

Powys Local Development Plan

Strategic Environmental Assessment

Environmental Report

Non-Technical Summary

Deposit Stage

June 2015

PURPOSE OF THIS REPORT

This document is the Non-Technical Summary (NTS) of the Strategic Environmental Assessment (SEA) Environmental Report of the Powys Local Development Plan 2011-2026, Deposit Draft, June 2015 (LDP). It provides an overview of the SEA process and describes the key environmental effects anticipated as a result of the implementation of the preferred development option and policies contained in the LDP.

THE DEPOSIT DRAFT LOCAL DEVELOPMENT PLAN

The Deposit Draft Powys Local Development Plan (LDP) sets out the Council's policies for the development and use of land in Powys, and for reconciling uses, up to 2026. It is applicable to all of Powys except the Brecon Beacons National Park.

The LDP sets out a vision and objectives for Powys based on an understanding of the characteristics, issues and needs of the county and its communities. It also includes policies to direct growth and for managing the effects of future development, which will also guide planning decisions. It also identifies sites where future development could occur.

The development of the LDP has been informed by evidence including a Local Housing Market Assessment, Retail Study, Employment Needs Assessment, Strategic Flood Consequences Assessment and Viability Assessment. This evidence, together with ongoing assessment (which includes Strategic Environmental Assessment, Sustainability Appraisal and Habitats Regulation Assessment), and extensive public consultation has been used to support the preparation of the LDP's policies and proposals.

Based on robust projections of future development needs, the LDP provides, over its 15 year plan period 2011-2026, sufficient land through its policies and proposals to enable the provision of up to 6,071 dwellings, including 1,044 affordable homes, to be constructed. It also provides 49 hectares of employment land and includes policies to meet the needs of the economy.

The plan distributes this development according to a hierarchy of settlements, with sites allocated for dwellings and employment in towns and larger villages which act as service centres for their wider communities. Outside of these larger settlements, in the smaller

settlements and the open countryside of Powys, policies enable smaller scales of development to meet local needs, particularly affordable housing, and to support the rural economy.

Powys' natural and built heritage has determined its character and distinctiveness and the LDP therefore supports the protection of these interests.

The components of the LDP (objectives, policies and sites) and the options that have informed them have been assessed against 18 SEA objectives to ensure that likely environmental effects of the LDP are identified, described and assessed. The findings of the assessment are detailed in the accompanying Environmental Report (to which this document is the Non-Technical Summary).

VISION AND PLAN OBJECTIVES

The following vision has been identified for Powys as part of the LDP process:

Powys is a county of considerable variety extending from the South Wales Valleys to the Berwyn Mountains in the north, and from the Cambrian Mountains in the west to the English border in the east.

As the 'green heart of Wales', Powys will be a place of vibrant and resilient communities providing sustainable development and economic opportunities set in a healthy, safe environment, whilst celebrating, protecting, enhancing and sustainably managing its natural resources, native wildlife and habitats, heritage and distinctive characteristics.

Powys' towns and larger villages will be vibrant and accessible service centres. They will be the focus for integrating housing, economic and service development to meet their own needs and those of their surrounding communities.

Powys's rural areas will be a working countryside of sustainable communities supported by a thriving and diverse rural economy of small businesses.

The vision for the Plan area will be realised through a series of 16 strategic objectives grouped by five themes. These are set out in **Table NTS1**.

Table NTS1 Deposit Draft LDP Objectives

Theme	Objectives
Planning for Growth in Sustainable Places	1 – Meeting Future Needs 2 – Sustainable Settlements and Communities 3 – Efficient Use of Land 4 – Climate Change and Flooding 5 – Energy and Water
Supporting the Powys Economy	6 – Vibrant Economy 7 – Key Economic Sectors

Theme	Objectives
	8 – Regeneration
Infrastructure and Services	9 – Infrastructure and Services 10 – Important Assets
Natural and Built Assets	11 – Natural Heritage 12 – Resources 13 – The Historic Environment
Supporting Healthy Communities	14 – Healthy Lifestyles 15 – Welsh Language and Culture 16 – Community Well-being

LDP objectives 1 and 2 above set out the amount and proposed location of development for the LDP area to 2026 (forming the spatial strategy for Powys). Strategic objective 1 identifies that provision is made for 6,071 dwellings (to deliver a dwelling requirement of 5,519 dwellings) and 49 hectares of employment land within the Plan period. LDP objective 2 identifies that this provision will be distributed in accordance with a strategic settlement hierarchy.

POLICIES FOR MAKING PLANNING DECISIONS

To realise the vision and LDP objectives, and support the delivery of the spatial strategy, the LDP sets out 37 policies in 12 sections:

- Development Management Policies (3 draft policies);
- Listed Buildings (1 draft policy);
- Economic Development (4 draft policies);
- Transport (1 draft policy);
- Housing (14 draft policies);
- Planning for Retail and Town Centres (4 draft policies);
- Tourism (3 draft policies);
- Waste (1 draft policy);
- Sustainable Energy (1 draft policy);
- Minerals (3 draft policies);
- Community Facilities (1 draft policy);

- Military Operations (1 draft policy).

SITE ALLOCATIONS

To support the delivery of the spatial strategy, 148 sites are allocated for development in Towns and Large Villages in accordance with a strategic settlement hierarchy. The vast majority are allocated for housing development (129 site allocations), with further allocation for employment (15 site allocations) and mixed uses (4 site allocations).

STRATEGIC ENVIRONMENTAL ASSESSMENT

In developing the LDP, the Council must incorporate the requirements of the European Union Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, referred to as the Strategic Environmental Assessment (SEA) Directive. This is a law that sets out to integrate environmental considerations into the development of plans and programmes such as local development plans.

The County Council undertook a formal screening exercise in 5th July 2011 which determined that the LDP required environmental assessment under the SEA Directive. The main stages of the SEA process as it has been applied to the preparation of the LDP are summarised below:

- SEA “Baseline Scoping” - the Council consulted on the scope and level of detail to be included in the Environmental Report between 29th July 2011 and 2nd September 2011.
- Pre-Deposit LDP draft Environmental Report - from 19th March to 30th April 2012 the Council issued the Pre-Deposit LDP documents for public consultation, including a draft Environmental Report (SEA).
- Deposit Stage Environmental Report 2014 - Deposit LDP documents were issued for public consultation, including the Deposit Stage Environmental Report 2014 (SEA), from 28th July to the 8th September 2014.
- Deposit Stage Environmental Report 2015 – following consideration of representations made during the Deposit Stage in 2014, the Council has determined to issue revised Deposit LDP documents for public consultation, including a revised Deposit Stage Environmental Report, from **June 8th 2015 to July 20th 2015 (tbc)**.

Alongside the SEA process, the Council has also undertaken a Habitats Regulations Assessment (HRA), which considers the LDP’s relationship with Natura 2000 / European protected sites, and a Sustainability Appraisal (SA) which considers the LDP’s integration with the sustainability themes of Natural, Social, Human, Infrastructure and Financial capital. These assessments have each been prepared separately, although there are overlaps between them, particularly on some environmental matters considered by the HRA, SA and this SEA.

STRATEGIC ENVIRONMENTAL ASSESSMENT OBJECTIVES

A review of other plans, programmes and policies, consideration of the environmental context of Powys and the identification of a list of environmental issues specific to the County has provided a baseline against which the SEA of the LDP has been undertaken. This baseline has also been used to define a set of SEA objectives that have been used to support the assessment of the key components of the LDP. **Table NTS2** lists the SEA objectives used in the assessment.

Table NTS2 SEA Objectives

SEA Topic Area – Biodiversity
<ol style="list-style-type: none"> 1. To protect and enhance all designated sites of nature conservation in the Plan area. 2. To protect and enhance all species and habitats identified in the Powys Local Biodiversity Action Plan or Section 42 List.
SEA Topic Area – Population and Human Health
<ol style="list-style-type: none"> 3. Enhance the provision of housing, employment and community services to meet the needs of the population and in response to demographic changes (e.g. the ageing population and the need to retain the young working age population). 4. Promote improvement in community safety. 5. Promote improvement in human health and opportunities for healthy living. 6. To prevent or minimise exposure to potential sources of nuisance and risk to human health.
SEA Topic Area – Soil
<ol style="list-style-type: none"> 7. To protect soils that are classified as being important for carbon storage and agriculture. 8. To prevent contamination of land and support remediation as part of new development.
SEA Topic Area – Water
<ol style="list-style-type: none"> 9. To maintain and improve water quality and quantity
SEA Topic Area – Air
<ol style="list-style-type: none"> 10. To protect and improve Air Quality in Powys and in particular the Newtown Air Quality Management Area
SEA Topic Area – Climatic Factors
<ol style="list-style-type: none"> 11. To reduce flood risk. 12. To reduce greenhouse gas emissions.
SEA Topic Area – Material Assets
<ol style="list-style-type: none"> 13. To protect Mineral Resources from development that would preclude extraction. 14. To protect important material assets including strategic, transport and location specific infrastructure from incompatible development.
SEA Topic Area – Cultural Heritage
<ol style="list-style-type: none"> 15. To understand, value, protect and enhance Powys historic environment including its diversity, local distinctiveness and heritage 16. To protect and enhance Welsh language and culture
SEA Topic Area – Landscape
<ol style="list-style-type: none"> 17. To protect and enhance Powys rich natural landscape
SEA Topic Area – Geodiversity
<ol style="list-style-type: none"> 18. To protect Regionally Important Geo-diversity Sites (RIGS) from incompatible development

SUMMARY OF THE ASSESSMENT

The draft LDP spatial strategy, objectives, policies and site allocations including alternatives have been assessed against each of the 18 SEA objectives, drawing on the baseline

information and relevant plans and programmes to identify any likely significant effects on the environment. Using this detailed assessment information, and consistent with the requirements of the SEA Directive, the potential cumulative effects of the LDP, both alone and in-combination with other plans and programmes has been considered.

The detailed findings of the assessment are presented in the main Environmental Report and its appendices. The following sub-sections provide a summary of the key findings of the assessment.

LDP Objectives

The assessment of the 16 LDP objectives has been undertaken by assessing their compatibility with the SEA objectives listed in **Table NTS2**.

Broadly, the assessment of the LDP objectives indicates that a high proportion are compatible with the SEA objectives. Those SEA objectives that are particularly well supported by the LDP objectives include those that relate to population and human health (meeting future needs), climatic factors (reducing greenhouse gas emissions), material assets and cultural heritage (protecting and enhancing Welsh language and culture).

The assessment has identified some incompatibilities between the LDP objectives and SEA objectives. In this respect, LDP objectives 1, 6, 7, 9, 10 and 11 were all assessed as being incompatible with one or more of the SEA objectives. This principally reflects, on the one hand, the aspiration for growth and on the other, the need to protect and enhance the natural environmental.

Where incompatibilities have been identified this does not necessary represent an insurmountable issue. When considered as a suite, the LDP objectives have been assessed as being compatible with the SEA objectives and any incompatibilities identified are counterbalanced by other LDP objectives which provide further detail in regard to where growth should be located (i.e. in sustainable locations) or by LDP objectives that provide specific protection and enhancement of environmental assets (such as natural heritage and resources) or environmental quality (such as climate change and flooding).

No changes to the draft objectives are therefore recommended.

Spatial Strategy

The development of the LDP spatial strategy (i.e. the quantum and distribution of future growth across the County) has been informed by the ongoing assessment of housing, employment and spatial options at the following key stages:

- Pre-Deposit (Preferred Strategy) LDP, March 2012;
- Draft Deposit LDP, 2014; and
- Revised Deposit LDP, 2015 (to which this NTS relates).

The evolution of the LDP is detailed in **Section 2** of the main Environmental Report.

To guide the selection of the preferred spatial strategy contained in the Revised Deposit Draft LDP, a range of revised housing growth and employment land provision targets in the context of higher and lower growth options have been assessed. Additionally, options relating to the distribution of growth across the County previously considered at the Pre-Deposit and Draft Deposit LDP stages have been re-considered in order to ensure that the preferred strategy remains the most appropriate when considered against reasonable alternatives.

Table NTS3 provides an overview of the preferred options that comprise the Revised Deposit Draft LDP spatial strategy as well as the alternatives considered and which have been subject to assessment as part of the SEA of the LDP.

Table NTS3 Summary of Spatial Strategy Options Assessed

Preferred Option	Reasonable Alternatives
Proposed housing growth: 6,071 dwellings	Alternatives considered and assessed: <ol style="list-style-type: none"> 1. 4,500 dwellings 2. 6,500 dwellings
Proposed employment land provision: 49ha	Alternatives considered and assessed: <ol style="list-style-type: none"> 1. 15ha 2. 40ha 3. 56ha
Proposed spatial strategy: Settlement Hierarchy comprising an allocation of 53% (3,214) to Towns; 26% (1601) to Large Villages; 5% (297) to Small Villages; and 16% (959) to rural/other locations	Alternatives considered and assessed: <p><i>2012 Options</i></p> <ol style="list-style-type: none"> 1. One Powys with a Settlement Hierarchy; 2. Character Areas and Travel to Work Areas; 3. Central transport corridor; 4. High School Catchments / Planning Areas; 5. Functional / Character Areas; 6. Settlement Hierarchy with Transport Growth Corridor. <p><i>2014 Options</i></p> <ol style="list-style-type: none"> 1. Focus allocations in towns (15); 2. Spread allocations between towns (15), large villages (43) and small villages (45).

The main Environmental Report contains an assessment of the options listed in **Table NTS3** and sets out the reasons for the selection of the preferred options and rejection of reasonable alternatives. Reasons for not taking some options forward include changes to the evidence base, seeking to identify an appropriate balance between the scale of growth and environmental consequences, and seeking to avoid undue concentration of development in areas and settlements where it could not be accommodated without adverse effects.

Table NTS4 provides a summary of the assessment of the preferred spatial strategy in terms of the proposed quantum and distribution of development over the plan period (reflected in Revised Draft LDP Objectives 1 and 2).

Table NTS4 Summary of the Assessment of the LDP Spatial Strategy

Spatial Strategy Component	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Objective 13	Objective 14	Objective 15	Objective 16	Objective 17	Objective 18
Housing: 6,071 dwellings	N	N	PP	?	P	?	?	?	N	N	0	N	0	0	N	P	N	?
Employment land: 49ha	N	N	P	?	PP	0	?	?	0	N	0	N	0	0	N	P	0	0
Distribution: Focus on towns and larger villages	0	0	P/N	?	P	?	?	?	?	0	N	0	?	?	0	?	0	0
Cumulative Effect	N	N	PP	?	PP	?	?	?	N	N	N	N	?	?	N	P	N	0

Key

Symbol	Effect
PP	The option would have a significant positive effect on the SEA objective.
P	The option would have a positive effect on the SEA objective.
0	The option would have a neutral effect on the SEA objective.
N	The option would have a negative effect on the SEA objective.
NN	The option would have a significant negative effect on the SEA objective.
?	The option would have an uncertain effect on the SEA objective.

Overall, the delivery of 6,071 dwellings and 49ha of employment land is expected to have a significant positive effect on SEA objectives 3 (enhancing the provision of housing, employment and community services) and 5 (improving health) and may help to protect and enhance Welsh language and culture through the delivery of housing and jobs to meet local needs. Further, focusing new development in the County's towns and larger villages in accordance with a settlement hierarchy approach is expected to help ensure that new development is accessible to existing services and facilities, supports the vitality of the County's main centres and reduces the need to travel.

No significant negative effects have been identified during the assessment of the spatial strategy components. New development is however likely to generate minor negative environmental effects in terms of biodiversity (SEA objectives 1 and 2), the historic environment (SEA objective 15) and landscape (SEA objective 17). However, by locating new development in towns and larger villages the potential for adverse effects on biodiversity and landscape in particular is expected to be minimised. Further, it is anticipated that the potential adverse effects could be mitigated through the application of the draft LDP policies (such as policies DM1 and DM2).

Growth will result in the increased use of water resources (SEA objective 9), emissions to air (SEA objective 10) and energy use with associated greenhouse gas emissions (SEA objective 12) during both the construction and operation of new development. This has been assessed as having an overall minor negative effect on these objectives. Notwithstanding, new development will provide an opportunity to deliver development that is more resource efficient, helping to reduce the magnitude of adverse effects in this regard.

Focusing development in towns and larger villages is likely to reinforce existing patterns of flood risk which is a significant issue in some of the major settlements in Powys (Newtown, Llanidloes and Builth Wells for example).

Draft LDP Polices

The 37 LDP polices have been assessed against the 18 SEA objectives. **Table NTS5** shows the anticipated cumulative effects of each Plan chapter against the SEA objectives. Furthermore, the cumulative effects on the SEA objectives resulting from all chapters has been assessed. Full details of this assessment are included in main Environmental Report and detailed appendices.

Table NTS5 Summary of the Cumulative Effects of the Draft LDP Policies

SEA Objective	DM1 – DM3	L1	E1 – E4	T1	H1 – H14	R1 – R4	TD1 – TD3	W1	RE1	M1 – M3	C1	MD1	Overall
1	PP	?	0	?	0	0/?	N	?	?	N/?	?	?	N
2	PP	?	N	?	N	?	?	?	?	?	?	?	N
3	PP	0	PP	0	PP	PP	PP	0	P	P	PP	0	PP
4	PP	0	0	P	0	0	0	0	0	0	0	0	P
5	PP	0	0	P	PP	0	0	P	0	0	PP	0	PP
6	PP	0	N	P	N	?	?	P	0	?	0	0	N
7	PP	0	N	?	N	?	?	?	0	?	?	?	N
8	PP	0	?	?	?	?	?	?	?	?	?	?	P
9	PP	0	N	?	N	?	?	?	?	?	?	?	N
10	PP	0	P/N	P	N	?	?	?	?	?	?	?	P
11	PP	0	?	?	?	?	?	?	?	?	?	?	P
12	PP	?	P/N	?	N/P	P/?	?	?	?	?	?	?	P
13	PP	0	0	?	?	?	?	?	?	P	?	?	P
14	PP	0	0	?	?	?	?	?	?	?	?	0	P
15	PP	PP	?	?	?	?	?	?	?	?	?	?	PP
16	PP	P	P	0	PP	P	P	0	0	P	P	0	PP
17	PP	0	N	?	N	?	?	?	?	?	?	?	N
18	PP	0	0	?	?	?	?	?	?	?	?	?	P

Overall, the assessment has identified that the majority of the SEA objectives will experience positive effects as a result of the implementation of the draft LDP polices.

Positive effects are identified in particular for the SEA objectives that relate to Population and Human Health (community safety), Soil, Air, Climatic Factors, Material Assets, and Geodiversity.

Significant positive effects are identified for the SEA objectives that relate to Population and Human Health (meeting future needs and human health/healthy living) and cultural heritage

(the historic environment and Welsh language and Culture). In regard to population and human health, the development management suite of policies protect existing allocations and services, and other policies enable new development for the purposes of employment, housing, retail, tourism and community facilities. This policy approach, through protecting existing allocations and services, identifying appropriate quantum of growth and enabling new development enhance the provision of housing, employment and community services to meet the needs of the population.

In regard to cultural heritage, the suite of development management policies and Policy L1 seek to protect and enhance Powys rich historic environment including its diversity, local distinctiveness and heritage. Further the housing policies support the protection and enhancement of Welsh language through ensuring the most sustainable housing opportunities can be delivered across the plan period and by meeting local needs Welsh speakers will have better opportunities to stay within their communities.

No significant negative cumulative effects were identified during the assessment. The assessment has, however, identified the potential for minor negative effects in respect of the SEA objectives that relate to Biodiversity, Population and Human Health, Soil, Water and Landscape. This principally reflects a combination of policies which would enable development of allocated sites (i.e. policies H1, E1 and E3) and policies which enable development that has the potential to impact on biodiversity (i.e. Policy TD3 and Policy M1).

With regard to the cumulative minor negative effects identified against the SEA objectives in respect of the housing and employment policies, likely negative impacts are mitigated through the suite of Development Management policies. Policy DM2(10) for example, requires the amenities enjoyed by occupants or users to not be unacceptably affected by levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter. This will further protect against potential sources of nuisance and risk to human health warranting a minor rather than a significant impact on the SEA objective that relates to human health.

Policy TD3 and M1 were assessed as having a minor negative impact on biodiversity. This is because Policy TD3 relates to the Montgomery Canal (which is a Special Area of Conservation) and Policy M1 enables extensions to existing minerals sites (some of which have the potential to impact on a designated site). Whilst it is acknowledged that these policies have implications for designated sites they were assessed as having a minor negative effect rather than a significant negative impact because the potential for any negative effect on biodiversity enabled is mitigated through policy DM1. This policy approach requires all proposals for development to not compromise, or unacceptably adversely effect, either on their own or in combination European protected sites/habitats (Natura 2000 sites) and other listed biodiversity assets. Further, additional mitigation is also recommended to support appropriate consideration of development associated with Policy TD3 to further mitigate against potential implications for biodiversity as follows:

- Include the following additional text to the written justification of Policy TD3 *'To comply with the requirements of the Conservation of Habitat and Species Regulations 2010 as amended, a Habitat Regulations Assessment of development proposals will be required to be undertaken to ensure there is no adverse effect on the integrity of the SAC.'*

It is expected that all of the minor negative effects identified in the assessment against the SEA objectives will be comprehensively mitigated by the suite of development management policies which were assessed as having a significant positive effect against the SEA objectives and apply to all new development. Therefore, when considering the plan policy

approach (in combination), it is considered that minor negative effects arising from new development will be adequately addressed and as such no further mitigation is required.

No uncertain or neutral cumulative effects are expected against any of the SEA objectives.

Site Allocations

As set out above, the Revised Deposit Draft LDP contains a total of 148 site allocations for housing, employment and mixed use development. Each site, together with alternative options, has been assessed against the SEA objectives using tailored site assessment criteria (as detailed in **Section X (tbc)** of the Environmental Report). The findings of the assessment of both the proposed site allocations and alternatives are detailed in the main Environmental Report and appendices. The performance of the proposed site allocations against the SEA objectives is presented in **Table NTS6**.

Table NTS6 Site Allocations Assessment Summary

Site Reference No	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Objective 13	Objective 14	Objective 15	Objective 16	Objective 17	Objective 18
P01 HA1	P	N	P	0	P	0	0	0	N	0	0	N	NN	0	0	?	0	0
P02 EC1	0	N	PP	0	P	0	0	0	N	0	0	N	NN	?	0	?	0	0
P02 HA1	0	N	P	0	P	0	0	0	N	0	0	N	NN	N	0	?	0	0
P02 HA2	0	N	P	0	P	0	0	P	N	0	0	N	NN	N	0	?	0	0
P03 HA1	0	N	P	0	P	0	0	0	N	0	0	N	0	0	N	?	0	0
P05 HC1	0	0	P	0	P	0	0	0	N	0	0	N	0	0	0	?	0	0
P06 HA1	0	N	P	0	P	NN	N	0	N	0	0	N	NN	0	?	?	N	0
P06 HA2	0	N	P	0	P	0	N	P	N	0	?	N	NN	N	?	?	N	0
P06 HC1	0	0	P	P	P	0	N	0	N	0	0	N	0	0	0	?	N	0
P06 HC2	0	N	P	0	P	0	N	P	N	0	?	N	NN	N	?	?	N	0
P07 HA1	0	N	P	0	P	0	N	0	N	0	0	N	N	N	N	?	0	0
P07 HA2	0	0	P	0	P	0	N	0	N	0	0	N	0	0	?	?	0	0
P07 HC1	0	N	P	0	P	0	N	0	N	0	0	N	N	?	?	?	0	0
P07 HC2	0	N	P	0	P	0	N	0	N	0	0	N	N	N	?	?	0	0
P08 EA1	0	N	PP	0	P	0	PP	P	N	0	0	N	NN	0	0	?	N	0
P08 HA1	0	N	P	P	P	0	PP	P	N	0	0	N	0	0	?	?	0	0
P08 HA2	0	0	P	0	P	0	0	0	N	0	0	N	0	?	0	?	NN	0
P08 HA3	0	N	P	0	P	0	0	P	N	0	0	N	0	?	0	?	NN	0
P08 HC1	0	0	P	P	P	0	PP	0	N	0	0	N	0	0	0	?	0	0
P08 HC2	0	0	P	P	P	0	PP	P	N	0	0	N	0	0	0	?	0	0
P09 HA1	P	0	P	0	P	0	0	0	N	0	0	N	N	N	0	?	0	0
P10 HA1	P	N	P	0	P	0	0	0	N	0	0	N	N	N	0	?	0	0
P10 HA2	P	0	P	0	P	0	0	0	N	0	?	N	N	N	0	?	0	0
P11 HC1	0	0	P	0	P	0	N	0	N	0	0	N	0	0	0	?	0	0
P12 EA1	P	N	PP	0	P	0	N	0	N	0	0	N	N	N	0	?	0	0

Site Reference No	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Objective 13	Objective 14	Objective 15	Objective 16	Objective 17	Objective 18
P12 HC1	P	0	P	0	P	0	N	0	N	0	0	N	0	0	0	?	0	0
P12 HC2	P	0	P	0	P	0	N	0	N	0	0	N	0	0	0	?	0	0
P12 HC3	P	0	P	0	P	0	N	0	N	0	0	N	0	0	0	?	0	0
P12 HC4	P	0	P	0	P	0	N	0	N	0	0	N	0	0	0	?	0	0
P13 HA1	0	N	P	0	P	0	0	P	N	0	0	N	N	N	?	?	N	0
P13 HC1	0	0	P	0	P	0	0	0	N	0	0	N	0	0	0	?	0	0
P14 HA1	0	N	P	0	P	0	0	0	N	0	0	N	0	0	0	?	0	0
P15 HA1	0	N	P	0	P	0	0	0	N	0	0	N	NN	0	?	?	0	0
P16 HA1	0	N	P	0	P	0	0	0	N	0	0	N	0	N	0	?	0	0
P16 HC1	0	0	P	0	P	0	0	0	N	0	0	N	0	N	0	?	0	0
P17 HA1	0	0	P	0	P	0	0	0	N	0	0	N	0	N	N	?	0	0
P17 HA2	0	N	P	0	P	0	0	0	N	0	0	N	0	N	N	?	0	0
P18 EC1	0	0	P	0	P	0	0	0	N	0	0	N	0	0	0	?	0	0
P18 HA1	0	N	P	0	P	0	N	P	N	0	0	N	NN	N	?	?	0	0
P19 HA1	0	N	P	0	P	0	N	0	N	0	0	N	NN	0	?	?	0	0
P20 HA1	0	N	P	0	P	N	0	0	N	0	0	N	NN	N	0	?	0	0
P20 HA2	P	0	P	0	P	0	N	0	N	0	0	N	NN	0	0	?	N	0
P20 HC1	0	0	P	0	P	0	0	0	N	0	N	N	0	0	0	?	N	0
P21 MUA1	0	N	P	0	P	0	N	0	N	0	0	N	0	N	?	?	N	0
P22 HA1	0	N	P	0	P	0	0	0	N	0	0	N	0	N	0	?	0	0
P22 HC1	0	0	P	0	P	0	0	0	N	0	0	N	0	0	0	?	0	0
P23 HA1	0	0	P	0	P	0	0	0	N	0	0	N	0	0	0	?	0	0
P24 HA1	P	0	P	0	P	0	PP	P	N	0	0	N	N	N	0	?	0	0
P24 HA2	P	0	P	0	P	0	0	0	N	0	0	N	0	0	?	?	0	0
P24 HA3	P	N	P	0	P	N	0	P	N	0	0	N	0	N	0	?	0	0
P24 HC1	P	0	P	0	P	0	PP	0	N	0	0	N	0	0	0	?	0	0
P25 HA1	P	N	P	0	P	0	0	P	N	0	0	N	N	0	0	?	0	0
P26 HA1	P	N	P	0	P	0	0	0	N	0	0	N	N	?	0	?	N	0
P26 HC1	P	N	P	0	P	0	0	0	N	0	0	N	N	?	0	?	N	0
P27 HA1	P	0	P	0	P	0	0	0	N	0	0	N	0	NN	0	?	0	0
P28 EA1	0	N	PP	0	P	0	0	0	N	0	0	N	NN	0	0	?	0	0
P28 HA1	0	N	P	0	P	0	0	0	N	0	0	N	N	0	?	?	0	0
P28 HA2	0	N	PP	0	P	0	PP	0	N	0	0	N	NN	0	0	?	N	0
P28 HA3	0	0	PP	0	P	0	0	0	N	0	0	N	0	0	?	?	0	0
P28 HA4	0	N	PP	0	P	0	N	P	N	0	0	N	N	0	0	?	N	0
P28 HC1	0	0	P	0	P	0	PP	0	N	0	0	N	0	0	0	?	0	0
P28 HC2	0	0	P	0	P	0	PP	0	N	0	0	N	0	0	0	?	0	0
P28 HC3	0	0	P	0	P	0	PP	0	N	0	0	N	0	N	0	?	0	0
P29 HA1	0	N	P	0	P	0	N	0	N	0	0	N	NN	0	0	?	0	0
P30 HA1	0	0	P	0	P	0	0	0	N	0	0	N	NN	N	?	?	0	0

Site Reference No	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Objective 13	Objective 14	Objective 15	Objective 16	Objective 17	Objective 18
P30 HA2	0	0	P	0	P	0	0	0	N	0	0	N	0	0	0	?	0	0
P31 HA1	0	0	P	0	P	0	N	0	N	0	0	N	NN	N	0	?	0	0
P32 HA1	0	0	P	0	P	0	0	0	N	0	0	N	N	0	0	?	N	0
P32 HA2	0	N	P	0	P	0	0	0	N	0	0	N	N	N	0	?	N	0
P32 HA2	0	N	P	0	P	0	0	0	N	0	?	N	N	0	N	?	N	0
P32 HC1	0	N	P	0	P	0	0	0	N	0	0	N	N	0	0	?	0	0
P33 HA1	0	N	P	0	P	0	0	0	N	0	?	N	NN	0	0	?	0	0
P33 HC1	0	0	P	0	P	0	0	0	N	0	N	N	0	0	0	?	0	0
P34 HA1	0	0	P	0	P	N	0	0	N	0	0	N	N	N	N	?	N	0
P35 EA1	P	N	P	0	P	0	PP	P	N	0	0	N	N	0	?	?	N	0
P35 EA2	P	N	PP	0	P	0	0	0	N	0	0	N	0	0	0	?	0	0
P35 HA1	P	0	P	0	P	0	0	0	N	0	0	N	NN	0	0	?	N	0
P35 HA2	P	N	P	0	P	0	0	0	N	0	0	N	NN	0	N	?	0	?
P35 HC1	P	0	P	0	P	0	0	0	N	0	0	N	0	0	0	?	N	0
P35 HC2	P	0	P	0	P	0	0	0	N	0	N	N	0	0	0	?	N	0
P35 HC3	P	0	P	0	P	0	0	P	N	0	?	N	NN	0	0	?	0	0
P36 HA1	0	N	P	0	P	0	0	0	N	0	0	N	NN	0	0	?	0	0
P37 HA1	0	0	P	0	P	0	0	0	N	0	0	N	NN	0	0	?	0	0
P37 HA2	0	0	P	0	P	0	0	P	N	0	?	N	NN	0	0	?	0	0
P37 HC1	0	N	P	0	P	0	0	P	N	0	0	N	NN	0	0	?	0	0
P38 HC1	0	0	P	0	P	0	N	0	N	0	0	N	0	0	0	?	N	0
P39 HC1	0	0	P	0	P	0	0	0	N	0	0	N	0	0	0	?	0	0
P39 HC2	0	0	P	0	P	0	0	0	N	0	0	N	0	0	0	?	0	0
P39 HC3	0	0	P	0	P	0	0	0	N	0	0	N	0	0	0	?	0	0
P40 HA1	0	0	P	0	P	0	N	0	N	0	0	N	NN	0	0	?	0	0
P40 HA2	0	N	P	0	P	0	0	0	N	0	0	N	NN	0	?	?	0	0
P40 HC1	0	0	P	0	P	0	N	0	N	0	0	N	0	0	0	?	0	0
P41 HA1	0	N	P	0	P	0	0	0	N	0	0	N	0	N	0	?	0	0
P42 EA1	0	0	PP	0	P	0	0	0	N	0	0	N	0	0	0	?	N	0
P42 HA1	0	0	P	0	P	0	0	0	N	0	0	N	0	0	0	?	N	0
P42 HA2	0	N	P	0	P	0	0	0	N	0	0	N	NN	0	?	?	N	0
P42 HA3	0	0	P	P	P	0	0	P	N	0	0	N	NN	0	?	?	N	0
P43 HA1	0	N	P	0	P	0	0	P	N	0	0	N	NN	N	?	?	0	0
P44 HA1	0	N	P	0	P	0	0	0	N	0	0	N	N	N	?	?	0	0
P45 HA1	0	N	P	0	P	N	0	P	N	0	0	N	N	0	N	?	0	0
P45 HC1	0	0	P	0	P	0	0	0	N	0	0	N	0	0	0	?	0	0
P46 HC1	P	0	P	0	P	0	0	0	N	0	0	N	0	0	0	?	N	0
P47 HC1	0	0	P	0	P	0	0	0	N	0	0	N	0	0	0	?	N	0
P48 EA1	P	N	PP	0	P	0	N	0	N	?	N	N	NN	N	?	?	0	0
P48 HA1	0	N	P	P	P	0	PP	P	N	0	0	N	0	?	?	?	0	0

Site Reference No	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Objective 13	Objective 14	Objective 15	Objective 16	Objective 17	Objective 18
P48 HA2	0	0	P	0	P	0	PP	0	N	0	0	N	0	0	0	?	0	0
P48 HA3	0	N	P	0	P	0	0	0	N	?	?	N	NN	?	0	?	0	0
P48 HC1	P	0	P	0	P	0	PP	0	N	0	0	N	0	0	0	?	0	0
P48 HC2	0	0	P	0	P	0	0	0	N	0	0	N	0	0	0	?	N	0
P48 HC3	0	0	P	0	P	0	PP	0	N	N	0	N	0	0	0	?	0	0
P48 HC4	0	0	P	0	P	0	PP	0	N	?	0	N	0	0	0	?	0	0
P48 HC5	0	0	P	0	P	0	PP	0	N	0	0	N	0	0	0	?	N	0
P48 HC6	0	0	P	0	P	0	PP	0	N	N	0	N	0	0	0	?	0	0
P48 HC7	0	0	PP	0	P	0	0	0	N	0	0	N	0	0	0	?	0	0
P48 MUA1	0	N	P	0	P	0	PP	0	N	0	0	N	NN	N	N	?	0	0
P49 HA1	0	0	P	0	P	0	0	0	N	0	0	N	N	0	0	?	0	0
P50 HA1	0	N	P	0	P	0	0	0	N	0	0	N	0	N	?	?	0	0
P51 EA1	P	N	PP	0	P	0	N	0	N	0	0	N	0	0	0	?	0	0
P51 HA1	P	NN	P	0	P	0	N	0	N	0	0	N	N	0	0	?	N	0
P51 HA2	P	N	P	0	P	0	N	0	N	0	0	N	0	N	0	?	0	0
P51 MUA1	P	N	P	P	P	0	N	P	N	0	0	N	0	0	?	?	0	0
P52 EA1	0	N	PP	0	P	0	0	0	N	0	0	N	N	0	0	?	0	0
P52 HA1	0	N	P	0	P	0	0	0	N	0	0	N	N	0	0	?	0	0
P52 HA2	0	N	P	0	P	0	PP	0	N	0	0	N	N	0	0	?	0	0
P52 HC1	0	0	P	0	P	0	0	0	N	0	0	N	0	0	0	?	0	0
P52 HC2	0	0	P	P	P	0	0	0	N	0	0	N	0	0	0	?	0	0
P53 MUA	0	N	P	0	P	0	N	0	N	0	0	N	NN	0	?	?	0	0
P54 HC1	0	0	P	0	P	0	0	0	N	0	NN	N	NN	0	0	?	0	0
P55 HA1	P	N	P	0	P	0	0	0	N	0	0	N	NN	N	0	?	0	0
P56 HA1	0	N	P	0	P	0	0	0	N	0	0	N	NN	N	0	?	0	0
P57 EC1	0	N	PP	0	P	0	N	0	N	0	0	N	NN	0	?	?	N	0
P57 HA1	0	N	P	0	P	0	PP	0	N	0	0	N	NN	?	?	?	0	0
P57 HA2	0	N	P	P	P	0	PP	0	N	0	0	N	0	0	0	?	N	0
P57 HA3	0	N	PP	0	P	0	N	P	N	0	0	N	0	N	0	?	N	0
P57 HC1	0	0	P	0	P	0	PP	0	N	0	0	N	0	0	0	?	N	0
P57 HC2	0	0	P	0	P	0	PP	0	N	0	0	N	0	0	0	?	N	0
P58 EA1	P	N	PP	0	P	0	0	P	N	0	0	N	N	0	0	?	0	0
P58 HA1	P	NN	P	0	P	0	0	P	N	0	0	N	NN	N	0	?	0	0
P58 HA2	P	N	P	0	P	0	0	0	N	0	0	N	0	N	0	?	0	0
P58 HA3	P	N	P	0	P	0	0	P	N	0	0	N	0	0	0	?	0	0
P58 HA4	P	N	P	0	P	0	0	PP	N	0	0	N	N	0	0	?	0	0
P58 HA5	P	N	P	0	P	0	0	P	N	0	0	N	0	0	0	?	0	0
P58 HA6	P	N	P	0	P	0	0	P	N	0	?	N	N	N	0	?	0	0
P58 HA7	P	N	P	0	P	0	0	P	N	0	?	N	N	N	0	?	0	0
P58 HA8	P	N	P	0	P	0	0	0	N	0	0	N	N	N	0	?	0	0

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P58 HC1	P	NN	P	0	P	0	0	P	N	0	0	N	N	0	0	?	0	0
P59 EA1	0	N	PP	0	P	N	PP	P	N	0	0	N	NN	0	?	?	0	0
P60 EC1	0	0	PP	0	P	0	N	0	N	0	0	N	NN	0	0	?	0	0

Key

Symbol	Effect
PP	The site would have a significant positive effect on the SEA objective.
P	The site would have a positive effect on the SEA objective.
0	The site would have a neutral effect on the SEA objective.
N	The site would have a negative effect on the SEA objective.
NN	The site would have a significant negative effect on the SEA objective.
?	The site would have an uncertain effect on the SEA objective.

All proposed allocations have been assessed as having a positive effect on SEA objectives 3 and 5, reflecting the provision of new housing, employment land and retail floorspace. In the case of 18 sites, the scale of provision has been assessed as significant in the context of SEA objective 3 (where sites provide 100 or more dwellings or 1 ha or more of employment land).

Reflecting their location on brownfield (previously developed)/non-agricultural land, a total of 25 sites have been assessed as having a significant positive effect on SEA objective 7 (soil), although 33 sites have been assessed as having a minor negative effect on this objective as they would result in the loss of best and most versatile agricultural land.

One site (P58 HA4) will support the remediation of significantly contaminated land through the process of development which has been assessed as having a significant positive effect on SEA objective 8. The remaining site allocations have been assessed as having either positive or neutral effects on this objective.

Of the proposed site allocations, 43 sites are situated outside of the buffer zone adopted in the HRA for European designated nature conservation sites and have therefore been assessed as having a positive effect on SEA objective 1. The remaining site allocations have been assessed as having a neutral effect on this objective.

A large proportion of proposed site allocations (43 in total) have been assessed as having a significant negative effect on SEA objective 13 (minerals) as their location would preclude the extraction of category 1 minerals. A further 32 sites have been assessed as having a minor negative effect on this objective.

Further significant negative effects identified during the assessment are limited. A large proportion of the proposed allocations (79 sites) have, however, been assessed as having a negative effect on SEA objective 2, reflecting their ecological value. In the case of three sites (P51 HA1, P58 HA1 and P58 HC1) their ecological value is such that adverse effects have been assessed as significant. A total of 38 sites, meanwhile, have been assessed as

having a negative on landscape (SEA objective 17) with adverse effects in respect of two sites (P08 HA2 and P08 HA3) having been assessed as significant.

Due to the potential for adverse impacts on the highways network, 42 sites have been assessed as having a minor negative effect on material assets (SEA objective 14). In the case of one site (P27 HA1), effects have been assessed as significant due principally to substandard junction visibility.

The development of the proposed site allocations will result in increased resource use during both construction and operation. In consequence, all of the proposed site allocations have been assessed as having a minor negative effect on water (SEA objective 9), related to increased abstraction, and greenhouse gas emissions (SEA objective 12), due to increased energy use and associated emissions to air.

Effects on the remaining SEA objectives are largely neutral. It should be noted that the effects of the proposed allocations on Welsh language (SEA objective 16) are considered to be uncertain at this stage. On the one hand, new housing to meet local needs and the creation of jobs associated with employment land provision may help to retain the indigenous Welsh speaking population in the County or encourage Welsh speakers to return. Equally, however, housing and jobs provision may attract non-Welsh speakers which could affect Welsh-speaking communities. However, it is important to recognise that policies contained in Revised Deposit Draft LDP specifically seek to protect and enhance Welsh language and culture (see, for example, Policy DM2 and Policy DM3) and in consequence, the potential for development to adversely affect Welsh language and culture is likely to be reduced.

Overall, the scale of housing and employment land provision is considered to be significant and will help to meet the future needs of the County, its communities and businesses over the plan period. Whilst there is the potential for new development to result in adverse environmental effects, in many cases (such as in respect of biodiversity and landscape) it is anticipated that the potential adverse effects could be mitigated through the application of the draft LDP policies (such as policies DM1 and DM2). New development will inevitably result in increased resource consumption and greenhouse gas emissions although cumulatively, these effects are not expected to be significant. Further, new development will provide an opportunity to deliver development that is more resource efficient, helping to reduce the magnitude of adverse effects in this regard.

Cumulative Effects

The cumulative effects arising from the interaction of the Deposit Draft LDP with other plans and programmes has been assessed. The interaction of the draft LDP policies and proposals with other plans and programmes is difficult to assess accurately, particularly given that the LDP sits within the context of approximately 200 other plans and programmes. It is anticipated that many of the draft LDP policies will be supportive of the delivery of other plans and programmes, particularly where they relate to the protection and enhancement of the environment. Conversely, however, the assessment of cumulative effects has identified that there is the potential for negative effects on those SEA objectives that relate to water, air, climatic factors and landscape. This is a reflection of combined levels of growth to be delivered across the County and beyond its boundary and the associated impacts on these environmental factors. Some of these effects could, however, be minimised by measures contained across a number of emerging/adopted plans. Further, there may be opportunities for local authorities and other bodies to collaborate in responding to the effects of increased pressure on natural resources (such as water and landscape) through the planning and development of further shared infrastructure and facilities.

NEXT STEPS

The Revised Deposit Draft LDP will be subject to a period of public consultation (from the 8th June 2015 to the 20th July 2015(tbc)), along with the SEA Environmental Report, SA Report and HRA. Following consultation, it is the Council's intention to submit the LDP documents, including the Environmental Report, to the National Assembly for Wales prior to the LDP's public examination. It is anticipated that the LDP will be formally adopted as the statutory Development Plan for Powys in December 2016.

Once the LDP is adopted, it will be subject to annual monitoring. This will include monitoring the significant environmental effects of the Plan's implementation, as required under the SEA Directive. Section X (tbc) of the main Environmental Report describes the measures proposed to monitor the implementation of the LDP in this regard.

HOW TO COMMENT (SECTION TBC)

We hope that you found the information in this Non-Technical Summary useful. To obtain a copy of the full SEA Environmental Report containing the detailed assessment findings, please visit:

- www.powys.gov.uk/en/planning-building-control/local-development-plan/

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

When making a comment or representation, it is important you tell us which part of the document you are commenting on.

To make this easier for you we have placed RefPoints (Reference Points) in the document which look like this:

@18.5 (An @ symbol followed by a number).

The first part of the number in the Refpoint identifies the document (in this case document 18) and the second part the specific place in the document. If you want to make a general comment about the whole document, or to point out something which has been omitted, please use the first RefPoint in the document **@18.1**.

Making / Viewing comments on-line

If you are reading an electronic version of the document (from CD, or downloaded from the Powys website), and you are connected to the Internet, you can simply click on a RefPoint to see what comments have already been made about that point and to add your own comment.

Making comments in writing or by e-mail

Please complete and return the standard comments form and quote the Strategic Environmental Assessment RefPoint.

Deadline for Comments: 20th July 2015 (tbc)

All representations and comments on the LDP Deposit Draft and accompanying documents are welcomed but must be received by the Council by 20th July 2015 (tbc). Comments received after the deadline will be treated as late and not accepted. 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.