

2011 - 2026

**Deposit Draft
Local Development Plan**

**Sustainability Appraisal Report
June 2015**

Document 37



How to Comment¹

Important: Please read before making comments on this consultation document.

When making comment on any part of the Sustainability Appraisal and its appendices please quote the Reference Point (RefPoint) [® 37.1](#)

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If you are reading an electronic version of the document (from CD, or downloaded from the Powys LDP website), and you are connected to the Internet, you can simply click on [® 37.1](#) to make a representation and to see what comments have already been made on the document (within this consultation).

Making comments in writing or by e-mail

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Deadline for Comments: 4.30pm, Monday 20th July 2015.

All representations and comments on the LDP Deposit Draft and accompanying documents are welcomed but must be received by the Council by 4.30pm, Monday 20th July 2015. Comments received after the deadline will be treated as late and not accepted. Only comments received during the consultation period will be considered by the Council and by an Independent Planning Inspector appointed to conduct an Examination into the soundness of the Plan in 2016.

¹ Note – this page will be removed from the final adopted SA

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1.0 Background

The Powys Local Development Plan (LDP) is required to 'contribute to the achievement of Sustainable Development.' (Section 39 of the Planning & Compulsory Purchase Act 2004).

The Welsh Government defines sustainable development as:

“development which meets the needs of the present without compromising the ability of future generations to meet their own needs”.

The Council is required to undertake a Sustainability Appraisal (SA) of the LDP as an integral part of the process of the plan making process. The SA has been undertaken iteratively throughout the LDP preparation process.

The purpose of SA is to appraise the social, environmental and economic effects of a plan so that decisions on its content are made on an informed basis.

The SA considers how implementation of the plan will help to meet sustainable development objectives.

Powys County Council has signed the Sustainable Development Charter for Wales. Undertaking SA to inform the LDP acts on the County Council's commitment to sustainable development by:

- being clear about our role, responsibilities and commitments in relation to sustainable development;
- providing clear leadership for sustainable development within our organisations and with those we work with;
- promoting continuous improvement so that we reduce the environmental impact of all our activities;
- embedding sustainable development into all our decision-making, including financial decision-making;
- striving to be an exemplar organisation, leading and inspiring others to act.

The Council has also undertaken a Strategic Environmental Assessment (SEA) to assess the effects of the LDP on the environment and a Habitats Regulations Assessment (HRA) to consider impacts on the County's European Designated Sites.

2.0 Consultation and Involvement

The SA methodology was subject to a formal Baseline Scoping consultation during 2011. The final selected Methodology was arrived at through consultation and involvement with stakeholders including statutory consultees, the Council's internal LDP Working Group and the Council's Sustainable Development Co-ordinator.

The SA of the Deposit LDP has been undertaken by the planning policy team and scrutinised by the Council's sustainable development co-ordinator.

3.0 Approach to the Sustainability Appraisal

Powys County Council has developed a toolkit that supports sustainable thinking into strategic decisions. The toolkit is called the 'Sustainability Integration Toolkit' (SIT). It was developed, in partnership with Forum for the Future, for use within the Council's service development process. It aims to assist in the consideration, in a consistent way, of sustainable development throughout the planning process.

The toolkit was developed to unlock extra benefits, especially in areas that it is traditionally harder to evidence, such as social benefits, but in a way that takes account of the financial and environmental impacts too.

The framework is based on the idea that there are five 'capitals' from which people in Powys, and elsewhere, receive a flow of benefits.

The '5 Capitals model', financial, infrastructure, social, human and environmental, ensures that all these aspects are considered in a clear and consistent way. This ensures that many of the positive and negative outcomes are identified at an early stage and can be maximised or mitigated.

The five 'capitals' are:

Financial capital (money)

This reflects the value of the other types of capital, and enables them to be owned and traded. It should accurately reflect the value of other capitals (e.g. full cost accounting to internalise environmental and social costs). Intangible assets such as brand and reputation need to be valued.

Unlike the other capitals, financial capital has no intrinsic value; whether in shares, bonds or banknotes, its value is purely representative of natural, human, social or manufactured capital.

Note: This plays an important role in our economy, by reflecting the productive power of the other types of capital, and enabling them to be owned and traded. This is referred to as the flow of benefits.

Human capital (individuals)

Enhancing human capital is central to a flourishing economy. Human capital includes human rights, health, education and training, social skills and participation and human values (different cultural contexts).

The flow of benefits from human capital include work, creativity, innovation, healthy fulfilling lives, empathy and understanding.

Social capital (relationships)

This is the value added to any activity or economic process by human relationships and co-operation. It takes the form of structures, institutions, relationships and networks which enable individuals to maintain and develop their human capital in partnership with others.

Examples are families, communities, businesses, trusted governance and justice systems, stable socio-political structures, mutual respect and understanding and safe and supportive living and working environments.

The flow of benefits from social capital include safety and security, education, human rights and equality.

Infrastructure/Manufactured capital (stuff)

This comprises material goods such as tools, machines, buildings, and other forms of infrastructure which contribute to the production process, but do not become embodied in its output.

The flow of benefits includes living/work/leisure places, access and sanitation.

Natural capital

This comprises resources, both renewable and finite, sinks which absorb, neutralise or recycle wastes and processes such as climate regulation and ecosystems.

The flow of benefits include energy, nutrition, safe water, clean air, waste disposal and an adequate resource base.

How do the capitals relate to one another?

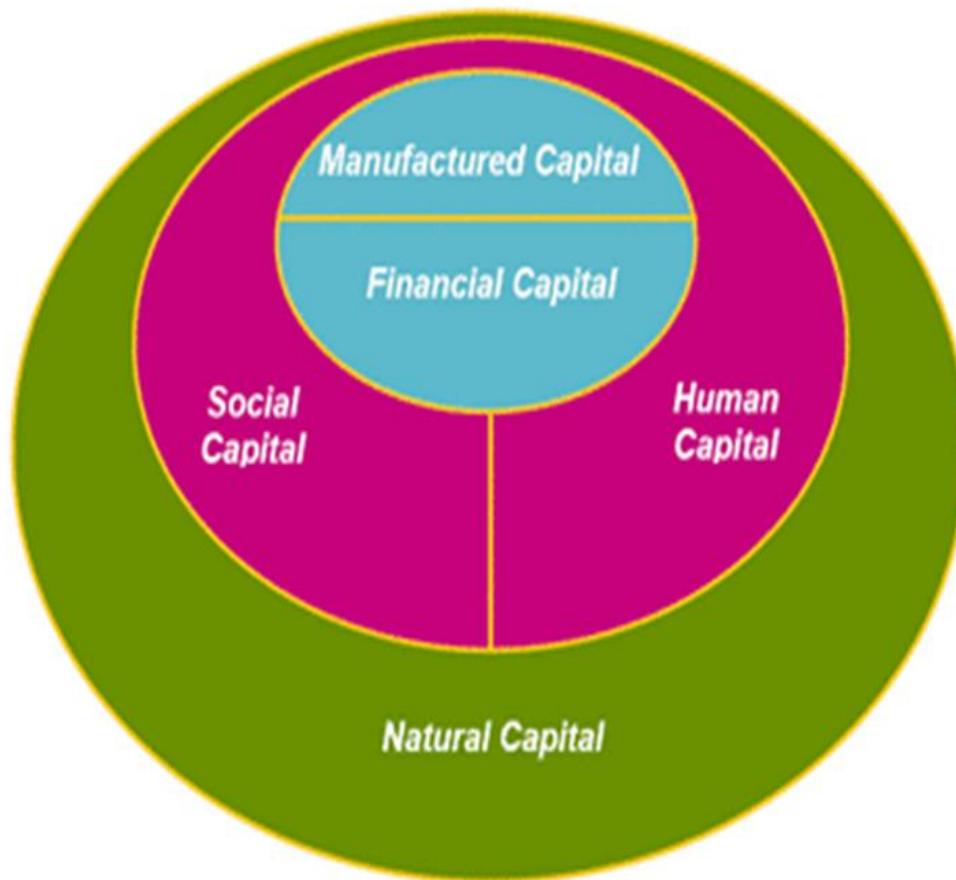
The Five Capitals Framework sets the environment as the ultimate bottom-line. This means that:

- Our human capabilities and social institutions and networks rest on the resources and services we gain from our environment.
- The economy is reliant on the environment and that serves a healthy society, not the other way around.

The capitals accept that financial capital has no intrinsic value: it is a means of valuing and exchanging things, and enabling them to be owned and traded.

The following diagram represents the five capital framework.

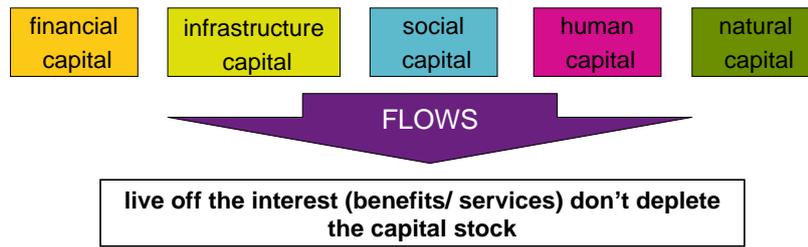
Five Capital Framework



The Characteristics of a world in which all of the capitals are maintained:

- Outcomes: universal and continuous access for current and future generations to the resources and opportunities necessary to live well. Equality of access regardless of gender, ethnicity, sexuality or any other form of personal identity.
- Access to resources: safe water and sanitation, clean air, the natural environment, adequate nutrition, information, social networks, tools and technology.
- Opportunities: education, employment, financial services, preventative and restorative healthcare, transparent and participatory political systems, shelter, leisure and recreation.

Powys and Powys Council have 5 capital assets



unsustainability = we are depleting all of these stocks

sustainability = we are using and deriving benefits and services from these stocks in ways that protect and maintain them

4.0 How the Sustainability Integration Toolkit has been applied to appraise the Local Development Plan

The Council has used the Sustainability Integration Toolkit to undertake a Sustainability Appraisal of the Local Development Plan. Using the toolkit enables a consistent approach to the consideration of sustainability across the Council's services.

Before using the integration tool to appraise the detail of the Plan, Strength, Weakness, Opportunity and Threat (SWOT) analysis was undertaken. It considered the key issues for Powys and is reported in line the five sustainability capitals. The SWOT analysis is included at **Appendix 1**.

The SWOT analysis identified where the LDP could address the key issues and take advantage of opportunities to contribute to the achievement of sustainable development.

The toolkit was then used to consider each of these elements (Vision, Objectives, Policies, Settlement Hierarchy and Allocations) of the plan under the five capitals – environmental, infrastructure, social, human and financial capital. Questions under these headings were designed to best consider each element individually. In considering the questions conclusions were then drawn on:

1. Whether the element of the plan would generate **impacts** that are one of the following:
 - Positive
 - Negative
 - Neutral
2. What the **magnitude** of those impacts would be; award a rating of 'high', 'moderate' or 'low' according to the cumulative effect of the following factors:
 - The duration of impact (short, medium or long term)
 - The number of people affected
 - The percentage change from current baseline
 - The range of impact (local, regional, national or global)
 - Reversibility
3. The **probability** of occurrence, specifically whether the outcome would be:
 - *high*: expected to occur in most circumstances
 - *medium*: quite likely to occur in most circumstances
 - *low*: may occur at some time or unlikely to occur

Notes were also made on any issues raised and recommendations as required.

It is noted that to inform the LDP Preferred Strategy in 2012, the sustainability integration toolkit was used to appraise the draft vision, objectives, housing growth options, spatial options and strategic policies. A summary of this assessment is included at **Appendix 2**. The assessment recommendations at this time were taken to the LDP Working Group on 23rd January 2012 and were included in the pre-deposit proposals Sustainability Appraisal Report (March 2012). Overall, it was considered that the chosen Preferred Strategy would contribute to the achievement of sustainable development.

5.0 Analysis and Results

The following sections provide further detail on the initial SWOT analysis and the assessment of the key elements of the Plan.

5.1 SWOT Analysis

An initial SWOT Analysis was undertaken of the key issues and considerations identified for the Powys Local Development Plan (LDP). The key issues and considerations were identified by stakeholders to inform the Preferred Strategy 2012.

The SWOT analysis considered the **S**trengths, **W**eaknesses, **O**pportunities and **T**hreats of the key issues and considerations facing the county of Powys.

48 key considerations were identified in the SWOT analysis under the following 4 key topics:

- Economic
- Environmental
- Population and Housing
- Infrastructure and Resources

The SWOT analysis report of the key issues and considerations for Powys is provided at **Appendix 1**.

The SWOT analysis includes a summary of the key Strengths, Weaknesses, Opportunities and Threats facing the County? and subsequent recommendations to be addressed by the LDP. Overall the analysis did not identify any significant concerns with the content and scope of the LDP. The only recommendations of the SWOT related to minor amendments of the Plan Objectives to address the enhanced protection of Powys' geo-diversity and mineral assets and the consideration of the 'distinctiveness' of the County's built heritage. For further information refer to **Appendix 1**.

5.2 Sustainability Appraisal of the Plan.

The sustainability integration toolkit was used to appraise the sustainability of the Draft Local Development Plan. The following elements of the plan were assessed:

- The Plan's Vision;
- The Plan Objectives and Policies;
- The Settlement Hierarchy (Towns, Large Villages and Small Villages);
and
- Site Allocations.

Assessment questions were derived to assess each Plan element under the 5 capital headings described above. This ensured each element of the plan was able to be considered against appropriate questions and in a consistent and transparent manner?. Questions were prepared by the Council's Planning staff in consultation with Council's Sustainability officer.

Assessment of the Plan's Vision, and Plan Objectives and Policies

The following assessment questions were derived for the assessment of the Plan's Vision, and the Plan Objectives and Policies. For further details of the Plan's Vision, Objectives and Policies refer to the draft deposit Plan.

The prompting questions are taken from the Corporate Toolkit. Note that the Question Reference Number in the following table corresponds with the number relating to the topic and prompting questions in **Appendix 3**.

Question Ref. No.	Sustainability Topic	Prompting Questions
Environmental Capital		
2.	Energy	<p>How can this policy/objective reduce the demand for energy? (<i>For example through measures to use less and innovative solutions in energy supply, demand storage and distribution</i>).</p> <p>How can it encourage energy to be produced from renewable sources?</p>
3.	Climate Change	<p>How can it reduce our greenhouse gas emissions in line with global efforts to restrict warming to 2°C?</p> <p>How can it encourage measures to adapt to climate change and/ or contribute to the Council's efforts?</p>
4.	Waste	<p>How can it avoid and minimise the production of waste?</p> <p>How can any waste produced be re-used or recycled?</p> <p>How can waste going to landfill be minimised?</p>
5.	Water	<p>How can it reduce the frequency and severity of flooding?</p> <p>Are developments taking place in areas free from flooding?</p> <p>How can it reduce the amount of surface water and ground water appropriated for human activity?</p> <p>How can it increase water efficiency (e.g. by recycling, treating, reusing)?</p>

Question Ref. No.	Sustainability Topic	Prompting Questions
6.	Green infrastructure	<p>How can it achieve an increase in biodiversity?</p> <p>How can it improve water, air, river and soil quality?</p> <p>How can it prevent water and air pollution (including toxic substances and chemical pollution that natural systems can't process)?</p> <p>How can it protect and expand green spaces?</p> <p>How can it promote food security and local food production?</p>
7.	Resource use	<p>Does it avoid exploiting natural resources beyond their recovery point?</p> <p>How can it improve the land-use efficiency of human activity?</p> <p>How can it improve the material efficiency of the economy? <i>(For example by developing closed-loop material systems)</i></p> <p>How is it using non-renewable resources more efficiently and using more sustainable alternatives where possible? <i>(For example: aluminium, copper, lead, iron, tin and steel; and materials based on petrochemicals).</i></p>
Infrastructure capital		
9.	Housing	<p>How can it provide or improve access to sufficient, affordable, high quality housing?</p> <p>How can it provide or improve access to housing that's fit for the future? <i>(For example: energy efficient, environmentally sustainable, easy to maintain, resilient to the effects of climate change, takes account of relevant trends)</i></p> <p>How is it using housing improvements to strengthen communities? <i>(For example, by enhancing the availability and access to public spaces)</i></p> <p>How is it using housing improvements to encourage community participation? <i>(For example, by facilitating the renaissance of Powys' town and village centres and improving access to education, leisure, employment areas)</i></p>

Question Ref. No.	Sustainability Topic	Prompting Questions
10.	Access	<p>How can it reduce the need to travel?</p> <p>How can it provide users with a range of low carbon transport options and encourage a shift to using more sustainable forms of travel?</p> <p>How can it make better use of journeys that are essential?</p> <p>How can it improve and harness access to digital connectivity?</p>
11.	Regeneration	<p>Is this the most effective way to deliver services for the community?</p> <p>How is this helping to promote Powys and make it a location of choice (including to contribute to tourism)?</p> <p>How can it improve access from residential areas to key education, leisure and employment areas?</p> <p>How can this project harness Powys' natural assets?</p> <p>How can it support an affordable, open flow of information, and opportunities for sharing knowledge?</p>
Social capital		
13.	Community Support	<p>How can it support people to live in the community for longer?</p> <p>How can it help people to live active, fulfilling lives?</p> <p>How can it encourage early intervention and support for families and young children?</p> <p>How is it helping to strengthen communities by building social networks and other assets?</p>

Question Ref. No.	Sustainability Topic	Prompting Questions
14.	Governance	<p>Are there appropriate, transparent and accountable governance structures in place?</p> <p>How could the project be developed or delivered more effectively (and cost effectively) with other organisations, including public sector bodies?</p> <p>How is it engaging and involving all those that are affected by the project?</p> <p>Is it encouraging cooperation between, and the engagement of businesses, communities and civil society?</p>
15.	Equality	<p>How can it deliver greater respect for human rights?</p> <p>How can it promote equality?</p> <p>How can it foster and protect trust?</p> <p>How can it promote international efforts to achieve fairness and reduce poverty (e.g. fair trade)?</p>
16	Culture and Sense of Place	<p>How can it help develop and support Welsh culture, values and language?</p> <p>How can it help make people feel positive about the area they live in?</p> <p>How can it reduce crime and levels of anti-social behaviour?</p>
17.	Business	<p>How can it deliver or access maximum support for local business enterprises?</p> <p>How can it encourage the development and use of local supply chains?</p> <p>How can it help foster entrepreneurship and innovation?</p> <p>Can it help to diversify the economy?</p> <p>How can it support the development of social enterprises?</p>
Human Capital		

Question Ref. No.	Sustainability Topic	Prompting Questions
19.	Health	<p>How can it promote healthy living and sustainable behaviours? <i>(For example; physical activity, and active travel, nutrition, self-monitoring of health issues, energy and water saving practices, recycling)</i></p> <p>How can it improve health outcomes for people in the most deprived areas?</p> <p>How can it help to deliver mental well-being?</p> <p>How can it reduce the number of people out of work due to ill health?</p> <p>Does it seize opportunities to help prevent key, chronic diseases?</p>
20.	Education	<p>How can it improve the early years' experience, particularly for hard to reach groups?</p> <p>How can it improve life chances in the most deprived areas?</p> <p>How can it help deliver or access a range of educational choice for post 16 learners?</p> <p>How does it contribute to universal access to education?</p>
21.	Skills	<p>How can it attract, retain and nurture the best talent?</p> <p>How can it improve the proportion of highly skilled people in the county?</p> <p>How can it lead to a flexible and adaptable workforce?</p> <p>How does it build the wide ranging skills and capacity of individuals to realise their potential?</p>
22.	Employment	<p>How can it provide or facilitate the creation of satisfying, lasting new jobs?</p> <p>How can it help increase overall employment?</p> <p>How can it help provide employment in the most deprived areas?</p> <p>How can it help citizens to determine and shape their</p>

Question Ref. No.	Sustainability Topic	Prompting Questions
		own lives?
Financial Capital		
24.	Maximising Financial Effectiveness	<p>Does it provide a financially viable service that meets needs? <i>(For example, schools or health services)</i></p> <p>How can this enable other departments to deliver their priorities and services?</p> <p>Does it provide and seize opportunities for income generation?</p> <p>How is it investing in actions that will deliver long-term value?</p> <p>How does it value and report the true costs and impacts of the resources used?</p>

Key Findings

The following provides a summary of the assessment of the Plan's Vision, and the Plan's objectives and policies. Assessment summaries of the Sustainability Appraisal Assessment of the Plan's Vision, and for the Plan's objectives and policies (which were considered as a suite) are also provided at **Appendix 3**. These summaries include details of the significance rating for all the corresponding questions above and comments and conclusions are included where relevant.

The Plan's Vision

The assessment concluded that the Plan's Vision had an overall positive impact on sustainability. Significantly positive (++) and positive (+) impacts were identified for the majority of topic areas. A significantly positive impact (++) was identified for water, green infrastructure, resource use, housing, access and regeneration. A positive impact was identified for energy, climate change, waste, community support, culture/sense of place, business, health and employment.

Minor negative impacts (-) were recognised for governance, equality, education, skills and maximising financial effectiveness. These minor negative impacts reflect the plan's limited ability to affect those factors rather than the plan being responsible for having a negative impact on sustainability.

It is also noted that the vision is overarching and cannot address all elements of sustainability comprehensively in one statement. It is considered that the vision does encompass the majority of topic areas and has an overall positive impact on sustainability (particularly in regard to environmental capital). The vision is also supported by the plan's objectives and policies and therefore it should not be considered completely in isolation of the other elements of the plan and which also contribute to the plan having an overall positive impact on sustainability.

The Plan's Objectives and Policies

The assessment concluded that the suite of Plan, Objectives and Policies had an overall positive impact on sustainability, with the majority of topic areas likely to experience significant positive effects as a result of the Plan's implementation. A significantly positive impact (++) was recognised for topic areas including energy, climate change, water, green infrastructure, housing, access, community support, governance, culture/sense of place, business and employment. It is noted that these topic areas related predominantly to environmental, infrastructure and social capital. Positive impacts (+) were also recognised for waste, regeneration, equality and health.

It is noted that the proposed plan objectives and policies were assessed to have a significantly positive impact on Culture and Sense of Place (including Welsh Language and Culture). Objective 15 seeks to support and protect Welsh language and culture and specifically those areas where Welsh language is considered to be part of the social fabric (i.e. the Welsh speaking strongholds of the north-west and south-west of the County). The LDP includes a range of policies that support the protection and enhancement of Welsh language and culture across the County and an additional policy which requires special consideration of new developments within Welsh speaking strongholds DM2(15). This policy approach was considered in detail in the Welsh Language Topic Paper (2014) and the Welsh Language Impact Assessment (2013) which were prepared to inform the policy approach of the LDP. Policy DM2 (15) requires large scale developments in defined Welsh speaking communities to include mitigation measures to ensure that Welsh language and culture is protected and enhanced.

Minor negative impacts (-) were recognised for education, skills and maximising financial effectiveness. These minor negative impacts reflect the plan's limited ability to affect those factors rather than the plan being responsible for having a negative impact on sustainability.

In terms of skills for example, it is recognised that the LDP, by enabling jobs, an appropriate housing mix, and leisure and recreation opportunities provides an environment which aims to attract, retain and nurture a skilled and resilient workforce. However, it is also recognised that there are key reasons for the outward migration of young adults from the County that cannot be addressed by land-use policies alone.

Similarly, in terms of maximising financial effectiveness, as a land use plan the LDP has limited capacity to contribute to this topic, for example through a planning obligations policy that enables maximising financial effectiveness only as it relates to new developments.

The Settlement Hierarchy

A Sustainability Appraisal of 103 settlements in Powys was undertaken for the categories of Towns, Large Villages and Villages*. This assessment assisted in informing the settlement hierarchy within the Local Development Plan.

**Villages become Small Villages in the Deposit Plan*

The Sustainable Settlement hierarchy is a key part of the LDP because Powys has such a large number of settlements varying in size, location and function. The hierarchy helps to classify settlements so that growth may be directed appropriately across the County. Smaller settlements (Hamlets*, Rural Settlements, Open Countryside), with few if any facilities and lower populations are deemed, by their nature, to be the less sustainable locations.

Therefore, only settlements in the top three tiers of the hierarchy were assessed as part of the Sustainability Appraisal and are named in the Deposit Local Development Plan. The 103 Settlements assessed included Towns (15), Large Villages (43) and Small Villages (45).

It was not considered necessary to assess the lower tier settlements (including Hamlets*, Rural Settlements and the Open Countryside). These smaller settlements with few if any facilities and lower populations are deemed by their nature, to be less sustainable locations to target growth and development. For further details on the Settlement Hierarchy refer to the Strategy Topic Paper (June 2015).

**The tier of Hamlets has been removed from the Deposit Plan*

The following tables provide details of the Settlements assessed:

Towns

Builth Wells (including Llanelwedd), Knighton, Llandrindod Wells, Llanfair Caereinion, Llanfyllin, Llanidloes, Llanwrtyd Wells, Machynlleth, Montgomery, Newtown, Presteigne, Rhayader, Welshpool, Ystradgynlais, Hay-on-Wye (BBNP)

Large Villages

Abercrave, Abermule, Arddleen, Berriew, Bettws Cedewain, Boughrood and Llyswen, Bronllys, Caersws, Carno, Castle Caereinion, Churchstoke, Clyro, Coelbren, Crewgreen, Crossgates, Forden and Kingswood, Four Crosses, Glasbury, Guilsfield, Howey, Kerry, Knucklas, Llanbrynmair, Llandyssil, Llandinam, Llandrinio, Llanfechain, Llangurig, Llangynog, Llanrhaeadr-ym-Mochnant, Llansantffraid-ym-Mechain, Llansilin, Llanymynech, Llanyre, Meifod, Middletown, New Radnor, Newbridge on Wye, Penybontfawr, Pontrobert, Three Cocks, Trefeglwys, Tregynon, Trewern

Small Villages

Abbeycwmhir, Aberedw, Abertridwr, Adfa, Beulah, Builth Road, Bwlch y Cibau, Caehopkin, Cemmaes, Cilmery, Cwm Linau, Derwenlas, Erwood,
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Esgairgeiliog Ceinws, Felinfach, Foel, Garth, Gladestry, Glantwryn, Groes-lwyd, Leighton, Llanbadarn Fynydd, Llanbister, Llanddew, Llandewi Ystradenni, Llanerfyl, Llanfihangel Tal-y-llyn, Llangadfan, Llangammarch Wells, Llangedwyn, Llangunllo, Llanigon, Llanwddyn, Llanwrthwl, Nantmel, Norton, Pant y dwr, Penegoes, Penybont, Refail, Sarn, St Harmon, Velindre (Brecknock), Y Fan.

The following assessment questions were derived for the assessment of the Settlement Hierarchy. The prompting questions are taken from the Corporate Toolkit. Note that the Question Reference Number in the following table corresponds with the number relating to the topic and prompting questions in **Appendix 4**.

Question Ref. No.	Sustainability Topic	Prompting Questions
Environmental Capital		
1.	Energy	Is there a community energy scheme?
2.	Climate change	Is the settlement part of the transition towns movement?
3.	Waste (1)	Has the settlement got a civic amenity/household waste and recycling site? (6 in Powys)
4.	Waste (2)	Has the settlement got a community recycling site - a "bring bank" for bottles, newspaper etc (72 in Powys)
5.	Water (1)	Is the settlement free from flood risk?
6.	Water (2)	Is the settlement served by mains water supply and mains drainage (sewerage) with systems which have adequate capacity to serve both existing and proposed development or which are realistically capable of being upgraded to meet the demands of new development?
7.	Water (3)	Where the settlement has no mains drainage, is the settlement free from constraints/pollution problems associated with private drainage systems?

Question Ref. No.	Sustainability Topic	Prompting Questions
8.	Green Infrastructure	Can settlement growth be accommodated without adversely impacting on areas of special environmental/ecological value (protected habitats, species, wildlife sites etc.)?
9.	Resource use	Are there realistic opportunities for the re-use of previously developed land within the settlement?
Infrastructure Capital		
10.	Housing (1)	Does the settlement have a suitable mix of existing housing stock to provide choice on size/tenure/type?
11.	Housing (2)	Does the settlement have sufficient affordable homes?
12.	Housing (3)	Is the settlement well served by existing services (including access, water, drainage, energy supply) with the capacity (or potential capacity) to cope with and absorb the impacts of growth?
13.	Access (1)	Does the location of the settlement and access to public transport/transport options (e.g. car pool) encourage a shift to using more sustainable forms of travel, particularly considering access to daily services such as jobs, community facilities and shops? If so can the transport infrastructure cope with and absorb the impacts of proposed growth?
14.	Access (2)	Is the settlement served by footways and/or cycleways and street lighting to encourage sustainable travel and less reliance on the private car?
15.	Regeneration	Is there a regeneration plan for this settlement and/or has the settlement benefited from grant funding for regeneration in the past decade? (2001 to 2011)?
Social Capital		

Question Ref. No.	Sustainability Topic	Prompting Questions
16.	Community support (1)	Has the settlement got three or more of the following main services which are likely to foster community interaction: Primary School; Village Hall or Community Centre; Pub or Eating Place; Recreational Space/Play Facility; Local Shop.
17.	Community support (2)	Has the existing social infrastructure, such as schools and hospitals, the capacity to cope with and absorb the impacts of growth or can the necessary further infrastructure required be provided at reasonable cost?
18.	Governance	Is there Town or Community Council support for growth in the settlement and is there County Councillor support for growth?
19.	Culture and Sense of Place (1)	Does the settlement have a town or village plan?
20.	Culture and Sense of Place (2)	Has the settlement been recognised as a Welsh Speaking Stronghold? (27 communities in Powys)
21.	Culture and Sense of Place (3)	Can the settlement grow without adversely affecting protected or sensitive areas of built heritage?
22.	Business	Does the settlement have any groups/organisations that support local business and economic opportunities?
Human Capital		
23.	Health (1)	Is there a sports and leisure centre in the settlement?
24.	Health (2)	Does the settlement provide health services? (hospital, medical centre, surgery etc)

Question Ref. No.	Sustainability Topic	Prompting Questions
25.	Health (3)	Is there recreational and/or play space provision in the settlement?
26.	Education	Does the settlement have a primary school?
27.	Skills and Employment	Does the settlement provide job opportunities?
28.	Maximising Financial Effectiveness	Given the factors known about the settlement (including the choice of land put forward as candidate sites), is it considered that the settlement has realistic potential for development and growth? (consider environmental and infrastructure constraints that may impact on site viability and probability, accessibility to services, transport links, planning history, market demand in the local area etc.).

Key Findings

Powys has a variety of towns, large villages, small villages and rural settlements. These places play an integral part within our community and are places where we live and work. The settlements vary in size, location and in the functions that they fulfil.

The assessment of the higher tier settlements (Towns, large villages and small villages) enabled the Council to best understand whether the plan contributes to the achievement of sustainable development. The assessment allowed the consideration of key sustainability elements to be considered at the settlement level and therefore assist in positively planning for sustainable development.

Towns

A summary of the Sustainability Appraisal Assessment of the 15 Towns is provided at **Appendix 4**. The summary includes details of the significance rating for all the corresponding questions above and comments and conclusions are included where relevant.

Towns, being the largest settlements scored more positively than large villages and small villages as a reflection of having the most established environmental, infrastructure, social and human capital. The majority of Towns were identified as having a significantly positive sustainability impact (++) on housing choice, sustainable travel, access, service provision (including

existing infrastructure services, health, recreation, education and employment) and job opportunities. Positive sustainability impacts (+) in most cases were also recognised for waste, water, regeneration, and the economy.

Towns are seen by the Council as the principal location for accommodating housing (open market and affordable), employment land and retail growth, public services and developments that require a large number of trips. Towns are the most accessible of settlements and will be the main focus for development in the County. Towns have the capacity to contribute to sustainable development by growing in proportion to their size and facilities and according to their capacity to accommodate growth due to environmental and infrastructure capacity constraints.

Finally, it is noted that Hay on Wye was not considered as a settlement at the preferred strategy stage because it is predominantly located within the Brecon Beacons National Park (BBNP) and not in Powys. However, given its proximity to Powys, it was considered appropriate to include this settlement in the Sustainability Appraisal Assessment. The plan contributes to sustainable development by allowing for Hay on Wye to expand into the Powys Planning Area (even though the town is in BBNP), rather than ignoring the existence of a town because of an administrative/political boundary.

Large Villages

A summary of the Sustainability Appraisal Assessment of the 43 Large Villages is provided at **Appendix 4**. The summary includes details of the significance rating for all the corresponding questions above and comments and conclusions are included where relevant.

Large villages scored more positively than small villages as a reflection of having more established environmental, infrastructure, social and human capital than the lower tier small villages. The majority of large villages were identified as having a significantly positive (++) or positive sustainability impact (+) on waste, water, regeneration, service provision, employment and job opportunities.

Large villages are mostly smaller in population than towns and provide important local services to their own and surrounding communities but they do not possess the wide range of facilities and functions found in towns. Like towns, they have the capacity to contribute to sustainable development by developing in proportion to their size and facilities and according to their capacity to accommodate growth due to environmental and infrastructure capacity constraints.

Finally the Sustainability Appraisal Assessment identified a negative sustainability impact on access for the large village of Llandyssil. The access issues were reflected in different elements of the assessment including the questions relating to existing services, access and footway/cycle-ways.

It is therefore recommended that this settlement be downgraded from a large village to a small village for this reason.

Small Villages

A summary of the Sustainability Appraisal Assessment of the 45 Small Villages is provided at **Appendix 4**. The summary includes details of the significance rating for all of the corresponding questions above and comments and conclusions are included where relevant.

Settlements in this small village category provide a narrow range of local services and facilities, generally less than those offered by large villages but more than lower tier settlements.

The majority of small villages were identified as having a positive impact (+) on some environmental, infrastructure, social and human capital. Negative (-) and significant negative (--) sustainability impacts were also identified across different aspects of the assessment for small villages. In general terms, small villages have a less positive sustainability impact on services (including recreation, education and health services) merely as a result of their size and place in the settlement hierarchy. This negative score does not clearly reflect an unsustainable growth option but rather justifies their place as a lower tier settlement within the hierarchy. These small villages play an important role in the hierarchy and contribute to the sustainable development of their local communities and provide a focus for rural living and opportunities for social interaction.

Other Conclusions drawn from the Sustainability Assessment of Settlements including Sustainability of Welsh Speaking Strongholds

The results of the assessment across all settlement categories which related to existing constraints such as environmental constraints to growth (i.e. flooding and areas of special environmental/ecological value) varied widely.

For example, only 21 settlements (of 103) were identified as not being affected by flooding and approximately half of all settlements (53 of 103) were identified as not being within proximity to an area of special environmental/ecological value.

Given that settlements with certain constraints to growth exist it is justified that they receive a negative scoring. Those settlements for example subject to flooding or within proximity to areas of special environmental/ecological value (which scored negatively against these criterion) are justified by proposed policies in the plan that will protect from inappropriate development.

Proposed Policies DM1 – Strategic Planning Matters and DM2 – Site Specific Planning Matters for example, protect against development that could compromise or unacceptably affect environmental, infrastructure, social and human capital constraints by due consideration of sustainability at the planning application stage.

The Sustainability Appraisal of Settlements (including Towns, Large Villages and Villages) also included the consideration of Welsh language and culture. Prompting Question 20 – Culture Sense of Place (2) recognised settlements within Welsh Speaking Strongholds (i.e. Community Council Areas where

more than 25% of the population Welsh Speaking (2011 Census)) as having a significant positive impact on Culture and Sense of Place. It was considered that these settlements had the potential to contribute to the protection and enhancement of Welsh language and culture in combination with the proposed DM2 (15) policy approach that requires certain new developments in these areas to include mitigation measures to protect and enhance Welsh language and culture.

This sustainable approach to the protection and enhancement of Welsh language and Culture is supported by the Welsh Language and Culture Topic Paper (2014) and the Welsh Language Impact Assessment of the Communities of the Upper Swansea Valley (2013) prepared to inform the LDP. For further details including mitigation measures refer to these documents.

Site Allocations

Further to the preferred strategy stage, the approach of having no allocations and no development boundaries within small villages, was agreed and taken forward into the Deposit LDP. As a result of this decision, proposed sites within small villages were sifted from the Candidate Sites process in accordance with the Candidate Site Assessment Methodology and do not contribute to the pool of sites for potential land allocation in the LDP.

If any of these sites within small villages come forward in the future, they will be regarded as “Policy Approach” sites and, in a similar way to small sites and windfall proposals (filtered out at Stage 1 of the Candidate Sites process) their suitability for development will be fully investigated and determined at the planning application stage.

Other candidate sites located in rural settlements and the open countryside were also sifted and any proposed sites for development in these areas will need to accord with the exceptions policies contained in national policy and/or the Deposit LDP and their suitability for development will be fully investigated and determined at the planning application stage.

The Corporate Sustainability Toolkit has been revised to provide an appropriate Sustainability Appraisal framework at the site specific level. The bespoke site toolkit incorporates and supersedes the Sustainability Appraisal typical questions set out in Section D (Appraisal of Site Sustainability Issues) of the Candidate Sites Methodology (November 2012). Furthermore, the toolkit interrelates with other sections within the Methodology to ensure sites are assessed in a robust and consistent manner and that sustainability is placed at the heart of the Plan. The “Sustainability Appraisal & Strategic Environmental Assessment Toolkit” used for this assessment is available on request for those interested in submitting a new site for the LDP at the Deposit representations stage.

Sites, including more than 500 candidate sites within towns and large villages have been assessed. The results of the individual site assessments are included in **Appendix 5** (Allocated sites) and **Appendix 6** (Candidate Sites) of

this report. The results of the assessment have informed site selection in line with the published Candidate Sites Methodology.

The following assessment questions were derived for the assessment of sites. The prompting questions are taken from the Corporate Toolkit. Note that the Question Reference Number in the following table corresponds with the number relating to the topic and prompting questions in **Appendix 5** (Allocated sites) and **Appendix 6** (Candidate Sites).

Question Ref. No.	Sustainability Topic	Prompting Questions
Environmental Capital		
1.	Energy and Climate Change (1)	Does the site enable: <ul style="list-style-type: none"> i) the co-location of commercial and residential uses to provide scope for energy reduction/renewable energy provision (eg district heating and generation schemes) or ii) otherwise contribute towards a low carbon Powys (e.g. south facing for solar gain)?
2.	Energy and Climate Change (2)	Is the site free from flood risk or has it been proven that any flood risk can be acceptably managed?
3.	Waste and Water (1)	Is the site free from the risk of contaminated land or is it likely that any known contamination can be acceptably managed?
4.	Waste and Water (2)	Will the development proposals contribute positively to sustainable waste management in the county and the move to a low waste Powys?
5.	Waste and Water (3)	Is it expected that the site can be developed without an adverse impact on water resources or water quality?
6.	Green Infrastructure (1)	Is the site free from environmental constraints/sensitivity such as the inclusion of, or proximity to, fragile habitats and species and protected landscape(s).

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

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

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

Key Findings

The assessment of potential site allocations allowed for the consideration of key sustainability elements to be considered at a site level and therefore assisted in positively planning for sustainable development within Powys.

In regard to the consideration of Welsh language and Culture at site level, Question 21 – Community Support related to if a site would offer particular scope to build a more sustainable community? (I.e. are improvements to the physical or social infrastructure on offer, can the proposals contribute to supporting/protecting the Welsh language). It was considered difficult to

determine if the allocation of an individual site could specifically contribute to supporting/protecting the Welsh language and therefore it was considered that this sustainability factor was not a key differentiator between site options. All site options are considered to have a neutral effect on the protection and enhancement of Welsh Language and Culture and this factor of sustainability is best considered in the assessment of Objectives, Policies and the Settlement Hierarchy as detailed in the previous sections.

Sites, including more than 500 candidate sites within towns and large villages have been assessed. The results of the individual site assessments are included in **Appendix 5** (Allocated sites) and **Appendix 6** (Candidate Sites) of this report. The summary includes comments and conclusions where relevant. The results of the assessment have informed site selection in line with the published Candidate Sites Methodology.

The following tables provide a summary of the overall score derived for each of the allocated sites in Towns and Large Villages. It should be noted that whilst the Sustainability Appraisal findings for sites are considered by the Council in their selection of site allocations, and form part of the evidence to inform the LDP, the findings are not the sole basis for a decision as planning and feasibility factors play a key role in the decision making process as well as the other informing assessments.

Towns	Inset Map	Site Ref	Site Name	Significance Figure	Significance Symbol
Builth Wells & Llanelwedd	P08	HC1	The Old Skin Warehouse Site, Brecon Rd, Builth.	5	+
		HC2	Hay Road Garage	4	+
		HA1	Builth Wells Cottage Hospital	5	+
		HA2	Land west of primary school, Builth Wells	5	+
		HA3	Land adj. to Tai Ar Y Bryn, Hospital Rd.,Builth	4	+
		EA1	Land at Wyeside Enterprise Park, Llanelwedd	5	+
		Knighton	P24	HC1	Former clothing factory, West Street.
HA1	Adj 'Shirley' Ludlow Road.			4	+
HA2	Site of former Motorway mouldings factory			6	+
HA3	Presteigne Road			3	+
Llandrindod Wells	P28	HC1	Land at Gate Farm	6	+

Towns	Inset Map	Site Ref	Site Name	Significance Figure	Significance Symbol
		HC2	Highland Moors	5	+
		HC3	Site adj, Autopalace	6	+
		HA1	Land adj. Crabtree Green	3	+
		HA2	Tremont Park extension	5	+
		HA3	Ithon Road	4	+
		HA4	Land at Ridgebourne Drive,	5	+
		EA1	Heart of Wales Business Park	5	+
Llanfair Caereinion	P30	HA1	Land at Tanyfron, Llanfair Caereinion	5	+
		HA2	UDP Allocation M154 HA3	5	+
Llanfyllin	P32	HC1	Adjacent 38 Maes Y Dderwen, Llanfyllin	4	+
		HA1	Land opposite Maesydre, Llanfyllin	4	+
		HA2	Maesydre Field, Llanfyllin	4	+
		HA2	Field 7674, South of Maesydre, Llanfyllin	4	+
Llanidloes	P35	HC1	Lower Green, Victoria Avenue	6	+
		HC2	Land at Hafren Furnishers	5	+
		HC3	Land adjacent Dolhafren Cemetery, Llanidloes	4	+
		HA1	Land at Penyborfa, Llanidloes	4	+
		HA2	Chapel Farm, Gorn Road, Llanidloes	4	+
		EA1	Land at Parc Derwen Fawr, Llanidloes	5	+
		EA2	Land at Parc Hafren, Llanidloes	5	+
Llanwrtyd Wells	P39	HC1	The Vicarage Field, Beulah Road, Llanwrtyd	4	+
		HC2	OS 2664 Caemawr, off Ffos Road	5	+
		HC3	OS 1451 Meadow View, Station Road	5	+
Machynlleth	P42	HA3	Mid Wales Storage Depot	5	+
		HA1	OS1546, Aberystwyth	6	+

Towns	Inset Map	Site Ref	Site Name	Significance Figure	Significance Symbol
			Road		
		HA2	Land Adjacent HA1, Aberystwyth Rd	4	+
		HA4	Newtown Road	4	+
		EA1	Land at Treowain	2	+
Montgomery	P45	HC1	Land at New Road	6	+
		HA1	Land at Verlon, Forden Road	4	+
Newtown	P48	HC1	Heol Pengwern	6	+
		HC2	Bryn Lane	5	+
		HC3	Ffordd Croesawdy	8	+
		HC4	Land at Severn Hts, (Brimmon Close)	6	+
		HC5	Rock Farm	3	+
		HC6	Rear of Pentecostal Church	6	+
		HC7	South of Heol Treowen / Great Brimmon	6	+
		HA1	Severnside Yard, Commercial Street, Newtown	6	+
		HA2	Hendidley	5	+
		HA3	South of Heol Treowen Extension	4	+
		MUA 1	St. Giles Golf Course	7	+
		EA1	Llanidloes Road	3	+
Presteigne	P51	MUA 1	Former Kaye Foundary Site	6	+
		HA1	Knighton Road Site.	5	+
		HA2	John Deakins Road Site	3	+
		EA1	Broadaxe Ind. Estate	3	+
Rhayader	P52	HC1	Nant Rhyd-Hir	3	+
		HC2	Old Builders Supply Depot	7	+
		HA1	Tir Gia	6	+
		HA2	Land off East Street	3	+
		EA1	Brynberth Ind. Estate	3	+
Welshpool	P57	HC1	Burgess Land, Welshpool	7	+
		HC2	Land r/o High Street, Park Lane	7	+
		HA1	Land off Gallowstree Bank	4	+

Towns	Inset Map	Site Ref	Site Name	Significance Figure	Significance Symbol
		HA2	Land at Greenfields, Caeglas	6	+
		HA3	Land at Red Bank	4	+
		EC1	Land at Buttington Cross Enterprise Park	5	+
Ystradgynlais Area	P58	HA1	Land off Brecon Road, Ystradgynlais	3	+
		HC1	Land R/O Jeffrey's Arms, Brecon Road	4	+
		HA2	Gurnos School, Lower Cwmtwrch, Ystradgynlais	6	+
		HA3	Penrhos CP School, Brecon Rd, Ystradgynlais	6	+
		HA4	Penrhos playing field, Brecon Road, Ystradgynlais	4	+
		HA5	Glanrhyd Farm, Ystradgynlais	6	+
		HA6	Maes Y Dderwen Comp School, Ystradgynlais Areas A	4	+
		HA7	Maes Y Dderwen Comp School, Ystradgynlais Areas B	4	+
		HA8	Ynysbydfe Farm	4	+
		EA1	Land at Woodlands Business Park, Ystradgynlais	6	+
Hay-on-Wye	P21	MUA 1	Land at Gypsy Castle Lane	6	+

Large Village	Inset Map	Site Ref	Site Name	Significance Figure	Significance Symbol
Abercrave	P01	HA1	Land to East of Maescyribarth	3 / 4	+
Abermule	P02	HA1	Land adjoining Abermule House	4	+
		HA2	Land adjacent The Meadows & Land adjacent Parkside	4	+
		EC1	Land south of Maesderwen	4	+
Arddleen	P03	HA1	Land West of Trederwen House	7	+
Berriew	P04	N/A	No allocations in this settlement		
Bettws Cedewain	P05	HC1	Bryn Bechan	5	+
Boughrood & Llyswen	P06	HC1	The Depot Boughrood	5	+
		HC2	Beeches Park , Boughrood	3	+
		HA1	Land at Llyswen adj B24 HA3	4	+
		HA2	Land adjoining Beeches Park, Boughrood	3	+
Bronllys	P07	HC1	Land adjacent to Bronllys Court	4 / 5	+
		HC2	Land to rear of Greenfields Bronllys	4	+
		HA1	Land adj Bronllys CP School, Neuadd Terrace	5	+
		HA2	Land at Bronllys to the west of Hen Ysgubor	4	+
Caersws	P09	HA1	Land north of Carno Road	4	+
Carno	P10	HA1	Land off Ffordd Dol-Llin	4	+
		HA2	Land north of Gerddi Cledan	5	+
Castle Caereinion	P11	HC1	Land at Swallows Meadow	5	+
Churchstoke	P12	HC1	Land at Maes Neuadd (rear of Village Hall)	5	+
		HC2	Land at the Garage	5	+
		HC3	Land at the Hatchery	5	+
		HC4	Land adjacent The View	3	+
		EA1	Land adj Tuffins	5	+

Large Village	Inset Map	Site Ref	Site Name	Significance Figure	Significance Symbol
			Supermarket		
Clyro	P13	HC1	Land South east of Clyro (A)	4	+
		HA1	Land South east of Clyro (B)	4	+
Coelbren	P14	HA1	Land adjacent to Festrý Fach, Dol Henrhyd	4	+
Crewgreen	P15	HA1	Land Opposite The Firs (between Malt House Farm & Bryn Mawr)	4	+
Crossgates	P16	HC1	Oaktree Meadows	5	+
		HA1	Land South of Studio Cottage	4	+
Fornden / Kingswood	P17	HA1	Land off Heritage Green	6	+
		HA2	Land between Heatherwood & Kingswood Lane	3	+
Four Crosses	P18	HA1	Land at Oldfield (including land rear of School)	6	+
		EC1	Employment Land at Four Crosses Business Park	6	+
Glasbury	P19	HA1	Treble Hill Stables, Glasbury	4	+
Guilsfield	P20	HC1	Land at Sarn Meadows	4	+
		HA1	Land adj Celyn Lane	5	+
		HA2	Land to the east of Groes-lwyd	4	+
Howey	P22	HC1	Land adjacent Goylands Estate	4	+
		HA1	Land at Crossways Court.Candidate Site 1093	5	+
Kerry	P23	HA1	Dolforgan View, Kerry	5	+
Knucklas	P25	HA1	Land at Castle Green	4	+
Llanbrynmair	P26	HC1	Brynoch	2	+
		HA1	Land west of Brynoch	2	+
Llandinam	P27	HA1	Land opposite Old Barn Close, Llandinam	2	+
Llandrinio	P29	HA1	Gwernybatto Land off Orchard Croft	6	+
Llanfechain	P31	HA1	Land north of Church, Llanfechain	5	+

Large Village	Inset Map	Site Ref	Site Name	Significance Figure	Significance Symbol
Llangurig	P33	HC1	9180 Adj Penybont Farm & Maescurig (A/27/001)	4	+
		HA1	Land adj. Maesllan, Llangurig	4	+
Llangynog	P34	HA1	Llangynog Glebe	3	+
Llanrhaeadr-ym-Mochnant	P36	HA1	Land at Maes yr Esgob, Llanrhaeder ym Mochnant	3	+
Llansantffraid-ym-Mechain	P37	HC1	Land off Fford Spooney, Llansantffraid	3	+
		HA1	Land at Spoonley Farm, Llansantffraid	4	+
		HA2	Land adj. Maes y cain, Llansantffraid-ym-Mechain	4	+
Llansilin	P38	HC1	Land Opposite the Wynnstay Inn, Llansilin	3	+
Llanymynech	P40	HC1	UDP allocation M170 HA1 (Parc Llwyfen)	5	+
		HA1	Land adj Parc Llwyfen	5	+
		HA2	Land off Carreghofa Lane	5	+
Llanyre	P41	HA1	Land at Llanyre Farm	5	+
Meifod	P43	HA1	Pentre works and adjacent land, Meifod	4	+
Middletown	P44	HA1	Land west of Golfa Close	4	+
New Radnor	P46	HC1	Water Street Farm	5	+
Newbridge on Wye	P47	HC1	The Orchard	5	+
Penybontfawr	P49	HA1	Land east of Ysgol Pennant, Penybontfawr	4	+
Pontrobert	P50	HA1	Land at Y Fferm, Pontrobert, Meifod, Powys	2	?
Three Cocks	P53	MUA/C1	Land between/adj Gwernyfed Avenue, Three Cocks	5	+
Trefeglwys	P54	HC1	Land to West of Llwyncelyn (Phase 2)	4	+
Tregynon	P55	HA1	Rear of Bethany Chapel	5	+
Trewern	P56	HA1	Land east of Trewern School	4	+

Large Village	Inset Map	Site Ref	Site Name	Significance Figure	Significance Symbol
Employment Sites outside of settlements	P59	EA1	Buttington Brickworks	5	+
	P60	EC1	Land at Offa's Dyke Business Park	5	+

Conclusion

All allocated sites received a positive scoring from the Sustainability Appraisal with the exception of P50 HA1, Pontrobert. The majority of sites received a significance figure and symbol of 5 + or above. Site P50 HA1, Pontrobert received a positive score but the lowest score of all allocated sites (2?).

Factors that contributed to this scoring relate to site P50 HA1 currently being used as a working farm, the existence of agricultural buildings and their potential to house bats and barn owls. However, notwithstanding the assessment, the allocation is considered appropriate as it only relates to part of the site and it has secured planning permission for housing in the past which provides for the mitigation of such issues.

The assessment at site level allowed for the consideration of key sustainability elements and therefore assist on positively planning for sustainable development within Powys.

6.0 Conclusions

The Sustainability Appraisal of the Plan included an initial SWOT analysis and subsequent recommendations to be addressed by the LDP. Overall the analysis did not identify any significant concerns with the content and scope of the LDP. The only recommendations of the SWOT related to minor amendments of the Plan Objectives to address the enhanced protection of Powys' geo-diversity and mineral assets and the consideration of the 'distinctiveness' of the County's built heritage.

The sustainability integration toolkit was then used to appraise the sustainability of the Draft Local Development Plan. The following elements of the plan were assessed:

- The Plan's Vision;
- The Plan Objectives and Policies;
- The Settlement Hierarchy; and
- Potential Site Allocations.

The assessment of the Plan's vision, and the assessment of the Plan's objectives and policies both concluded that they had an overall positive impact on sustainability. Significantly positive (++) and positive (+) impacts were identified for the majority of topic areas. This included a significantly positive impact on Welsh language and culture in the assessment of the Plans objectives and policies. It is also noted that the vision is overarching and cannot address all elements of sustainability comprehensively in one statement. In this regard, it is considered that the vision is supported by the plan's objectives and policies and in combination they contribute to an overall positive impact on sustainability.

Minor negative impacts (-) were recognised for some topic areas including governance, equality, education, skills and maximising financial effectiveness. This reflects the plan's limited ability to affect those factors rather than the plan being responsible for having a negative impact on sustainability. In terms of skills for example, it is recognised that the LDP, by enabling jobs, an appropriate housing mix, and leisure and recreation opportunities provides an environment which aims to attract, retain and nurture a skilled and resilient workforce. However, it is also recognised that there are key reasons for the outward migration of young adults from the County that cannot be addressed by land-use policies alone.

The assessment of the Settlement Hierarchy concluded that this approach had an overall positive impact on sustainability. Towns, being the largest settlements scored most positively, and large villages scored more positively than small villages predominantly as a reflection of larger settlements having the most established environmental, infrastructure, social and human capital. These results support an approach to development in locations commensurate with the size and function. The only settlement identified as questionable by the assessment was Llandysil. It is recommended that given access constraints that could have the potential to limit growth it should be downgraded from a large village to a small village.

Any negative impacts identified by the settlement hierarchy assessment are mitigated through the plan's proposed policies and objectives that enable site specific sustainability issues within existing settlements to be considered in detail at the planning application stage. Those settlements for example subject to flooding or within proximity to areas of special environmental / ecological value (which scored negatively against these criterion) are justified by proposed policies in the plan that will protect from inappropriate development.

The assessment of potential site allocations allowed for the consideration of key sustainability elements to be considered at site level and therefore assist on positively planning for sustainable development within Powys. All allocated sites received positive scores against the Sustainability Appraisal with the exception of P50 HA1, Pontrobert. Factors that contributed to this scoring relate to the site's current use and the allocation is considered appropriate as it only relates to part of the site and it has secured planning permission for housing in the past.

Overall, the plan is considered to have a positive impact on sustainability through its combination of the Plan's vision, objectives and policies, a tiered settlement hierarchy and appropriate allocation of sites. As a result of the assessment (including the SWOT analysis) it is recommended that minor amendments of the plan objectives are made to address the enhanced protection of Powys's geo-diversity and mineral assets and the consideration of the 'distinctiveness' of the County's built heritage are included and that Llandysil should change from a large village to a small village.