

Sustainability Appraisal Report Powys Local Development Plan, April 2015

Appendix 1 – SWOT Analysis Report

Overview

As part of the Sustainability Appraisal for the Powys Local Development Plan a SWOT Assessment was undertaken of the key issues and considerations identified for the Powys Local Development Plan (LDP). These were identified by Stakeholders to inform the Preferred Strategy 2012 and have been updated based on comments received and are listed in the Draft Deposit LDP.

The SWOT assessment identifies the **S**trengths, **W**eaknesses, **O**pportunities and **T**hreats facing the county of Powys.

The results of this SWOT have been used to consider how the LDP can protect and enhance the sustainability of Powys and its communities. The SWOT is based on five sustainability capitals which are: environmental, infrastructure, social, human and financial.

Methodology

The SWOT was undertaken using a matrix, as set out below. The relevant parts of each key issue have been highlighted in grey text like this.

Following the matrix, an analysis is provided which identifies the main impacts (Strengths, Weaknesses, Opportunities and Threats) facing Powys and how the LDP has sought to address these through its objectives. Where appropriate recommendations have been made to improve the sustainability of the LDP's objectives.

SWOT Matrix

Strengths				
environmental capital	infrastructure capital	social capital	human capital	financial capital
How does this protect and enhance natural resources and ecosystem services?	How does this enhance buildings, infrastructure, spaces for living/ work /leisure, material assets, and offer equal access to other resources?	How does this enhance mixed social networks employment, trust participation, relationships, respect, community cohesion, equality?	How does this enhance people's capabilities, mental and physical health, and motivations?	How does this deliver long-term value for money and/or create economic value-added?
Consideration 11 - As a rural county, Powys' natural resources and ecosystems are important for carbon storage (soil and vegetation), renewable energy generation, food, materials, water, flood alleviation, recreation and amenity. The LDP must manage development carefully to protect these resources and reconcile competing demands.	Consideration 1 - Powys has a wide economic base focussed on agriculture, tourism, manufacturing, the public sector, and services and supports a high number of SMEs with few large private sector companies. Challenges in these sectors such as the global economy and constraints on public sector finance and European funding will have significant implications for these	Consideration 2 - The manufacturing sector is economically important in certain parts of the county such as the Severn Valley and Ystradgynlais areas, probably reflecting the proximity to motorway networks, workforce skills and availability, external markets and historic public sector investment in these areas.		

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<p>Consideration 12 - Powys' important internationally, nationally and locally designated sites of biodiversity and geodiversity interest as well as sites of importance in the wider environment should be protected and enhanced. Wildlife corridors such as hedgerows and streams are important for many species and should also be protected.</p> <p>Consideration 13 - The landscape of Powys is extremely diverse and includes upland landscapes and valleys that are scenically and historically important. Development which impacts on the landscape must be carefully managed and appropriately designed particularly in terms of visual impact.</p> <p>Consideration 14 - Powys has an exceptional historic</p>	<p>sectors and the economy of Powys.</p> <p>Consideration 7 - The county shows relatively high employment rates coupled with lower levels of unemployment and inactivity fuelled by very high levels of self-employment and part-time employment. There is also a dominance of micro and small businesses and high levels of new business start-ups in the county.</p> <p>Consideration 10 - Tourism is important to the Powys economy, although employment can sometimes be seasonal and part-time. Visitors to Powys are drawn to the area for its outstanding scenery, heritage and recreational activities. Protecting these attractions and supporting a sustainable and year-round tourism sector is a must for the LDP.</p>			
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<p>environment and contains 13% of Wales' listed buildings and 22% of Wales' Scheduled Ancient Monuments. However, a fifth of its listed buildings are considered to be 'at risk' or vulnerable. Some archaeological sites and their settings, notably Offa's Dyke, are being eroded and compromised by development.</p> <p>Consideration 15 - Many of Powys's towns and villages have conservation areas protecting their distinct character and architecture. It is important to protect and enhance local distinctiveness through good quality and sensitively designed development.</p>				
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Weaknesses

environmental capital	infrastructure capital	social capital	human capital	financial capital
How does this have a negative impact on natural resources and ecosystem services?	How does this have a negative impact on buildings, spaces for living/ work /leisure, material assets and weaken equal access to other resources?	How does this work against the creation of mixed social networks, employment, trust, participation, relationships, respect, community cohesion, equality?	How does this project undermine people's capabilities, mental and physical health, and motivations?	How does this undermine our financial viability now and in the future?
	<p>Consideration 1 - Powys has a wide economic base focussed on agriculture, tourism, manufacturing, the public sector, and services and supports a high number of SMEs with few large private sector companies. Challenges in these sectors such as the global economy and constraints on public sector finance and European funding will have significant implications for these sectors and the economy of Powys.</p>	<p>Consideration 2 - The manufacturing sector is economically important in certain parts of the county such as the Severn Valley and Ystradgynlais areas, probably reflecting the proximity to motorway networks, workforce skills and availability, external markets and historic public sector investment in these areas.</p>	<p>Consideration 16 - Most settlements in Powys are located in valleys close to rivers which are susceptible to flooding. New development must be directed away from areas at high risk from flooding and must not increase flood risk elsewhere, and where possible should aid the reduction or better management of existing flood risk for communities, infrastructure and businesses. Powys is also important as an upstream catchment for several</p>	<p>Consideration 1 - Powys has a wide economic base focussed on agriculture, tourism, manufacturing, the public sector, and services and supports a high number of SMEs with few large private sector companies. Challenges in these sectors such as the global economy and constraints on public sector finance and European funding will have significant implications for these sectors and the economy of Powys.</p>

	<p>Consideration 3 - An ageing stock of manufacturing premises is placing competitive pressure on this sector. Refurbishment of premises or re-location to modern, energy efficient premises depending upon development viability (costs of development often exceed end values) is anticipated.</p> <p>Consideration 10 - Tourism is important to the Powys economy, although employment can sometimes be seasonal and part-time. Visitors to Powys are drawn to the area for its outstanding scenery, heritage and recreational activities. Protecting these attractions and supporting a sustainable and year-round tourism sector is a must for the LDP.</p> <p>Consideration 22 -</p>		<p>major rivers including the Rivers Wye and Severn for water storage and alleviating flooding downstream.</p> <p>Consideration 19 - Powys has an ageing population and it is projected that 32% of the population will be aged over 65 by 2026. The needs of the ageing population, such as access to services and public transport, and accommodation requirements must be taken into account.</p> <p>Consideration 20 - Low wages, poor employment opportunities, the lack of university education opportunities, and high housing costs are considered to be main reasons for the net outward migration of young adults from the county. Maintaining levels of young adults is important if the size of</p>	<p>Consideration 3 - An ageing stock of manufacturing premises is placing competitive pressure on this sector. Refurbishment of premises or re-location to modern, energy efficient premises depending upon development viability (costs of development often exceed end values) is anticipated.</p> <p>Consideration 22 - House building averaged 194 dwellings per annum between 2009 and 2013 which is below the projected housing need. The economic recession /downturn limited the availability of development finance and mortgages. The LDP will need to consider how its policies can assist in the construction of dwellings in order to meet need.</p> <p>Consideration 36 - In</p>
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	<p>House building averaged 194 dwellings per annum between 2009 and 2013 which is below the projected housing need. The economic recession /downturn limited the availability of development finance and mortgages. The LDP will need to consider how its policies can assist in the construction of dwellings in order to meet need.</p> <p>Consideration 35 - Powys has no general hospital so access to out-of-county health care provision is important for the county's population.</p> <p>Consideration 37 - Frequent and regular public transport services are predominantly limited to key strategic road and rail routes in the county, such as the Traws Cambria bus service between Merthyr Tydfil and Newtown.</p>		<p>workforce is to be sustained.</p>	<p>spite of rising fuel costs, car ownership is high reflecting the rural and dispersed population of the county and the high costs associated with public transport provision.</p> <p>Consideration 38 - Future development and regeneration opportunities in some parts of Powys are reliant on transport network improvements such as the Newtown bypass.</p>
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	<p>Consideration 41 - Utility infrastructure, such as public sewers, sewage treatment works and mains gas supply, are not available in all parts of the county or are operating at capacity which can act as a constraint to development.</p>			
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Opportunities

environmental capital How could this better contribute to protecting and enhancing natural resources and ecosystem services?	infrastructure capital In what ways could this raise the quality, efficiency and usability of buildings, spaces for living/ work /leisure, material assets, and equal access to other resources?	social capital What opportunities can you see to boost mixed social networks, employment, trust, participation, respect, relationships, community cohesion, equality?	human capital <i>How could this better enhance people's capabilities, mental and physical health, and motivations?</i>	financial capital What opportunities are there to use finance and/or accounting models to offer greater value for money, now and in the long-term?
<p>Consideration 16 - Most settlements in Powys are located in valleys close to rivers which are susceptible to flooding. New development must be directed away from areas at high risk from flooding and must not increase flood risk elsewhere, and where possible should aid the reduction or better management of existing flood risk for communities, infrastructure and businesses. Powys is also important as an upstream catchment for several</p>	<p>Consideration 6 - A range of employment sites and supportive policies are needed to meet the employment needs and demands of businesses, particularly given the size of Powys and dispersed settlement pattern.</p> <p>Consideration 7 - The county shows relatively high employment rates coupled with lower levels of unemployment and inactivity fuelled by very high levels of self-employment and part-time</p>	<p>Consideration 2 - The manufacturing sector is economically important in certain parts of the county such as the Severn Valley and Ystradgynlais areas, probably reflecting the proximity to motorway networks, workforce skills and availability, external markets and historic public sector investment in these areas.</p> <p>Consideration 4 - Rising energy costs and peak oil are impacting on all economic sectors given</p>	<p>Consideration 5 - Sustainable travel to work opportunities should be promoted through the LDP co-locating employment, housing and public transport and supporting home-working.</p> <p>Consideration 17 - Where possible and appropriately located, development should be directed to brownfield sites (previously developed land) and re-use vacant buildings in order to protect greenfield land,</p>	<p>Consideration 30 - An Affordable Housing Target, expressed as numbers of homes, will be set by the LDP although this will need to reflect development viability. Innovative policies to enable house builders in the private sector to provide affordable housing should be considered through the LDP.</p>

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<p>major rivers including the Rivers Wye and Severn for water storage and alleviating flooding downstream.</p> <p>Consideration 17 - Where possible and appropriately located, development should be directed to brownfield sites (previously developed land) and re-use vacant buildings in order to protect greenfield land, assist in the remediation of contaminated land and facilitate regeneration opportunities.</p> <p>Consideration 18 - The LDP must protect air, water and land resources and quality, prevent pollution and in appropriate development and deal with the consequences of climate change. For instance, it should support: the protection of quality of the water environment in line</p>	<p>employment. There is also a dominance of micro and small businesses and high levels of new business start-ups in the county.</p> <p>Consideration 8 - Activities and initiatives that support social and economic regeneration must be supported by the LDP.</p> <p>Consideration 9 - One of Powys' most prominent assets is the distinctive quality of its towns and villages. The economic climate and online shopping present significant challenges for the county's town centres and have led to vacancies in some towns. The LDP will need to support the resilience and renaissance of town centres by enabling a mix of uses, whilst at the same time facilitating sustainable rural retail provision and enabling the opportunities</p>	<p>the rural geography of the county. Adapting to these changes and the transition to a low carbon / green economy to ensure a more sustainable and resilient economy needs to be supported by the LDP.</p> <p>Consideration 31 - Levels of Welsh language use vary across the county with higher usage found in the west and south-west, although there are concerns that usage is falling in these traditional language strongholds. The LDP needs to consider how it can contribute to promoting the use of the language and protecting Welsh culture.</p> <p>Consideration 34 - To support the provision and retention of community facilities and seek contributions from development to provision</p>	<p>assist in the remediation of contaminated land and facilitate regeneration opportunities.</p> <p>Consideration 19 - Powys has an ageing population and it is projected that 32% of the population will be aged over 65 by 2026. The needs of the ageing population, such as access to services and public transport, and accommodation requirements must be taken into account.</p> <p>Consideration 20 - Low wages, poor employment opportunities, the lack of university education opportunities, and high housing costs are considered to be main reasons for the net outward migration of young adults from the county. Maintaining levels of young adults is important if the size of workforce is to be</p>	
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<p>with the Water Framework Directive; the reduction of greenhouse gas emissions in line with Welsh Government targets (3% each year from 2011); and ensure that Special Areas of Conservation (SACs) in Powys do not suffer from increased levels of nitrogen deposition as a result of development in Powys.</p> <p>Consideration 27 - Allotments should be protected from development and further provision encouraged enabling more locally grown produce, community cohesion and healthy lifestyles.</p> <p>Consideration 42 - Encouraging the conservation of water, reducing the demand for water and minimising the effects of water abstraction on the natural</p>	<p>of e-commerce to be realised.</p> <p>Consideration 10 - Tourism is important to the Powys economy, although employment can sometimes be seasonal and part-time. Visitors to Powys are drawn to the area for its outstanding scenery, heritage and recreational activities. Protecting these attractions and supporting a sustainable and year-round tourism sector is a must for the LDP.</p> <p>Consideration 19 - Powys has an ageing population and it is projected that 32% of the population will be aged over 65 by 2026. The needs of the ageing population, such as access to services and public transport, and accommodation requirements must be taken into account.</p>	<p>where appropriate.</p> <p>Consideration 40 - Facilitate broadband access throughout the county to enable socio-economic opportunities and electronic access to services to be improved.</p>	<p>sustained.</p> <p>Consideration 24 - The average household size in Powys is projected to decrease from 2.24 persons in 2011 to 2.13 persons in 2026 (based on the 2011-based Local Authority Population Projections produced by the Welsh Government). Smaller households, and changes to the welfare system, will increase the need and demand for 1 and 2 bedroom properties, although these must be designed with adequate amenity space.</p> <p>Consideration 25 - Obesity levels and related health problems are increasing amongst Powys' population. Development should be located and designed to enable and encourage active and healthy lifestyles.</p>	
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<p>environment and important ecological habitats.</p> <p>Consideration 43 - The energy requirements of development should be minimised and renewable energy opportunities grasped wherever feasible.</p> <p>Consideration 44 - Utilisation of Powys's renewable energy resource and associated infrastructure should be supported where cumulative, environmental, socio-economic effects are acceptable.</p> <p>Consideration 45 - To reduce levels of waste sent to landfill, and to provide a range and choice of sites across the county to support waste management operations.</p> <p>Consideration 47 -</p>	<p>Consideration 21 - The population of the county is projected to grow as a result of people moving into the county leading to a requirement for more dwellings which the LDP must plan in sustainable locations.</p> <p>Consideration 22 - House building averaged 194 dwellings per annum between 2009 and 2013 which is below the projected housing need. The economic recession /downturn limited the availability of development finance and mortgages. The LDP will need to consider how its policies can assist in the construction of dwellings in order to meet need.</p> <p>Consideration 23 - Powys has a dispersed rural population with nearly 60% of the population living in villages, hamlets and rural areas. The housing needs</p>		<p>Consideration 26 - Any shortfall in the provision of space and facilities for play, recreation and sport should be met wherever possible through development opportunities.</p> <p>Consideration 27 - Allotments should be protected from development and further provision encouraged enabling more locally grown produce, community cohesion and healthy lifestyles.</p> <p>Consideration 40 - Facilitate broadband access throughout the county to enable socio-economic opportunities and electronic access to services to be improved.</p>	
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<p>Ensuring the sustainable management and safeguarding of important mineral resources found in Powys, such as the South Wales Coal Field in the Ystradgynlais area.</p>	<p>of rural areas must be addressed as well as those of larger towns and villages.</p> <p>Consideration 28 - Increasing energy bills combined with extreme weather events are causing fuel poverty amongst households living in energy inefficient properties. Sympathetic retro-fitting of existing properties and designing new development to be energy efficient should be facilitated by the LDP.</p> <p>Consideration 30 - An Affordable Housing Target, expressed as numbers of homes, will be set by the LDP although this will need to reflect development viability. Innovative policies to enable house builders in the private sector to provide affordable housing should be considered through the LDP.</p>			
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	<p>Consideration 32 - One of the challenges for the LDP given the rural nature of Powys and its dispersed population will be to direct development to accessible locations which ideally provide a choice of transport modes such as walking, cycling and public transport.</p> <p>Consideration 33 - Need to direct development to locations that are best served by existing and potential infrastructure and services and ensure that the location of development is co-ordinated with the review of public service provision.</p> <p>Consideration 34 - To support the provision and retention of community facilities and seek contributions from development to provision where appropriate.</p>			
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	<p>Consideration 38 - Future development and regeneration opportunities in some parts of Powys are reliant on transport network improvements such as the Newtown bypass.</p> <p>Consideration 39 - Improvements to the transport infrastructure are important within Powys and to connect Powys with adjoining regions. The LDP must safeguard the routes of planned improvements and seek contributions from development towards improvements where appropriate.</p> <p>Consideration 40 - Facilitate broadband access throughout the county to enable socio-economic opportunities and electronic access to services to be improved.</p> <p>Consideration 45 - To</p>			
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	<p>reduce levels of waste sent to landfill, and to provide a range and choice of sites across the county to support waste management operations.</p> <p>Consideration 46 - Ensuring Powys contributes to the regional supply of aggregates and the encouragement of minerals transportation by rail.</p> <p>Consideration 48 - Safeguarding and supporting the MoD's Sennybridge Training Area on Mynydd Epynt as a nationally important military training area.</p>			
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Threats and Risks

environmental capital <i>What are the environmental threats and risks facing your approach?</i>	infrastructure capital <i>What are the risks to infrastructure facing your approach?</i>	social capital <i>What are the social / community based risks facing your approach to service delivery?</i>	human capital <i>What are the human resource capacity and capability risks facing your approach?</i>	financial capital <i>What are the financial risks facing your approach? What are the threats to being able to deliver value for money and viability?</i>
<p>Consideration 11 - As a rural county, Powys' natural resources and ecosystems are important for carbon storage (soil and vegetation), renewable energy generation, food, materials, water, flood alleviation, recreation and amenity. The LDP must manage development carefully to protect these resources and reconcile competing demands.</p> <p>Consideration 12 - Powys' important internationally, nationally and locally designated</p>	<p>Consideration 1 - Powys has a wide economic base focussed on agriculture, tourism, manufacturing, the public sector, and services and supports a high number of SMEs with few large private sector companies. Challenges in these sectors such as the global economy and constraints on public sector finance and European funding will have significant implications for these sectors and the economy of Powys.</p> <p>Consideration 10 -</p>	<p>Consideration 2 - The manufacturing sector is economically important in certain parts of the county such as the Severn Valley and Ystradgynlais areas, probably reflecting the proximity to motorway networks, workforce skills and availability, external markets and historic public sector investment in these areas.</p> <p>Consideration 31 - Levels of Welsh language use vary across the county with higher usage found in the west and south-west, although there are</p>	<p>Consideration 25 - Obesity levels and related health problems are increasing amongst Powys' population. Development should be located and designed to enable and encourage active and healthy lifestyles.</p> <p>Consideration 28 - Increasing energy bills combined with extreme weather events are causing fuel poverty amongst households living in energy inefficient properties. Sympathetic retro-fitting of existing</p>	<p>Consideration 3 - An ageing stock of manufacturing premises is placing competitive pressure on this sector. Refurbishment of premises or re-location to modern, energy efficient premises depending upon development viability (costs of development often exceed end values) is anticipated.</p> <p>Consideration 4 - Rising energy costs and peak oil are impacting on all economic sectors given the rural geography of the county. Adapting to these</p>

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<p>sites of biodiversity and geodiversity interest as well as sites of importance in the wider environment should be protected and enhanced. Wildlife corridors such as hedgerows and streams are important for many species and should also be protected.</p> <p>Consideration 13 - The landscape of Powys is extremely diverse and includes upland landscapes and valleys that are scenically and historically important. Development which impacts on the landscape must be carefully managed and appropriately designed particularly in terms of visual impact.</p> <p>Consideration 14 - Powys has an exceptional historic environment and contains 13% of Wales' listed buildings and 22% of</p>	<p>Tourism is important to the Powys economy, although employment can sometimes be seasonal and part-time. Visitors to Powys are drawn to the area for its outstanding scenery, heritage and recreational activities. Protecting these attractions and supporting a sustainable and year-round tourism sector is a must for the LDP.</p> <p>Consideration 48 - Safeguarding and supporting the MoD's Sennybridge Training Area on Mynydd Epynt as a nationally important military training area.</p>	<p>concerns that usage is falling in these traditional language strongholds. The LDP needs to consider how it can contribute to promoting the use of the language and protecting Welsh culture.</p>	<p>properties and designing new development to be energy efficient should be facilitated by the LDP.</p> <p>Consideration 29 - A combination of high house prices and a low wage economy makes housing unaffordable to a significant proportion of Powys' households. Provisional findings of the 2011 LHMA update indicate 40% of Powys' households are unable to rent or buy on the open market.</p>	<p>changes and the transition to a low carbon / green economy to ensure a more sustainable and resilient economy needs to be supported by the LDP.</p> <p>Consideration 9 - One of Powys' most prominent assets is the distinctive quality of its towns and villages. The economic climate and online shopping present significant challenges for the county's town centres and have led to vacancies in some towns. The LDP will need to support the resilience and renaissance of town centres by enabling a mix of uses, whilst at the same time facilitating sustainable rural retail provision and enabling the opportunities of e-commerce to be realised.</p> <p>Consideration 29 - A combination of high house prices and a low wage</p>
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<p>Wales' Scheduled Ancient Monuments. However, a fifth of its listed buildings are considered to be 'at risk' or vulnerable. Some archaeological sites and their settings, notably Offa's Dyke, are being eroded and compromised by development.</p> <p>Consideration 15 - Many of Powys's towns and villages have conservation areas protecting their distinct character and architecture. It is important to protect and enhance local distinctiveness through good quality and sensitively designed development.</p>				<p>economy makes housing unaffordable to a significant proportion of Powys' households. Provisional findings of the 2011 LHMA update indicate 40% of Powys' households are unable to rent or buy on the open market.</p>
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Summary of the Key Impacts and the Response by the LDP

Key Impact	Addressed by LDP Objective?	Recommendation
Strengths		
Important natural resources, ecosystems, biodiversity, geodiversity, landscape, historic environment	Supported by LDP Objective 11 – Natural Heritage	Geodiversity should be included in LDP Objective 11
Wide economic base	Supported by Objective 6 – Vibrant Economy	
High employment, high self-employment low unemployment	Whilst the LDP in itself cannot create employment several of its objectives support employment e.g. <ul style="list-style-type: none"> • LDP Objective 1 – Meeting future Needs - through allocating employment land. • LDP Objective 6 – Vibrant Economy. 	
Weaknesses		
Few large private sector companies	The LDP provides the opportunity for larger companies to invest/ develop / grow in Powys through several of its objectives	

	<p>e.g.</p> <ul style="list-style-type: none"> • LDP Objective 1 – Meeting future Needs - through allocating employment land. • LDP Objective 6 – Vibrant Economy. • LDP Objective 7 – Key Economic Sectors • LDP Objective 8 – Regeneration 	
Ageing manufacturing premises	LDP Objective 1 – Meeting Future Needs provides land for employment which could accommodate more modern premises.	
Tourism employment is seasonal and part-time	LDP Objective 7 – Key Economic Sectors supports year-round tourism. Changing the part-time nature of tourism jobs is outside the direct remit of the LDP.	
House-building not meeting housing need	LDP Objective 1 – Meeting future needs, provides land for dwellings to meet future housing needs. This includes an over-allocation.	
Limited availability of development finance and mortgages	This is a fiscal / lending matter beyond the control of the LDP, so there is no LDP Objective relating to this impact.	
No general hospital within Powys	<p>LDP has limited impact here because there is no general hospital in Powys. However:</p> <ul style="list-style-type: none"> • LDP Objective 2 –Sustainable Settlements and Communities, directs higher levels of development to larger 	

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	<p>settlements, some of which have health services.</p> <ul style="list-style-type: none"> • LDP Objective 9 – Infrastructure and Services facilitates access infrastructure to the general hospitals located outside Powys • LDP Objective 14 – Healthy Lifestyles aims to encourage active, healthy lifestyles. 	
Limited public transport and high cost of private transport	<p>LDP Objective 2 – Sustainable Settlements and Communities, directs higher levels of development to larger settlements which have better public transport opportunities than smaller settlements.</p> <p>LDP Objective 9 – Infrastructure and Services supports the provision of services to Powys’s communities which includes public transport.</p>	
Limited utility infrastructure	<p>Capacity constraints in settlements are recognised by LDP Objective 2 – Sustainable Settlements and Communities. LDP Objective 9 – Infrastructure and Services supports the provision of infrastructure.</p>	
Many settlements are susceptible to flooding	<p>LDP Objective 4 – Climate Change and Flooding directs development away from high flood risk.</p>	

Ageing population and outward migration of young working adults	The accommodation needs of an ageing population are addressed by LDP Objective 1 – Meeting future Needs which provides land for all housing needs. The integration of development, and directing development to larger settlements served by services, s addressed by LDP Objective 2. The LDP can contribute to a more balanced population profile buy supporting economic development and affordable housing, which are addressed by other objectives.	
Opportunities		
Development should aid flood management	LDP Objective 4 – Climate Change and Flooding – supports development which reduces or better manages existing flood risk.	
Upstream flood storage to alleviate downstream flooding	LDP Objective 4 – Climate Change and Flooding directs development away from high flood risk	
Utilise previously developed land	LDP Objective 3 – Efficient Use of Land supports the re-use and remediation of suitable and sustainably located previously developed land.	
Protect and conserve the quality of air, water and land resources e.g. protect SACs from Nitrogen deposition	The conservation of energy and water is supported by LDP Objective 5 – Energy and Water, and LDP Objective 11 – Natural Heritage supports the	

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	conservation and protection of Powys' land, air and water resources including biodiversity. LDP Objective 12 – Resources refers to the sustainable management of Powys' natural and environmental resources.	
Protect allotments	LDP Objective 14 – Healthy Lifestyles encourages access to allotments and growing spaces and seeks to ensure development provides open space where required.	
Minimise energy requirements of development and grasp renewable energy opportunities where feasible	LDP Objective 5 – Energy and Water addresses this by supporting the conservation of energy and to generate energy from appropriate renewable resources where acceptable in terms of economic, social, environmental and cumulative impacts.	
Reduce waste sent to landfill and provide a choice of waste sites	Reducing the amount of existing waste sent to landfill is more of a waste management issue. However LDP Objective 4 – Climate Change and Flooding supports the transition to a low carbon and low waste Powys including the reduction of waste to landfill. Infrastructure provision which would include waste sites is supported by LDP Objective 9 – Infrastructure and Services.	
Safeguard important minerals	LDP Objective 12 – Resources supports	The protection of soils of high value are

	the sustainable management of resources, which includes the safeguarding of important mineral resources.	recognised in LDP Objective 3 – Efficient Use of Land. This should mention the safeguarding of important minerals.
To support a resilient economy	Supported by LDP Objective 6 – Vibrant Economy. Employment land allocations are made by LDP Objective 1 – Meeting future needs.	
To support social and economic regeneration e.g. resilient town centres	Regeneration is supported by LDP Objective 8 – Regeneration. , but also by other objectives such as objectives 6 – Vibrant economy which supports vital, viable and attractive town centres by ensuring towns / larger villages are the main focus for economic development.	
Protect the tourism sector	The needs of tourism are recognised by LDP Objective 1 – Meeting future needs, and support for tourism is inherent in LDP Objective 6 – Vibrant Economy. LDP Objective 7 – Key Economic Sectors seeks to maintain and strengthen sustainable year-round tourism opportunities.	
To meet the needs of an ageing population e.g. services, transport, housing	LDP Objective 1 – Meeting future needs recognises the need to meet all future housing needs of Powys’s increasing and ageing population. The provision of infrastructure and services is supported by LDP Objective 9 – Infrastructure and	

	Services.	
To maintain levels of young working adults	<p>The reasons for the loss of young working adults from Powys are varied, but the LDP seeks to support this group through e.g.:</p> <ul style="list-style-type: none"> • LDP Objective 1 – Meeting the future needs, which supports the provision of affordable housing and allocates land for employment. • LD Objective 6 – Vibrant Economy, which support a vibrant economy in order provide work and jobs. 	
To assist in housing construction and build dwellings in sustainable locations best served by transport modes, services	LDP Objective 12 – Meeting future needs supports the provision of dwellings, and directing development according to a sustainable settlement hierarchy is supported by LDP Objective 2 – Sustainable Settlements and Communities.	
To assist in affordable housing provision, and the needs of smaller households	LDP Objective 1 – Meeting future needs recognises the need to meet all future housing needs of Powys including affordable housing and the decreasing size of households.	
To protect community facilities	Development that supports community well-being is supported by LDP Objective 16 – Community well-being. Additionally, by supporting development the long term viability of community facilities will be maintained e.g. LDP Objective 1 –	

	Meeting Future Needs.	
To facilitate broadband	The provision of infrastructure and services is supported by LDP Objective 9 – Infrastructure and Services.	
To contribute to the regional aggregates supply	This is supported by LDP Objective 12 – resources.	
To promote the use of Welsh Language	This is supported by LDP Objective 15 - Welsh Language and Culture.	
To co-locate employment, housing and public transport to support sustainable travel.	The integration of land uses to support sustainable development is supported by LDP Objective 2 – Sustainable Settlements and Communities, which for instance directs higher levels of growth to towns and larger villages.	
To safeguard the MOD's Sennybridge Training Area	The operation and development of regionally and nationally important assets, such as SENTA, are supported by LDP Objective 10 – Important Assets.	
To enable active, healthy lifestyles	This is specifically supported by LDP Objective 14 – Healthy Lifestyles.	
To help meet shortfalls in open / recreation space	This is specifically supported by LDP Objective 14 – Healthy Lifestyles.	
Threats and Risks		
Carefully manage natural resources and ecosystems	LDP Objective 11 – Natural Heritage and LDP Objective 12 – Resources both seek to conserve, protect and manage natural resources sustainably and responsibly.	
20% of Powys' listed buildings and archaeology at risk	LDP Objective 13 – Built Heritage aims to conserve, protect and where possible	

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	enhance built heritage and specifically refers to facilitating the reduction of listed buildings at risk.	
Protect local distinctiveness	Distinctiveness is made up of many characteristics such as through the protection of natural heritage which is supported by LDP Objective 11 – Natural Heritage. The LDP vision makes reference to the county’s distinctive characteristics.	LDP Objective 13 – Built Heritage refers to the enhancement of built heritage but should also make reference to ‘distinctiveness’.
Impact of the global economy	The LDP is unable to influence the global economy, but the LDP Objectives, and in particular LDP Objective 6 – Vibrant Economy recognises the need for the Powys economy to be resilient and responsive to change.	
Seasonal and part-time tourism employment	LDP Objective 7 – Key Economic Sectors aims for a sustainable year-round tourism sector. The pattern of employment (full or part-time) is beyond the remit and scope of the LDP.	
To safeguard the MOD’s Sennybridge Training Area	The operation and development of regionally and nationally important assets, such as SENTA, are supported by LDP Objective 10 – Important Assets.	
Welsh language usage is falling in traditional strongholds	The causes for falling use of the language are multiple and most lie outside the scope of the planning system. However LDP Objective 15 - Welsh Language and	

	Culture specifically aims to support and protect Welsh language and culture in the strongholds.	
Rising obesity and health problems	LDP Objective 14 – Healthy Lifestyles encourages active, healthy lifestyles by for instance enabling access to open spaces and ensuring development provides opportunities for walking.	
Fuel poverty (high energy costs and inefficient properties), and ageing stock of industrial premises	This impacts on all property. The provision of employment land through LDP Objective 1 – Meeting future needs aims to address this issue in employment premises by enabling the opportunity to construct efficient replacement buildings. LDP Objective 4 – Climate Change and Flooding supports the transition to a low carbon Powys, and LDP Objective 5 – Energy and Water, supports the conservation of energy and water and to generate renewable energy to enable households, businesses and communities to meet their needs.	
Unaffordable housing (high house prices and low wages)	The objectives of the LDP aim to address this through the provision of land to support housing, including affordable housing, - LDP Objective 1 – Meeting Future Needs - and by enabling the development of the economy so that wages may increase – LDP Objective 6 –	

	Vibrant Economy, LDP 7 – Key Economic Sectors, LDP Objective 8 – Regeneration.	
Challenges to town centres / shops from on-line shopping and economic climate	LDP Objective 6 – Vibrant Economy seeks to focus economic development on towns and larger villages and to ensure that town centres are vital, viable and attractive. However, the LDP has very limited influence over shopping behaviours and the economic climate.	