul style="list-style-type: none"> Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on: <ul style="list-style-type: none"> High quality agricultural land? Soil important for carbon storage? Amount of contaminated land? 	?	Location-specific
	8. To prevent contamination of land and support remediation as part of new development.		?	Location-specific
Water	9. To maintain and improve water quality and quantity	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on water quality? Will LDP objectives / policies / allocations have a positive, negative or neutral effect on water quantity? 	0	Minimal land-take will have limited or no effect on water resources.
Air	10. To protect and improve Air Quality in Powys and in particular the Newtown Air Quality Management Area	<ul style="list-style-type: none"> Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on NO2 levels in the Newtown Air Quality Management Area? 	0	Minimal land-take will have limited or no effect on air resources unless the full allocation is directed to Newtown.
Climatic Factors	11. To reduce flood risk.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on flooding? 	0	Minimal land-take will have limited or no effect on floodrisk.
	12. To reduce greenhouse gas emissions.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on greenhouse gas emissions? 	0	Minimal land-take will have limited or no effect on greenhouse gas emissions.
Material Assets	13. To protect Mineral Resources from development that would preclude extraction.	<ul style="list-style-type: none"> Will LDP objectives / policies / allocations have a positive, negative or neutral effect on: <ul style="list-style-type: none"> Mineral Resources (existing mineral sites)? 	0	Minimal land-take will protect material assets.

	14. To protect important material assets including strategic, transport and location specific infrastructure from incompatible development.	<ul style="list-style-type: none"> o Utilities (known sites and infrastructure)? o Transport Routes (trunk roads/national trails)? o Specific Sites: <ul style="list-style-type: none"> - Sennybridge Training Area? - Montgomery Canal? - Royal Welsh Agricultural Showground? 	0	Minimal land-take will protect material assets.
Cultural Heritage	15. To understand, value, protect and enhance Powys historic environment including its diversity, local distinctiveness and heritage	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on buildings, sites and areas at risk / vulnerable? • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on? <ul style="list-style-type: none"> o Listed buildings? o Scheduled Ancient Monuments? o Conservation areas? o Historic Parks and Gardens? o LANDMAP cultural landscape areas? 	0	Minimal land-take will protect material assets.
	16. To protect and enhance Welsh language and culture	<ul style="list-style-type: none"> • Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on Welsh language and culture? 	0	Modest provision could limit opportunities for the retention of local people.
Landscape	17. To protect and enhance Powys' rich natural landscape	<ul style="list-style-type: none"> • Will LDP objectives / policies / allocations have a positive, negative or neutral effect on Powys' natural landscapes? 	0	Minimal land-take will protect landscapes.
Geodiversity	18. To protect Regionally Important Geodiversity Sites (RIGS) from incompatible development	<ul style="list-style-type: none"> • Will LDP objectives/ policies / allocations have a positive, negative or neutral effect on RIGS sites? 	0	Minimal land-take will protect geodiversity.

Commentary:

Option	Commentary
<p>Option 1: Employment Land Provision: 40ha</p>	<p>Overall effects:</p> <p>This scale of development is likely to yield a number of negative effects which impact on the option's sustainability performance. This reflects the likely location and type of development, concentrated in accessible areas, thereby contributing to increased emissions (both directly and indirectly through employee travel), flood risk and the potential impact on biodiversity and cultural heritage resources. Positive effects are likely to accrue from increased employment opportunities, benefitting the health and retention of local people and their culture. Mixed potential impacts on landscape and geodiversity resources are predicted, but these impacts are very much dependent on the type, scale and location of development, with office development having a different visual impact to warehousing, for example. The mitigation of negative effects could help to improve the sustainability performance of the option, particularly through the careful location of development (perhaps extending existing sites, for example), and attention to design such that landscape impacts are minimised.</p> <p>Cumulative/Synergistic/Temporal effects:</p> <p>Cumulative impacts are likely to be authority wide and realised over the longer term.</p>
<p>Option 2: Employment Land Provision: 49ha</p>	<p>Overall effects:</p> <p>Positive effects are likely to accrue from increased employment opportunities, benefitting health and retention of local people and their culture. Mixed potential impacts on landscape and geodiversity resources are predicted, but these impacts are very much dependent on the type, scale and location of development, with office development having a different visual impact to warehousing, for example. This scale of development is likely to yield a number of negative effects which impact on the option's sustainability performance. This reflects the likely location and type of development, concentrated in accessible areas, thereby contributing to increased emissions (both directly and indirectly through employee travel), flood risk and the potential impact on biodiversity and cultural heritage resources. The mitigation of negative effects could help to improve the sustainability performance of the option, particularly through the careful location of development (perhaps extending existing sites, for example), and attention to design such that landscape impacts are minimised. Compared to Option 1, both positive and negative effects are likely to be amplified.</p> <p>Cumulative/Synergistic/Temporal effects:</p> <p>Cumulative impacts are likely to be authority wide and realised over the longer term.</p>
<p>Option 3: Employment Land Provision: 56ha</p>	<p>Overall effects:</p> <p>Positive effects are likely to accrue from increased employment opportunities, benefitting health and retention of local people and their culture. This scale of development is likely to yield a number of negative effects which impact on the option's sustainability performance. This reflects the likely location and type of development, concentrated in accessible areas, thereby contributing to increased emissions (both directly and indirectly through employee travel), flood risk and the potential impact on biodiversity and cultural heritage resources. Mixed potential impacts on landscape and geodiversity resources are predicted, but these impacts are very much dependent on the type, scale and location of development, with office development having a different visual impact to</p>

Option	Commentary
	<p>warehousing, for example. The mitigation of negative effects could help to improve the sustainability performance of the option, particularly through the careful location of development (perhaps extending existing sites, for example), and attention to design such that landscape impacts are minimised. Compared to Options 1 and 3, both positive and negative effects are likely to be amplified.</p> <p>Cumulative/Synergistic/Temporal effects:</p> <p>Cumulative impacts are likely to be authority wide and realised over the longer term.</p>
<p>Option 4: Employment Land Provision: 15ha</p>	<p>Overall effects:</p> <p>The effects overall are likely to be neutral, reflecting a relatively small land take and the consequent opportunity to absorb such development incrementally. Environmental impacts are consequently likely to be limited, balanced by the effects associated with restricted provision of additional employment opportunities and the potential impacts on local culture that the out-migration of local people seeking employment opportunities might have.</p> <p>Cumulative/Synergistic/Temporal effects:</p> <p>Cumulative impacts are likely to be localised and realised over the short and medium term.</p>