



Powys County Council

Powys Replacement Local Development Plan (2022-2037)

Initial Integrated Sustainability Appraisal Report
Appendix C





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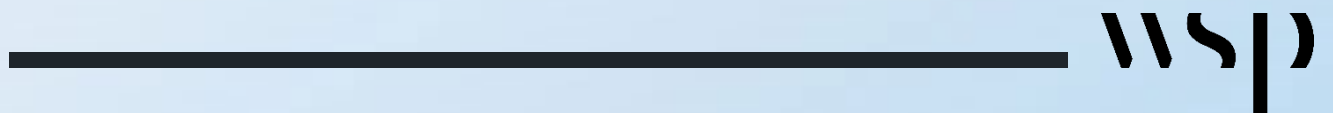
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Appendix C

ISA of the Growth and Spatial Options



ISA of the Growth and Spatial Options

Introduction

This appendix presents the appraisal of the likely significant effects of the Growth and Spatial Options, identified in Chapter 5.

Method

An appraisal table is presented in the following section for each of the 15 ISA Topics. The performance of the RLDP Preferred Strategy and Strategic Policies is scored accordingly, with a narrative provided in the appraisal commentary column. Proposed mitigation and/or enhancement measures are also provided at the end of each appraisal table.

ISA of the Growth and Spatial Options

The appraisal of the growth and spatial options is presented below and structure according to the ISA topics and objectives.

ISA Objective 1: To provide good quality homes and community infrastructure to meet identified needs

Scoping Report Evidence

- The population of Powys is growing although it is growing slowly. In 2018 it was predicted that Powys (including the area of the BBNPA) would have a population of 132,836, though the population of Powys passed this in reality in 2021 (133,200) as recorded by the Census. The population of Powys is estimated to remain or slightly exceed around 130,000 to 135,000 people.
- Educational attainment within Powys is strong and the County does benefit from a wide range of schools located across the County to service its populations needs. However, nine of Powys' 11 secondary schools did not meet the Welsh average standard in 2021. This decline would continue without a new Replacement Local Development Plan, though a new Replacement Local Development Plan could help to better combat this decline by providing updated secondary school facilities.
- Powys only has two of the 191 most deprived LSOA areas of Wales within it. Powys does not experience wide ranging deprivation or many areas of extreme deprivation. A new Replacement Local Development Plan would ensure that the few areas of deprivation with Powys are more likely to be regenerated and prevent other areas falling into deprivation.
- Whilst the economy and employment opportunities within Powys are strong, the County does experience lower than the Welsh and UK average for productivity as well as the County having lower wages than the UK average. Businesses within Powys are overwhelmingly small scale and as of 2020, the County had a positive business birth vs business death ratio (though this is not considering the full effects of Covid-19).

- Powys is seeing a continued growth in the speaking and understanding of the Welsh language and this growth is anticipated to continue.

Key Sustainability Issues

- Overall, the need to create sustainable places where people want to live and work.
- The need to enable housing growth and identify the minimum number of homes to be planned for and planning for a mix of accommodation to suit all household types.
- The need to make best use and improve the quality of the existing housing stock.
- The need to support the delivery of specialist forms of housing for older people and people with disabilities.
- The need to provide affordable housing to contribute towards addressing local needs and housing pressures.
- The need to promote a range of functions which contribute to the vibrancy of local service centres.
- The need to safeguard existing community facilities and services and ensure the timely delivery of new facilities to meet needs arising from new development which will contribute to sustainable communities.



Table C-1 – ISA of Growth and Spatial Options for Population & Communities

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Housing Growth				
Option 1 – Lower Growth, 2,800 – 3,300 dwellings	0	Whilst the population of Powys is growing relatively slowly, and identified needs will be met through the lower growth option, there is a risk that unanticipated demand (both in total and in type of accommodation required) might not be met through the provision of an adequate buffer. Equally, opportunities to support and provide for additional service provision could be limited.	None identified.	That build-out rates are realistic.
Option 2 – Middle Growth, 3,400 – 3,800 dwellings	+	Both Option 2 and Option 3 will meet required supply with a buffer where flexibility might be required. Higher levels of growth will support additional service provision contributing to more sustainable communities.	None identified.	That build-out rates are realistic.
Option 3 – Higher Growth, 3,800 – 4,300 dwellings	++	Both Option 2 and Option 3 will meet required supply with a buffer where flexibility might be required. Higher levels of growth will support additional service provision contributing to more sustainable communities.	None identified.	That build-out rates are realistic.
Spatial Distribution				

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
<i>Housing</i>				
Adopted LDP Strategy	-	The AMR (2023 p.8) notes that: “Cumulatively 2,809 new homes have been delivered since the Adopted LDP start date in 2011. The Plan set out to achieve an overall increase of 4,500 dwellings during the 15-year period. The 2,809 additional new homes represent only 62% of the LDP overall housing target. With three years of the Adopted LDP remaining, it is unlikely that the shortfall of 1,691 housing units will be delivered by 2026.” In light of the slower than anticipated delivery under the existing, settlement hierarchy-based, approach, the housing target is unlikely to be achieved.	None identified.	None identified.
Affordable Housing Led	-	Whilst targeting areas of specific need, this approach is unlikely to provide a balanced solution to housing provision across the Plan area whereby market-led housing provides a specified proportion of affordable housing. Spatially, housing provision could be distorted to the detriment of other identified needs.	Areas of likely highest growth (hence with the potential to be provide affordable housing, could be prioritised.	That affordable housing need can be clearly identified over the plan period.
Population Apportionment Led	+/?	Whilst this option will seek to match need and supply according to HMAs, there is uncertainty in respect of specific areas of need not being met, particularly where localised areas of need are identified, for example in relation to	Retention of flexibility to re-direct growth through a range of sites.	The meeting of specific needs which may require targeted provision.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
		affordable housing or to complement economic development.		
Regional Growth Area Led	++/?	Directing development toward Regional Growth Areas presents the strongest opportunity to deliver both homes and community infrastructure, reflecting economies of scale in delivery, particularly in respect of innovative schemes such as car-free travel options. Whilst fulfilling need within the identified areas, the precise matching of housing and employment growth could prove to be challenging with uncertain outcomes in areas outside the Growth Areas.	That duties to meet the needs of rural areas are addressed.	That the needs of areas outside the Growth Areas can be fulfilled.
Employment				
Commercial Market Area-led approach	++/?	A rolling forward of the current approach is likely to best meet identified need based on proven delivery. However, there is uncertainty that housing provision (hence population retention and expansion) can support demand for employment in the areas currently focused.	Provision of a range of sites will be required to maintain a degree of flexibility over the plan period.	The balance between housing provision and employment demand.
Market-led approach	+/?	Whilst providing greatest versatility, the matching of housing and employment growth is likely to prove challenging with uncertain outcomes in respect of the unsustainable distribution of housing.	None identified.	Potentially unsustainable distribution patterns.



ISA Objective 2: To create and support a strong, diverse and resilient economy and workforce

Scoping Report Evidence

- Educational attainment within Powys is strong and the County does benefit from a wide range of schools located across the County to service its populations needs. However, nine of Powys' 11 secondary schools did not meet the Welsh average standard in 2021. This decline would continue without a new Replacement Local Development Plan, though a new Replacement Local Development Plan could help to better combat this decline by providing updated secondary school facilities.
- Powys only has two of the 191 most deprived LSOA areas of Wales within it. Powys does not experience wide ranging deprivation or many areas of extreme deprivation. A new Replacement Local Development Plan would ensure that the few areas of deprivation within Powys are more likely to be regenerated and prevent other areas falling into deprivation.
- Whilst the economy and employment opportunities within Powys are strong, the County does experience lower than the Welsh and UK average for productivity as well as the County having lower wages than the UK average. Businesses within Powys are overwhelmingly small scale and as of 2020, the County had a positive business birth vs business death ratio.

Key Sustainability Issues

- The need to deliver a range of employment sites to support economic growth.
- The need to ensure a flexible supply of land for employment development.
- The need to support economic development across Powys.
- The need to maintain and enhance the vitality of Powys' hierarchy of settlements.
- The need to provide good quality sustainable employment and training opportunities.
- The need to maintain and raise educational attainment and skills in the local labour force.
- The need to reduce out-commuting by encouraging businesses to invest and set up within Powys.



Table C-2 – ISA of Growth and Spatial Options for Economy & Employment

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Housing Growth				
Option 1 – Lower Growth, 2,800 – 3,300 dwellings	+/?	The option is likely to provide additional workforce for local employers although there is uncertainty as to the matching of population and employment opportunities.	Matching of housing sites to local employment opportunities and potential.	Matching of housing sites to local employment opportunities and potential.
Option 2 – Middle Growth, 3,400 – 3,800 dwellings	+/?	The option is likely to provide additional workforce for local employers although there is uncertainty as to the matching of population and employment opportunities.	Matching of housing sites to local employment opportunities and potential.	Matching of housing sites to local employment opportunities and potential.
Option 3 – Higher Growth, 3,800 – 4,300 dwellings	+/?	The option is likely to provide additional workforce for local employers although there is uncertainty as to the matching of population and employment opportunities.	Matching of housing sites to local employment opportunities and potential.	Matching of housing sites to local employment opportunities and potential.
Spatial Distribution				
Housing				
Adopted LDP Strategy	+	Current population distribution is likely to broadly match employment opportunities, although the potential for economic development could be hampered through a	None identified.	A broad correlation between population

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
		mismatch between workforce availability and economic opportunity.		and employment opportunities
Affordable Housing Led	-	This option is unlikely to meet the needs and potential of economic development being separated from market drivers.	None identified.	None identified.
Population Apportionment Led	+	Current population distribution is likely to broadly match employment opportunities, although the potential for economic development could be hampered through a mismatch between workforce availability and economic opportunity.	None identified.	A broad correlation between population and employment opportunities
Regional Growth Area Led	++	This option is most likely to fulfil economic potential through the provision of housing which supports regional growth investment.	None identified.	Longer term growth potential for currently identified areas.
Employment				
Commercial Market Area-led approach	++	This option will provide greatest certainty and balance, based on past trends and the opportunity to steer development to areas of greatest need and potential.	None identified.	None identified.
Market-led approach	++/?	This option will provide the greatest flexibility for meeting economic development aspirations although the outcomes are uncertain because	None identified.	Outcomes associated with a

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
		of the absence of a targeting of need and potential.		market-led approach.

ISA Objective 3: To reduce poverty and inequality; tackle social exclusion and promote community cohesion

Scoping Report Evidence

- Educational attainment within Powys is strong and the County does benefit from a wide range of schools located across the County to service its populations needs. However, nine of Powys’ 11 secondary schools did not meet the Welsh average standard in 2021. This decline would continue without a new Replacement Local Development Plan, though a new Replacement Local Development Plan could help to better combat this decline by providing updated secondary school facilities.
- Powys only has two of the 191 most deprived LSOA areas of Wales within it. Powys does not experience wide ranging deprivation or many areas of extreme deprivation. A new Replacement Local Development Plan would ensure that the few areas of deprivation with Powys are more likely to be regenerated and prevent other areas falling into deprivation.
- Whilst the economy and employment opportunities within Powys are strong, the County does experience lower than the Welsh and UK average for productivity as well as the County having lower wages than the UK average. Businesses within Powys are overwhelmingly small scale and as of 2020, the County had a positive business birth vs business death ratio (though this is not considering the full effects of Covid-19).
- Powys is seeing a continued growth in the speaking and understanding of the Welsh language and this growth is anticipated to continue.

Key Sustainability Issues

- The need to raise incomes and especially for those whose incomes are in the lowest quartile.
- The need to provide good quality sustainable employment and training opportunities.



- The need to tackle pockets of deprivation that exist in the area.
- The need to maintain and raise educational attainment and skills in the local labour force.
- The need to safeguard the identity of existing communities.
- The need to safeguard and maintain and enhance access to cultural and community facilities which benefit and support sustainable communities.
- The need to improve peoples' awareness of services and how to access them.
- The need to continue to nurture interest and learning in the Welsh language (especially people outside of school age).

Table C-3 – ISA of Growth and Spatial Options for Equality, Diversity & Inclusion

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Housing Growth				
Option 1 – Lower Growth, 2,800 – 3,300 dwellings	0	Whilst providing an uplift to housing supply which meets identified needs there is a risk that opportunities to further address matters such as social exclusion (through affordable housing provision for example) are missed.	None identified.	That build-out rates are realistic.
Option 2 – Middle Growth, 3,400 – 3,800 dwellings	+	Both Option 2 and Option 3 will meet required supply with a buffer where flexibility might be required to address matters such as the provision of affordable housing.	None identified.	That build-out rates are realistic.
Option 3 – Higher Growth, 3,800 – 4,300 dwellings	++	Both Option 2 and Option 3 will meet required supply with a buffer where flexibility might be required to address matters such as the provision of affordable housing and the	None identified.	That build-out rates are realistic.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
		provision of services which meet the needs of specific sectors and social groups.		
Spatial Distribution				
Housing				
Existing LDP Strategy	+/?	Whilst targeting the full range of the settlement hierarchy, there could be unintended consequences in respect of not addressing the wider issues associated with social exclusion through, for example matching homes with employment opportunities.	None identified.	Requires detailed study of likely effects.
Affordable Housing Led	+/?	Whilst this approach targets a sector of specific need there are likely to be unintended consequences in respect of not addressing the wider issues associated with social exclusion through, for example matching homes with employment opportunities.	None identified.	Requires detailed study of likely effects.
Population Apportionment Led	+/?	This approach could address social exclusion and community cohesion issue where a diverse range of issues can be identified in relation to the needs of specific settlements and areas.	None identified.	Requires detailed study of likely effects.
Regional Growth Area Led	+/?	Whilst the Growth Areas are spatially discrete and the focus for growth, addressing social exclusion and community cohesion issues	None identified.	Requires detailed study of likely effects.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
		across the Plan area is part of the approach through meeting housing need, for example.		
Employment				
Commercial Market Area-led approach	++/?	Rolling forward the current approach maintains continuity of the identification and addressing of access to employment opportunities, although monitoring and evaluation is required to determine the effectiveness of the approach.	Monitoring and evaluation of plan implementation.	Effects of longer-term implementation.
Market-led approach	0/?	Whilst a flexibility is likely to result from following market demand and the matching of employment opportunities with the availability of labour, the outcomes are uncertain in respect the extent to which social disadvantage will be addressed.	None identified.	Requires detailed study of likely effects.



ISA Objective 4: To protect, promote and enhance the Welsh language and culture

Scoping Report Evidence

- The Powys Annual Monitoring Report identifies the following proportion of the Powys LDP area's population as being able to speak Welsh (people aged three and over)¹: 2018 - 29.9%; 2019 – 27.3%; 2020 – 23.3%; 2021 – 27.0%; 2022 – 30.7%
- The average percentage of students educated through the medium of Welsh in Powys primary schools is 21% and 12% in secondary schools². Some 28.9% (422) of children in 2020/21 who accessed Early Years Education attended early years provision through the medium of Welsh³.
- Children have better access and ability to learn Welsh, this means that it is estimated that the number of Welsh speakers within Powys and Wales will increase significantly by 2050, especially given the generational passing on of language that will occur as current children have families.
- Powys is seeing a continued growth in the speaking and understanding of the Welsh language and this growth is anticipated to continue.

Key Sustainability Issues

- The need to continue to nurture interest and learning in the Welsh language (especially people outside of school age).
- The need to increase the number of people who can speak Welsh.
- The need to increase the number people who speak Welsh daily and can speak more than just a few words of Welsh.
- The need to increase opportunities for persons to use the Welsh language.
- The need to treat the Welsh language no less favourably than the English language.
- The need to safeguard the identity of existing communities.

¹ Powys County Council (2023) Annual Monitoring Report 2023. Available at: [Annual Monitoring Report 2023.pdf](#),

² Powys County Council (2022) 'Powys Well-being Assessment'. Available at: <https://en.powys.gov.uk/article/5794/Full-Well-being-assessment-analysis> page 64..

³ Powys County Council (2022) 'Powys Well-being Assessment'. Available at: <https://en.powys.gov.uk/article/5794/Full-Well-being-assessment-analysis>, page 73.



- The need to safeguard and maintain and enhance access to cultural and community facilities which benefit and support sustainable communities.
- The need to improve peoples' awareness of services and how to access them.

Table C-4 – ISA of Growth and Spatial Options for The Welsh Language

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Housing Growth				
Option 1 – Lower Growth, 2,800 – 3,300 dwellings	0	Lower and middle growth are likely to benefit the Welsh language and culture through the provision of housing for locals to remain in the area but to a lesser degree than under higher growth options.	Growth is likely to need careful targeting to ensure that Welsh language and culture is not diluted by disproportionate growth.	Effects of housing growth on Welsh language and culture.
Option 2 – Middle Growth, 3,400 – 3,800 dwellings	+	Lower and middle growth are likely to benefit the Welsh language and culture through the provision of housing for locals to remain in the area but to a lesser degree than higher growth.	Growth is likely to need careful targeting to ensure that Welsh language and culture is not diluted by disproportionate growth.	Effects of housing growth on Welsh language and culture.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Option 3 – Higher Growth, 3,800 – 4,300 dwellings	++	Higher growth is likely to benefit the Welsh language in providing housing for those who wish to stay in the County.	Growth is likely to need careful targeting to ensure that Welsh language and culture is not diluted by disproportionate growth.	Effects of housing growth on Welsh language and culture.
Spatial Distribution				
Housing				
Adopted LDP Strategy	+	Distributing housing growth across the Plan area according to the settlement hierarchy is likely to benefit the Welsh language including areas of concentration.	Specific policy measures to ensure opportunities for protection, use and growth of the Welsh language.	The precise match between areas of Welsh language concentration and targets of growth.
Affordable Housing Led	0/?	Targeting specific sectors is unlikely to provide specific benefits in respect of the protection, use and growth of the Welsh language.	Specific policy measures to ensure opportunities for protection, use and	The precise match between areas of Welsh language concentration and affordable housing need.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
			growth of the Welsh language.	
Population Apportionment Led	+	Distributing housing growth across the Plan area according to the population distribution is likely to benefit the Welsh language including areas of concentration.	Specific policy measures to ensure opportunities for protection, use and growth of the Welsh language.	The precise match between areas of Welsh language concentration and targets of growth.
Regional Growth Area Led	+	Distributing housing growth according to Growth Areas is complemented by addressing housing needs in wider rural areas which include areas of Welsh language concentration. As such the Welsh language is likely to benefit.	Specific policy measures to ensure opportunities for protection, use and growth of the Welsh language.	The precise match between areas of Welsh language concentration and targets of growth.
Employment				
Commercial Market Area-led approach	+/?	Distributing employment growth across the Plan area according to the settlement hierarchy is likely to benefit the Welsh language including areas of concentration.	Specific policy measures to ensure opportunities for protection, use and growth of the Welsh language.	The precise match between areas of Welsh language concentration and targets of growth.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Market-led approach	-/?	The precise locations of employment growth are uncertain but unlikely to be in remoter areas with consequent disbenefits on areas of Welsh language concentration,	Specific policy measures to ensure opportunities for protection, use and growth of the Welsh language.	The precise match between areas of Welsh language concentration and employment sites brought forward.

ISA Objective 5: To improve the health and well-being of all sectors of society

Scoping Report Evidence

- The Health and Care Strategy for Powys seeks to ensure that its residents start well, live well and age well. In order to achieve this, it identifies the following four key areas that are crucial to the long-term health of the County:
 - promoting wellbeing
 - offering early help and support to people
 - tackling the big four diseases that limit life (cancer, circulatory diseases, mental health, respiratory diseases)
 - providing joined up care
- The population of Powys has ready access to nature and open spaces but is still suffering from a growing obesity problem. This trend is likely to continue, and a new Local Development Plan could aid in encouraging active travel and a healthier lifestyle. There is considerable need to address the long-term physical and mental effects from Covid. Whilst the County does have considerable health services and can rely on surrounding hospital services, health services are stressed due to the population waiting to access such services because of various lockdowns and government policy.



- Mental health, especially anxiety and depression continues to be a problem within Powys, Wales and the wider UK and a new Local Development Plan could potentially aid in highlighting the needs and aid in the provision of further mental health services.
- Crime within Powys is decreasing, though the County does continue to suffer from a high level of fires/arson activity.

Key Sustainability Issues

- The need to protect the health and wellbeing of Powys’ population.
- The need to promote healthy lifestyles and in particular address obesity and levels of physical activity.
- The need to plan for an ageing population.
- The need to address health inequalities.
- The need to protect and enhance accessible open space provision.
- The need to support high quality design that creates safe and secure communities.
- The need to safeguard existing health care facilities and services and ensure the timely delivery of new facilities and services to meet needs arising from new development.
- The need to improve peoples’ awareness of services and how to access them.
- The need to ensure that new development is designed and constructed to reduce crime and the fear of crime.

Table C-5 – ISA of Growth and Spatial Options for Health & Well-Being

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Housing Growth				
Option 1 – Lower Growth, 2,800 – 3,300 dwellings	++/?	Additional housing provision will be of benefit health and well-being through greater housing choice and associated service provision.	None identified.	Ensuring service provision accompanies housing growth.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Option 2 – Middle Growth, 3,400 – 3,800 dwellings	++	Additional housing provision will be of benefit health and well-being through greater housing choice and associated service provision.	None identified.	Ensuring service provision accompanies housing growth.
Option 3 – Higher Growth, 3,800 – 4,300 dwellings	++	Additional housing provision will be of benefit health and well-being through greater housing choice and associated service provision.	None identified.	Ensuring service provision accompanies housing growth.
Spatial Distribution				
<i>Housing</i>				
Adopted LDP Strategy	+	This option will meet health and well-being across the population through the broad distribution of growth with benefits to the community as a whole through service provision and access to local recreational opportunities.	Research into service capacity.	The extent to which service provision will match distributed housing growth.
Affordable Housing Led	+	Whilst targeting an area of particular need, using affordable housing as a basis of housing distribution is unlikely to fully meet the potential for realising the full range of health and well-being, particularly in respect of service provision.	Research into service capacity.	None identified.
Population Apportionment Led	++/!	This option is most likely to maximise health and well-being across the population through	Research into service capacity.	The extent to which service provision

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
		the broad distribution of growth with benefits to the community as a whole through service provision and access to local recreational opportunities.		will match distributed housing growth.
Regional Growth Area Led	++/?	This option is likely to benefit a significant proportion of the population and resulting in positive cumulative effects, focusing growth on spatially defined areas where there are opportunities for taking advantages of economies of scale and innovative provision.	Research into service capacity.	The extent to which service provision can meet demand in areas outside RGAs.
Employment				
Commercial Market Area-led approach	++	Using the existing approach has proven benefits in terms of employment opportunities, and thereby maintenance of well-being, which can be rolled forward.	None identified.	None identified.
Market-led approach	+/?	Whilst being beneficial there is uncertainty over the extent to which a market-led approach will benefit those in need of employment opportunities which in turn might benefit their well-being.	None identified.	The extent to which a market-led approach can address spatial and sectoral needs.



ISA Objective 6: To make the best use of previously developed land and existing buildings and protect higher grade agricultural land

Scoping Report Evidence

- Farming forms a key part of Powys' economy, culture and landscape. Soil resources are not unlimited, and their effective use needs to be ensured to create economic growth, whilst also protecting the natural environment. A new Replacement Local Development Plan would be able to further protect Powys' important soil resources and ensure the right type of land is used for development.
- Powys will not have sufficient previously developed sites to accommodate its economic and population growth, primarily due to such sites already having been developed and the dispersed nature of the County's built environment.
- Due to the mining and agricultural history of the County, it contains many long-term contaminated sites, such as the old mining and industrial towns of Ystradgynlais in the south and Dylife in the north. A new Replacement Local Development Plan could provide the necessary strategic vision to rectify some of these contaminated sites.
- A new Replacement Local Development plan would also be better able to provide up to date policies that protect the County's soils, land, peat and geological assets.

Key Sustainability Issues

- The need to make efficient and effective use of land.
- The need to protect the Best and Most Versatile (BMV) agricultural land.
- The need to protect and restore soil and peat resources as important carbon sinks and their role in increasing resilience of the natural environment against the effects of climate change.
- Reflecting the objectives of the Mid Wales Area Statement, the need to:
 - Support farm businesses through ways of working that minimise impacts on the environment
 - Take measures to reduce pollution incidents through better management of potential sources of pollution (such as slurry & manure stores)
 - Work with businesses, communities and policy makers to review current agricultural policies and schemes and explore new options for Payment for Ecosystem Services



Table C-6 – ISA of Growth and Spatial Options for Land Use, Soils & Geology

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Housing Growth				
Option 1 – Lower Growth, 2,800 – 3,300 dwellings	0/?	Development will proceed on the principle of brownfield first, followed by avoidance of best and most versatile greenfield land. Nevertheless, in certain locations, compromise might be required.	None identified.	Location and site-specific circumstances requiring compromise.
Option 2 – Middle Growth, 3,400 – 3,800 dwellings	0/?	Development will proceed on the principle of brownfield first, followed by avoidance of best and most versatile greenfield land. Nevertheless, in certain locations, compromise might be required.	None identified.	Location and site-specific circumstances requiring compromise.
Option 3 – Higher Growth, 3,800 – 4,300 dwellings	0/?	Development will proceed on the principle of brownfield first, followed by avoidance of best and most versatile greenfield land. Nevertheless, in certain locations, compromise might be required.	None identified.	Location and site-specific circumstances requiring compromise.
Spatial Distribution				
Housing				
Adopted LDP Strategy	0/?	Whilst the settlement-hierarchy approach is likely to take advantage of brownfield land which enters the land supply, wider use of	None identified.	Location and site-specific circumstances

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
		greenfield land will be required, potentially in preference to brownfield land use.		requiring compromise.
Affordable Housing Led	-/?	Whilst general sequential locational principles can be followed, there are very likely to be compromises according to location.	None identified.	Location and site-specific circumstances requiring compromise.
Population Apportionment Led	-/?	Whilst general sequential locational principles can be followed, there are very likely to be compromises according to location.	None identified.	Location and site-specific circumstances requiring compromise.
Regional Growth Area Led	++/?	The Growth Area-led option is likely to present the greatest opportunities for the re-use of brownfield land which enters the land supply.	None identified.	Location and site-specific circumstances requiring compromise and the quantity of brownfield land entering the land supply.
Employment				
Commercial Market Area-led approach	+/?	Development will proceed on the principle of brownfield first, followed by avoidance of best	None identified.	Location and site-specific

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
		and most versatile greenfield land. Nevertheless, in certain locations, compromise might be required.		circumstances requiring compromise.
Market-led approach	-/?	Whilst general sequential locational principles can be followed, there are very likely to be compromises according to location.	None identified.	Location and site-specific circumstances requiring compromise.

ISA Objective 7: To conserve, protect and enhance water quality and water resources

Scoping Report Evidence

- The River Basin Management Plans from which the baseline information is recorded were completed in 2015. The Severn District River Basin Management Plan (2015) highlights that although considerable investment has gone into preserving the River Severn Basin District, which has produced many benefits. However, the document also notes that there has been a reduction in the total number of water bodies at good status since 2009, though it is important to note that the 2015 document contains more stringent and robust monitoring than the 2009 document, meaning there could well not be any real change/deuteriation in waterbodies as they are just being held to a newer, higher standard.
- The Western Wales District River Basin Management Plans (2015) states that since 2009, the number of waterbodies that scored good or better rose from 30% to 38%. This trend of improving waterbodies within the Western Wales RBMP is expected to continue.
- New development is likely to place additional pressure upon the water environment through demand and discharge levels, which has prompted NRW guidance on dealing with planning applications which might affect phosphorus-sensitive river



SACs. In this context, the DCWW Water Resources Management Plan (2015) forecasts that the Brecon Water Resource Zone will remain in surplus through to 2050.

- It is likely that the ecological and chemical status of surface water will improve as well as groundwater quantity. This is because Natural Resources Wales licences point source abstraction and discharge and other interventions are being made to achieve the Water Framework Directive targets by 2027, for example the River Wye Nutrient Management Plan (2014) and Review of Consents processes.
- Whilst unplanned development may lead to the potential for some infrastructure to be overloaded leading to pollution incidents, Natural Resources Wales and the Water Companies are consulted on each application and have the opportunity to object to development where this would be the case.
- Similarly, unplanned development may place unforeseen pressure on abstraction. Again, Natural Resources Wales and the Water Companies are consulted on each application and have the opportunity to object to development.
- Flood risk in the future will be influenced by how the land has been developed/managed together with agricultural practices and climate change. Climate change is expected to be the biggest driver for change whilst changes to rural land use such as a decrease in forest cover may also have some effect.
- Modelling carried out in support of the catchment flood management plans has been based on there being a 20% increase in peak river flows in all watercourses and a total sea level rise of one to two metres by 2100. Climate change will result in some areas already at risk from flooding becoming flooded more frequently, whilst an increased number of properties will find themselves in an area of flood risk.

Key Sustainability Issues

- The need to protect and enhance the quality of water sources across Powys to ensure resilient public water supply and improve the quality of the natural environment.
- The need to promote the efficient use of water resources.
- The need to ensure the timely provision of new water services infrastructure to meet demand arising from new development.
- Reflecting the objectives of the Mid Wales Area Statement, the need to:
 - Support farm businesses through ways of working that minimise impacts on the environment.



- Take measures to reduce pollution incidents through better management of potential sources of pollution (such as slurry & manure stores).
- Work with businesses, communities and policy makers to review current agricultural policies and schemes and explore new options for Payment for Ecosystem Services.
- Manage our water resources to improve the quality and quantity of available water, without causing detriment to the natural environment.
- Help to create adaptive and resilient communities in response to adverse weather events and climate change.
- Support new ideas around developing Nature Based Solutions - for example, using Natural Flood Risk Management.

Table C-7 – ISA of Growth and Spatial Options for Water

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Housing Growth				
Option 1 – Lower Growth, 2,800 – 3,300 dwellings	+/?	As part of development approval, applications will adhere to plan policies conserving and enhancing water quality. However, additional demands could be placed on water resources.	Application of policies designed to conserve and protect water quality and resources.	The extent to which water resources will be placed under stress through the addition of new development.
Option 2 – Middle Growth, 3,400 – 3,800 dwellings	+/?	As part of development approval, applications will adhere to plan policies conserving and enhancing water quality. However, additional demands could be placed on water resources.	Application of policies designed to conserve and protect water quality and resources.	The extent to which water resources will be placed under stress through the addition of new development.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Option 3 – Higher Growth, 3,800 – 4,300 dwellings	+/?	As part of development approval, applications will adhere to plan policies conserving and enhancing water quality. However, additional demands could be replaced on water resources.	Application of policies designed to conserve and protect water quality and resources.	The extent to which water resources will be placed under stress through the addition of new development.
Spatial Distribution				
Housing				
Adopted LDP Strategy	+/?	As part of development approval, applications will adhere to plan policies conserving and enhancing water quality. However, additional demands could be replaced on water resources.	Application of policies designed to conserve and protect water quality and resources.	The extent to which water resources will be placed under stress through the addition of new development.
Affordable Housing Led	+/?	As part of development approval, applications will adhere to plan policies conserving and enhancing water quality. However, additional demands could be replaced on water resources.	Application of policies designed to conserve and protect water quality and resources.	The extent to which water resources will be placed under stress through the addition of new development.
Population Apportionment Led	+/?	As part of development approval, applications will adhere to plan policies conserving and enhancing water quality. However, additional demands could be replaced on water resources.	Application of policies designed to conserve and protect water	The extent to which water resources will be placed under stress through the

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
			quality and resources.	addition of new development.
Regional Growth Area Led	+/?	As part of development approval, applications will adhere to plan policies conserving and enhancing water quality. However, additional demands could be replaced on water resources.	Application of policies designed to conserve and protect water quality and resources.	The extent to which water resources will be placed under stress through the addition of new development.
Employment				
Commercial Market Area-led approach	+/?	As part of development approval, applications will adhere to plan policies conserving and enhancing water quality. However, additional demands could be replaced on water resources.	Application of policies designed to conserve and protect water quality and resources.	The extent to which water resources will be placed under stress through the addition of new development.
Market-led approach	+/?	As part of development approval, applications will adhere to plan policies conserving and enhancing water quality. However, additional demands could be replaced on water resources.	Application of policies designed to conserve and protect water quality and resources.	The extent to which water resources will be placed under stress through the addition of new development.



ISA Objective 8: To minimise or reduce the sources and effects of air pollution

Scoping Report Evidence

- The NO₂ annual mean concentration data, collected for 2020, did not exceed the annual mean AQ objective level of 40µg/m. Significant reductions in mean concentrations have been seen in comparison to previous years; this trend is seen across Wales.
- Ammonia emissions in Wales have been steadily rising since 2008, maintaining a consistent level between 2016 and 2019.
- A continued improvement in Air Quality across the County of Powys is expected to be seen without the Replacement Local Development Plan as other policies and strategies implemented act to maintain and contribute to the reduction in emissions.
- The Powys County Council Local Development Plan 2011 – 2026 acts to prevent developments where associated air pollution will cause harm to human health or the environment.
- The Mid Wales Local Transport Plan 2015 is expected to lead to an improvement in air quality by encouraging those residing in Powys to travel more by walking and cycling and integrating public transport networks. The Local Transport Plan is set for review as advised by the new national transportation strategy, Llwybr Newydd: the Wales Transport Strategy 2021.
- The Active Travel (Wales) Act 2013 requires local authorities to improve active travel routes and facilities annually, further contributing to the reduction in transport emissions.
- The Welsh Government have outlined an ambition for the public sector to reach net-zero carbon emissions by 2030, as does Powys Council. This will be achieved through development of a Mid Wales Energy Strategy, moving towards more sustainable energy sources, and improving energy efficiency amongst other initiatives. These actions will work towards an improvement in air quality through reducing emissions associated with energy production and use.
- It is expected that PM₁₀ and PM_{2.5} concentrations in Powys will continue to decrease.

Key Sustainability Issues

- The need to minimise the emissions of pollutants to air.
- The need to improve air quality, particularly in areas vulnerable to pollution.
- Reflecting the objectives of the Mid Wales Area Statement, the need to:



- Support farm businesses through ways of working that minimise impacts on the environment
 - Take measures to reduce pollution incidents through better management of potential sources of pollution (such as slurry & manure stores)
 - Work with businesses, communities and policy makers to review current agricultural policies and schemes and explore new options for Payment for Ecosystem Services

Table C-8 – ISA of Growth and Spatial Options for Air

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Housing Growth				
Option 1 – Lower Growth, 2,800 – 3,300 dwellings	0/?	Additional development will be accompanied by increased traffic and potential deterioration in air quality. However, this is likely to be offset through take-up of electric vehicles and policies encouraging non-car travel options.	Application of policies designed to minimise air pollution.	Localised effects and the extent to which air pollution can be minimised through the encouragement of interventions such as non-car travel.
Option 2 – Middle Growth, 3,400 – 3,800 dwellings	0/?	Additional development will be accompanied by increased traffic and potential deterioration in air quality. However, this is likely to be offset through take-up of electric vehicles and policies encouraging non-car travel options.	Application of policies designed to minimise air pollution.	Localised effects and the extent to which air pollution can be minimised through the encouragement of interventions such as non-car travel.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Option 3 – Higher Growth, 3,800 – 4,300 dwellings	0/?	Additional development will be accompanied by increased traffic and potential deterioration in air quality. However, this is likely to be offset through take-up of electric vehicles and policies encouraging non-car travel options.	Application of policies designed to minimise air pollution.	Localised effects and the extent to which air pollution can be minimised through the encouragement of interventions such as non-car travel.
Spatial Distribution				
Housing				
Adopted LDP Strategy	0/?	Additional development will be accompanied by increased traffic and potential deterioration in air quality. However, this is likely to be offset through take-up of electric vehicles and policies encouraging non-car travel options. The delivery (by viability and timing) of such schemes is uncertain.	Application of policies and initiatives designed to minimise air pollution.	
Affordable Housing Led	0/?	Additional development will be accompanied by increased traffic and potential deterioration in air quality. However, this is likely to be offset through take-up of electric vehicles and policies encouraging non-car travel options. The delivery (by viability and timing) of such schemes is uncertain.	Application of policies and initiatives designed to minimise air pollution.	Localised effects and the extent to which air pollution can be minimised through the encouragement of

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
				interventions such as non-car travel.
Population Apportionment Led	0/?	Additional development will be accompanied by increased traffic and potential deterioration in air quality. However, this is likely to be offset through take-up of electric vehicles and policies encouraging non-car travel options. The delivery (by viability and timing) of such schemes is uncertain.	Application of policies and initiatives designed to minimise air pollution.	Localised effects and the extent to which air pollution can be minimised through the encouragement of interventions such as non-car travel.
Regional Growth Area Led	+/?	Whilst the spatial concentration of development could exacerbate local air quality issues, there are likely to be greater opportunities for the application of initiatives such as active travel and other non-car travel schemes.	Application of policies and initiatives designed to minimise air pollution.	Localised effects and the extent to which air pollution can be minimised through the encouragement of interventions such as non-car travel.
Employment				
Commercial Market Area-led approach	0	Reflecting the likely scale of development, no specific effects identified.	Application of policies designed to minimise air pollution.	None identified.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Market-led approach	-/?	Spatial concentration of development could exacerbate local air quality issues.	Application of policies designed to minimise air pollution.	Potential exacerbation of local air quality issues through concentration of development.

ISA Objective 9: To minimise waste generation, encourage re-use and recycling and promote efficient use of mineral resources

Scoping Report Evidence

- Growth and associated development across the County could place pressures on site-specific infrastructure in turn prejudicing their function/operation or future projects that are key to delivering growth. A new Replacement Local Development Plan would help to protect against such negative effects through policies and careful siting of developments.
- Overall, the amount of municipal waste generated in Wales decreased by 4% from 2012/13 to 2020/21. It is expected that this trend would also be seen in Powys and is set to continue.
- Recycling rates in Powys have also increased in recent years. It is expected that this trend will continue with or without the LDP as it is driven by national targets set out in the Waste (Wales) Measure 2010.
- An increase in population and number of households may lead to an increase in waste without further initiatives to reduce the amount produced. This would put pressure on existing waste facilities in Powys, although it is expected that this would not impact trends in waste production and recycling rates.
- Powys County Council will work to the ‘Towards Zero Waste’ strategy in line with the waste hierarchy to prevent the growth of residual waste by stimulating increased recycling and composting and endorsing waste prevention initiatives with a long-term aim of zero waste.



- Powys County Council, as Minerals Planning Authority (MPA), would continue to contribute hard rock to the South Wales regional aggregate supply. The MPA has no requirement to contribute sand and gravel to the regional supply.
- New development within Powys could place pressure on local mineral assets to support construction. If allowed this could lead to deterioration of mineral stocks in Powys, which a new Replacement Local Development Plan could better mitigate such negative effects through policies and careful siting of developments.

Key Sustainability Issues

- The need to minimise waste arisings and encourage reuse and recycling.
- The need to address capacity gaps for waste management that currently exist and are forecast to exist.
- The need to promote the efficient use of mineral resources.
- The need to ensure the protection of Powys’ mineral resources from inappropriate development.

Table C-9 – ISA of Growth and Spatial Options for Waste & Resources

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Housing Growth				
Option 1 – Lower Growth, 2,800 – 3,300 dwellings	+/?	As part of development approval, applications will adhere to plan policies promoting efficient use of material resources.	Application of policies designed to promote efficient resource use.	The extent to which resource use can be monitored.
Option 2 – Middle Growth, 3,400 – 3,800 dwellings	+/?	As part of development approval, applications will adhere to plan policies promoting efficient use of material resources.	Application of policies designed to promote efficient resource use.	The extent to which resource use can be monitored.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Option 3 – Higher Growth, 3,800 – 4,300 dwellings	+/?	As part of development approval, applications will adhere to plan policies promoting efficient use of material resources.	Application of policies designed to promote efficient resource use.	The extent to which resource use can be monitored.
Spatial Distribution				
Housing				
Existing LDP Strategy	+/?	As part of development approval, applications will adhere to plan policies promoting efficient use of material resources.	Application of policies designed to promote efficient resource use.	The extent to which resource use can be monitored.
Affordable Housing Led	+/?	As part of development approval, applications will adhere to plan policies promoting efficient use of material resources.	Application of policies designed to promote efficient resource use.	The extent to which resource use can be monitored.
Population Apportionment Led	+/?	As part of development approval, applications will adhere to plan policies promoting efficient use of material resources.	Application of policies designed to promote efficient resource use.	The extent to which resource use can be monitored.
Regional Growth Area Led	+/?	As part of development approval, applications will adhere to plan policies promoting efficient use of material resources.	Application of policies designed to promote efficient resource use.	The extent to which resource use can be monitored.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
<i>Employment</i>				
Commercial Market Area-led approach	+/?	As part of development approval, applications will adhere to plan policies promoting efficient use of material resources.	Application of policies designed to promote efficient resource use.	The extent to which resource use can be monitored.
Market-led approach	+/?	As part of development approval, applications will adhere to plan policies promoting efficient use of material resources.	Application of policies designed to promote efficient resource use.	The extent to which resource use can be monitored.

ISA Objective 10: To support the resilience of Powys to the potential effects of climate change, including flooding and other extreme events

Scoping Report Evidence

- The Adopted Local Development Plan does not influence or impact on climatic factors. The climate of Powys will continue to change as a result of unthinkable numbers of a combination of reasons. Without implementation of the plan the climate will continue to change.
- Climatic factors will continue to change as predicted under the various Scenarios modelled by the United Kingdom Climate Impacts Program (UKCIP) and Wales: Changing Climate, Challenging Choices (2000) - a scoping study of the possible impacts on Wales of climate change over the next 100 years. It is expected that this will include:
 - Hotter drier summers
 - Warmer wetter winters
 - More extreme weather events



- As well as these, the Powys Council Climate Change Strategy document also established the following impacts of climate change that is being experienced in Powys and across the Globe:
 - More drought and wildfire
 - Stronger storms
 - More heat waves
 - Flooding
 - Damaged corals
 - Less snow and ice and the thawing of the permafrost
 - Changes in plant life cycles
 - Changes to animal migration and life cycles
- Climate change is occurring and will continue regardless of local policy intervention. However, national policy on climate change, Adopted Local Development Plan policy and other plans and programmes alongside the progressive tightening up of Building Regulations will help to ensure that new development is located and designed to adapt to the effects of climate change and that measures are in place to mitigate climate change. Notwithstanding, without the Replacement Local Development Plan the Council is likely to have less control over, in particular, the location of new development which could exacerbate climate change impacts and mean that opportunities to mitigate effects (for example, through reducing transport movements, tree planting and district-scale renewable energy solutions) may be missed.

Key Sustainability Issues

- The need to respond to the declared climate emergency.
- The need to ensure that new development is adaptable to the effects of climate change.
- The need to increase woodland and tree cover and other measures to help mitigate and adapt to climate change.
- The need to locate new development away from areas of flood risk, taking into account the effects of climate change.
- The need to ensure the timely provision of flood defence/management infrastructure.
- The need to protect and restore soil and peat resources as important carbon sinks and their role in increasing resilience of the natural environment against the effects of climate change.



- The need to mitigate climate change including through maximising renewable energy provision at site and Powys-wide scales.

Table C-10 – ISA of Growth and Spatial Options for Climate Change (adaptation)

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Housing Growth				
Option 1 – Lower Growth, 2,800 – 3,300 dwellings	+/?	As part of development approval, applications will adhere to plan policies which seek to create resilient and adaptable communities, including measures such as SUDS and green infrastructure provision.	Application of policies designed to promote adaptability to extreme events.	The balancing of policy intervention and proportionate investment in specific development schemes.
Option 2 – Middle Growth, 3,400 – 3,800 dwellings	+/?	As part of development approval, applications will adhere to plan policies which seek to create resilient and adaptable communities, including measures such as SUDS and green infrastructure provision.	Application of policies designed to promote adaptability to extreme events.	The balancing of policy intervention and proportionate investment in specific development schemes.
Option 3 – Higher Growth, 3,800 – 4,300 dwellings	+/?	As part of development approval, applications will adhere to plan policies which seek to create resilient and adaptable communities, including measures such as SUDS and green infrastructure provision.	Application of policies designed to promote adaptability to extreme events.	The balancing of policy intervention and proportionate investment in specific

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
				development schemes.
Spatial Distribution				
Housing				
Adopted LDP Strategy	+/?	As part of development approval, applications will adhere to plan policies which seek to create resilient and adaptable communities, including measures such as SUDS and green infrastructure provision.	Application of policies designed to promote adaptability to extreme events.	The balancing of policy intervention and proportionate investment in specific development schemes.
Affordable Housing Led	+/?	As part of development approval, applications will adhere to plan policies which seek to create resilient and adaptable communities, including measures such as SUDS and green infrastructure provision.	Application of policies designed to promote adaptability to extreme events.	The balancing of policy intervention and proportionate investment in specific development schemes.
Population Apportionment Led	+/?	As part of development approval, applications will adhere to plan policies which seek to create resilient and adaptable communities, including measures such as SUDS and green infrastructure provision.	Application of policies designed to promote adaptability to extreme events.	The balancing of policy intervention and proportionate investment in specific

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
				development schemes.
Regional Growth Area Led	+/?	As part of development approval, applications will adhere to plan policies which seek to create resilient and adaptable communities, including measures such as SUDS and green infrastructure provision.	Application of policies designed to promote adaptability to extreme events.	The balancing of policy intervention and proportionate investment in specific development schemes.
Employment				
Commercial Market Area-led approach	+/?	As part of development approval, applications will adhere to plan policies which seek to create resilient and adaptable communities, including measures such as SUDS and green infrastructure provision.	Application of policies designed to promote adaptability to extreme events.	The balancing of policy intervention and proportionate investment in specific development schemes.
Market-led approach	+/?	As part of development approval, applications will adhere to plan policies which seek to create resilient and adaptable communities, including measures such as SUDS and green infrastructure provision.	Application of policies designed to promote adaptability to extreme events.	The balancing of policy intervention and proportionate investment in specific development schemes.

ISA Objective 11: To reduce the contribution to climate change from greenhouse gas emissions

Scoping Report Evidence

- The NO₂ annual mean concentration data, collected for 2020, did not exceed the annual mean AQ objective level of 40µg/m³. Significant reductions in mean concentrations have been seen in comparison to previous years.
- Ammonia emissions in Wales have been steadily rising since 2008, maintaining a consistent level between 2016 and 2019.
- A continued improvement in Air Quality across the County of Powys is expected to be seen without the Replacement Local Development Plan as other policies and strategies implemented act to maintain and contribute to the reduction in emissions.
- The Powys County Council Local Development Plan 2011 – 2026 acts to prevent developments where associated air pollution will cause harm to human health or the environment.
- The Mid Wales Local Transport Plan 2015 is expected to lead to an improvement in air quality by encouraging those residing in Powys to travel more by walking and cycling and integrating public transport networks. The Local Transport Plan is set for review as advised by the new national transportation strategy, Llwybr Newydd: the Wales Transport Strategy 2021.
- The Active Travel (Wales) Act 2013 requires local authorities to improve active travel routes and facilities annually, further contributing to the reduction in transport emissions.
- The Welsh Government have outlined an ambition for the public sector to reach net-zero carbon emissions by 2030, as does Powys Council. This will be achieved through development of a Mid Wales Energy Strategy, moving towards more sustainable energy sources, and improving energy efficiency amongst other initiatives. These actions will work towards an improvement in air quality through reducing emissions associated with energy production and use.
- It is expected that PM10 and PM2.5 concentrations in Powys will continue to decrease.

Key Sustainability Issues

- The need to minimise the emissions of pollutants to air.
- Reflecting the objectives of the Mid Wales Area Statement, the need to support farm businesses through ways of working that minimise impacts on the environment.



Table C-11 – ISA of Growth and Spatial Options for Climate Change (mitigation)

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Housing Growth				
Option 1 – Lower Growth, 2,800 – 3,300 dwellings	0/?	Additional development will be accompanied by increased greenhouse gas emissions. However, policies requiring energy efficient construction and operation of buildings aim, as a minimum, to off-set such increases.	Application of policies designed to minimise air pollution and encourage the adoption of energy-efficient construction and operation.	The extent to which air pollution can be minimised through RLDP policy measures.
Option 2 – Middle Growth, 3,400 – 3,800 dwellings	0/?	Additional development will be accompanied by increased greenhouse gas emissions. However, policies requiring energy efficient construction and operation of buildings aim, as a minimum, to off-set such increases. Innovation in technologies such as decentralised heating systems could become viable.	Application of policies designed to minimise air pollution and encourage the adoption of energy-efficient construction and operation.	The extent to which air pollution can be minimised through RLDP policy measures.
Option 3 – Higher Growth, 3,800 – 4,300 dwellings	0/?	Additional development will be accompanied by increased greenhouse gas emissions. However, policies requiring energy efficient construction and operation of buildings aim, as a minimum, to off-set such increases. Innovation in	Application of policies designed to minimise air pollution and encourage the	The extent to which air pollution can be minimised through RLDP policy measures.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
		technologies such as decentralised heating systems could become viable.	adoption of energy-efficient construction and operation.	
Spatial Distribution				
Housing				
Adopted LDP Strategy	0/?	Additional development will be accompanied by increased greenhouse gas emissions. However, policies requiring energy efficient construction and operation of buildings aim, as a minimum, to off-set such increases.	Application of policies designed to minimise air pollution and encourage the adoption of energy-efficient construction and operation.	The extent to which air pollution can be minimised through RLDP policy measures.
Affordable Housing Led	0/?	Additional development will be accompanied by increased greenhouse gas emissions. However, policies requiring energy efficient construction and operation of buildings aim, as a minimum, to off-set such increases.	Application of policies designed to minimise air pollution and encourage the adoption of energy-efficient construction and operation.	The extent to which air pollution can be minimised through RLDP policy measures.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Population Apportionment Led	0/?	Additional development will be accompanied by increased greenhouse gas emissions. However, policies requiring energy efficient construction and operation of buildings aim, as a minimum, to off-set such increases.	Application of policies designed to minimise air pollution and encourage the adoption of energy-efficient construction and operation.	The extent to which air pollution can be minimised through RLDP policy measures.
Regional Growth Area Led	+/?	Additional development will be accompanied by increased greenhouse gas emissions. However, policies requiring energy efficient construction and operation of buildings aim, as a minimum, to off-set such increases. Innovation in technologies such as decentralised heating systems could become viable, particularly where there is likely to be concentrated development of a larger-scale.	Application of policies designed to minimise air pollution and encourage the adoption of energy-efficient construction and operation.	The extent to which air pollution can be minimised through RLDP policy measures.
Employment				
Commercial Market Area-led approach	0/?	Additional development will be accompanied by increased greenhouse gas emissions. However, policies requiring energy efficient construction and operation of buildings aim, as a minimum, to off-set such increases.	Application of policies designed to minimise air pollution and encourage the adoption of energy-efficient	The extent to which air pollution can be minimised through RLDP policy measures.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
			construction and operation.	
Market-led approach	0/?	Additional development will be accompanied by increased greenhouse gas emissions. However, policies requiring energy efficient construction and operation of buildings aim, as a minimum, to off-set such increases.	Application of policies designed to minimise air pollution and encourage the adoption of energy-efficient construction and operation.	The extent to which air pollution can be minimised through RLDP policy measures.

ISA Objective 12: To promote sustainable transport use and reduce the need to travel

Scoping Report Evidence

- In 2021, Powys County Council submitted a bid to the UK Government’s Levelling Up Fund in order to acquire funds to promote active travel, improve several Public Rights of Way (identified below) and complete extensive highway resurfacing across the County. Powys has been successful in its bid for these funds (£27 million). This process has identified several longstanding issues with the infrastructure of Powys that the Council is actively seeking to rectify. A new Replacement Local Development Plan could incorporate these goals into it, increasing the efficiency and effectiveness of their implementation and allow for the council to identify other sources of investment to deliver multiple infrastructure/built environment related benefits at the same time. Given the importance of Powys’ infrastructure for the connectivity of Wales (especially connecting Wales and England), the improvements/repairs highlighted by this bid and any extant issues are important to be addressed.



- It is possible that more should be done to ensure more workers do not have to commute out of Powys for work, though the ability of a new Local Development Plan to achieve this is limited, (especially given the size of the County) as no one local authority can service the employment needs of its population absolutely. However, the creation of more opportunities within Powys could aid in reducing the average travel times to work for the County and make active travel and public transport more reasonable methods of transportation. Similarly, the ability of the Replacement Local Development Plan to directly address this trend is limited as the issues is very much a product of the topography, size and dispersed nature of the County’s population.

Key Sustainability Issues

- The need to enhance the connectivity of more remote settlements.
- The need to encourage alternative modes of transport to the private car.
- The need to ensure that new development is accessible to community facilities and services and jobs so as to reduce the need to travel.

Table C-12 – ISA of Growth and Spatial Options for Transport & Movement

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Housing Growth				
Option 1 – Lower Growth, 2,800 – 3,300 dwellings	0/?	Additional development will be accompanied by increased traffic. To some extent the negative effects associated with pollution and congestion can be off-set through the policy interventions such as the co-location of facilities and the promotion of non-car travel options.	Application of policies designed to promote sustainable travel.	Localised effects and the extent to which travel behaviour can be modified through policy interventions.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Option 2 – Middle Growth, 3,400 – 3,800 dwellings	0/?	Additional development will be accompanied by increased traffic. To some extent the negative effects associated with pollution and congestion can be off-set through the policy interventions such as the co-location of facilities and the promotion of non-car travel options.	Application of policies designed to promote sustainable travel.	Localised effects and the extent to which travel behaviour can be modified through policy interventions.
Option 3 – Higher Growth, 3,800 – 4,300 dwellings	+/?	Additional development will be accompanied by increased traffic. To some extent (more likely under a higher growth option), the negative effects associated with pollution and congestion can be off-set through the policy interventions such as the co-location of facilities and the promotion of non-car travel options.	Application of policies designed to promote sustainable travel.	Localised effects and the extent to which travel behaviour can be modified through policy interventions.
Spatial Distribution				
Housing				
Adopted LDP Strategy	+/?	Additional development will be accompanied by increased traffic. To some extent the negative effects associated with pollution and congestion can be off-set through the policy interventions such as the co-location of facilities and the promotion of non-car travel options.	Application of policies designed to promote sustainable travel.	Localised effects and the extent to which travel behaviour can be modified through policy interventions.
Affordable Housing Led	0/?	Additional development will be accompanied by increased traffic. To some extent the negative effects associated with pollution and congestion	Application of policies designed	Localised effects and the extent to which travel

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
		can be off-set through the policy interventions such as the co-location of facilities and the promotion of non-car travel options, although the opportunities for these are less likely under this scenario due to its specific locational requirements.	to promote sustainable travel.	behaviour can be modified through policy interventions.
Population Apportionment Led	0/?	Additional development will be accompanied by increased traffic. To some extent the negative effects associated with pollution and congestion can be off-set through the policy interventions such as the co-location of facilities and the promotion of non-car travel options, although the opportunities for these are less likely under this scenario due to its spatially distributed character.	Application of policies designed to promote sustainable travel.	Localised effects and the extent to which travel behaviour can be modified through policy interventions.
Regional Growth Area Led	++/?	Additional development will be accompanied by increased traffic. To some extent (more likely under a concentrated growth option), the negative effects associated with pollution and congestion can be off-set through the policy interventions such as the co-location of facilities and the promotion of non-car travel options, with the spatial concentration of development likely to yield greater opportunities for such schemes.	Application of policies designed to promote sustainable travel.	Localised effects and the extent to which travel behaviour can be modified through policy interventions.
Employment				

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Commercial Market Area-led approach	0	Additional development will be accompanied by increased traffic. To some extent the negative effects associated with pollution and congestion can be off-set through the policy interventions such as the co-location of facilities and the promotion of non-car travel options.	Application of policies designed to promote sustainable travel.	Localised effects and the extent to which travel behaviour can be modified through policy interventions.
Market-led approach	0	Additional development will be accompanied by increased traffic. To some extent the negative effects associated with pollution and congestion can be off-set through the policy interventions such as the co-location of facilities and the promotion of non-car travel options.	Application of policies designed to promote sustainable travel.	Localised effects and the extent to which travel behaviour can be modified through policy interventions.

ISA Objective 13: To preserve and enhance the Powys’ heritage resource, including built and archaeological assets

Scoping Report Evidence

- The erosion of the character of Powys’ historic areas has been identified as a cause for concern by Cadw and the Royal Commission on the Ancient and Historical Monuments in Wales. The concern relates to the erosion of details within historic settlements, inappropriate repairs or replacement of features to listed buildings and the degradation of the special interest of conservation areas.
- A particular issue is new build that does not reflect the local distinctiveness of Powys’ historic settlements. The Replacement Local Development Plan could be better positioned through planning policies to require new development (especially new housing development) to afford more consideration and care to the character and setting of their

surroundings. This should include specific recognition and use of Welsh place names that are integral features of the cultural and historic landscape of Wales.

- Whilst a percentage of listed buildings are at threat from lack of maintenance or abandonment, some archaeology is threatened by piecemeal development. Most notable is the Offa's Dyke Scheduled Ancient monument which has been identified in the Offa's Dyke initiative as being at threat from erosion by development both to the monument itself and by affecting its setting.
- Both Offa's Dyke and the Montgomery Canal have been identified as linear heritage that could be improved to produce benefits to locals and tourists. Concerns regarding the erosion of the character of Powys' historic assets, though the current trend is that the number of historic assets within Powys is increasing and that less of their Listed Buildings are at risk. In spite of this, there appears to be a growing trend downward in the number of Scheduled Ancient Monuments within Powys, potentially identifying a need for more to be done to protect these heritage assets. The Replacement Local Development Plan could reaffirm the need for historical assets to be protected and improved to halt and (preferably) reverse the downward trend in the condition of Scheduled Ancient Monuments.
- The Replacement Local Development Plan and its policies will help to achieve good quality design ensuring that the heritage of Powys is protected and enhanced and to ensure new developments reflects the diversity, value and quality of their surroundings and reflect local distinctiveness.
- Reference to the Historic Environment Record maintained by the Clwyd-Powys Archaeological Trust (CPAT) will be an important part of assessing the potential local impacts of development.

Key Sustainability Issues

- The need to protect and enhance Powys' historic environment including its diversity, and local distinctiveness.
- The need to avoid harm to designated heritage assets and their settings, and address heritage at risk.
- The need to recognise the value of non-designated heritage assets and protect where appropriate enhance these where possible.
- The need to recognise the contribution made by the historic environment to the character of landscapes and townscapes, including health and well-being.

Table C-13 – ISA of Growth and Spatial Options for the Historic Environment

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Housing Growth				
Option 1 – Lower Growth, 2,800 – 3,300 dwellings	+/?	Development will adhere to RLDP policies which protect heritage assets, although there could be locally-specific compromises, including longer term, incremental changes in character.	Implementation of RLDP policies which protect heritage assets.	Locally-specific choices which could compromise character.
Option 2 – Middle Growth, 3,400 – 3,800 dwellings	+/?	Development will adhere to RLDP policies which protect heritage assets, although there could be locally-specific compromises, including longer term, incremental changes in character.	Implementation of RLDP policies which protect heritage assets.	Locally-specific choices which could compromise character.
Option 3 – Higher Growth, 3,800 – 4,300 dwellings	+/?	Development will adhere to RLDP policies which protect heritage assets, although there could be locally-specific compromises, including longer term, incremental changes in character.	Implementation of RLDP policies which protect heritage assets.	Locally-specific choices which could compromise character.
Spatial Distribution				
Housing				
Adopted LDP Strategy	+/?	Development will adhere to RLDP policies which protect heritage assets, although there could be locally-specific compromises, including longer term, incremental changes in character.	Implementation of RLDP policies which protect heritage assets.	Locally-specific choices which could compromise character.
Affordable Housing Led	+/?	Development will adhere to RLDP policies which protect heritage assets, although there	Implementation of RLDP policies	Locally-specific choices which could

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
		could be locally-specific compromises, including longer term, incremental changes in character.	which protect heritage assets.	compromise character.
Population Apportionment Led	+/?	Development will adhere to RLDP policies which protect heritage assets, although there could be locally-specific compromises, including longer term, incremental changes in character.	Implementation of RLDP policies which protect heritage assets.	Locally-specific choices which could compromise character.
Regional Growth Area Led	+/?	Development will adhere to RLDP policies which protect heritage assets, although there could be locally-specific compromises, including longer term, incremental changes in character.	Implementation of RLDP policies which protect heritage assets.	Locally-specific choices which could compromise character, particularly where growth is focused.
Employment				
Commercial Market Area-led approach	+/?	Development will adhere to RLDP policies which protect heritage assets, although there could be locally-specific compromises, including longer term, incremental changes in character.	Implementation of RLDP policies which protect heritage assets.	Locally-specific choices which could compromise character.
Market-led approach	0/?	Development will adhere to RLDP policies which protect heritage assets, although there could be locally-specific compromises, including longer term, incremental changes in character.	Implementation of RLDP policies which protect heritage assets.	Locally-specific choices which could compromise character, particularly where growth is directed

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
				by specific requirements.

ISA Objective 14: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network

Scoping Report Evidence

- The Adopted Local Development Plan has policies that afford protection to designated sites of nature conservation and is supported by relevant Supplementary Planning Guidance (SPG).
- In the absence of a Replacement Local Development Plan, national policy and national and international legislation for the conservation of important biodiversity sites will continue to provide protection for many designated sites. However, a Replacement Local Development Plan will afford protection to the diverse and growing range of locally important sites.
- Powys County Council is required to have regard to the Mid Wales Area Statement under Section 6 of the Environment (Wales) Act 2016. The Area Statement is wide-ranging, covering the following four themes: biodiversity, landscape, sustainable land, water and air, forestry resources and reconnecting people and places, linked by the need for adaptation and mitigation in response to the declared climate emergency.
- In respect of biodiversity, the Mid Wales Area Statement seeks to:
 - identify the main causes of the nature emergency including what needs to be done, by whom and where
 - improve the Favourable Conservation Status of designated sites
 - identify opportunities for connectivity between those sites and other areas
 - make nature a priority through planning, policy, and practical measures.
- The biodiversity of Powys is at risk of development as Powys County Council must continue to allocate sites for housing and employment. Encroachment of development into open countryside is likely to be needed to accommodate the population and economic growth of Powys.



- A Replacement Local Development Plan would also better be able to reflect the fact that the Welsh Government declared a nature emergency in June 2021 and better reflect other Welsh Government commitments, such as those contained within the Future Wales: The National Plan 2040.
- A Replacement Local Development Plan would also be able to capitalise on the Council's drive to ensure that Powys is the green heart of Wales and ensure the provision of accessible open spaces to accompany developments when appropriate.

Key Sustainability Issues

- The need to respond to the declared biodiversity emergency.
- The need to protect, enhance and restore Powys' biodiversity through providing net benefits to biodiversity where possible.
- The need to maintain, restore and expand Powys Nature Recovery Action Plan habitats.
- The need to protect and enhance the multifunctional green infrastructure network, addressing deficiencies and gaps, improving accessibility and encouraging multiple uses where appropriate.
- The need to protect and enhance sites designated for their ecological and geological interest.
- Reflecting the objectives of the Mid Wales Area Statement, the need to:
 - identify the main causes of the nature emergency including what needs to be done, by whom and where
 - improve the Favourable Conservation Status of designated sites
 - identify opportunities for connectivity between those sites and other areas
 - make nature a priority through planning, policy, and practical measures.

Table C-14 – ISA of Growth and Spatial Options for Biodiversity, Green Infrastructure & Geodiversity

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Housing Growth				
Option 1 – Lower Growth, 2,800 – 3,300 dwellings	+/?	Site selection and development will adhere to RLDP policies which protect and enhance biodiversity and geodiversity assets, although there could be locally-specific compromises, including the ability to supplement the green infrastructure network. The magnitude of any negative effects will depend on the scale of land lost to, or compromised by, development and the existing biodiversity value of the sites.	Implementation of RLDP policies which protect and enhance biodiversity assets.	Locally-specific choices which could opportunities for protection and enhancement.
Option 2 – Middle Growth, 3,400 – 3,800 dwellings	+/?	Site selection and development will adhere to RLDP policies which protect and enhance biodiversity and geodiversity assets, although there could be locally-specific compromises, including the ability to supplement the green infrastructure network. The magnitude of any negative effects will depend on the scale of land lost to, or compromised by, development and the existing biodiversity value of the sites.	Implementation of RLDP policies which protect and enhance biodiversity assets.	Locally-specific choices which could opportunities for protection and enhancement.
Option 3 – Higher Growth, 3,800 – 4,300 dwellings	+/?	Site selection and development will adhere to RLDP policies which protect and enhance biodiversity and geodiversity assets, although there could be locally-specific compromises, including the ability to supplement the green	Implementation of RLDP policies which protect and enhance biodiversity assets.	Locally-specific choices which could opportunities for protection and enhancement.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
		infrastructure network. The magnitude of any negative effects will depend on the scale of land lost to, or compromised by, development and the existing biodiversity value of the sites.		
Spatial Distribution				
Housing				
Adopted LDP Strategy	+/?	Site selection and development will adhere to RLDP policies which protect and enhance biodiversity and geodiversity assets, although there could be locally-specific compromises, including the ability to supplement the green infrastructure network. The magnitude of any negative effects will depend on the scale of land lost to, or compromised by, development and the existing biodiversity value of the sites.	Implementation of RLDP policies which protect and enhance biodiversity assets.	Locally-specific choices which could opportunities for protection and enhancement.
Affordable Housing Led	0/?	Site selection and development will adhere to RLDP policies which protect and enhance biodiversity and geodiversity assets, although there could be locally-specific compromises, including the ability to supplement the green infrastructure network. The latter is less likely through an affordable housing led approach which has less capacity for such investment.	Implementation of RLDP policies which protect and enhance biodiversity assets.	Locally-specific choices which could opportunities for protection and enhancement.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Population Apportionment Led	+/?	Site selection and development will adhere to RLDP policies which protect and enhance biodiversity and geodiversity assets, although there could be locally-specific compromises, including the ability to supplement the green infrastructure network. The magnitude of any negative effects will depend on the scale of land lost to, or compromised by, development and the existing biodiversity value of the sites.	Implementation of RLDP policies which protect and enhance biodiversity assets.	Locally-specific choices which could opportunities for protection and enhancement.
Regional Growth Area Led	++/?	Site selection and development will adhere to RLDP policies which protect and enhance biodiversity and geodiversity assets, although there could be locally-specific compromises, including the ability to supplement the green infrastructure network. Conversely, the concentration of development could yield greater opportunities for creating green infrastructure assets.	Implementation of RLDP policies which protect and enhance biodiversity assets.	Locally-specific choices which could opportunities for protection and enhancement.
Employment				
Commercial Market Area-led approach	+/?	Site selection and development will adhere to RLDP policies which protect and enhance biodiversity and geodiversity assets, although there could be locally-specific compromises, including the ability to supplement the green infrastructure network. The magnitude of any negative effects will depend on the scale of land	Implementation of RLDP policies which protect and enhance biodiversity assets.	Locally-specific choices which could opportunities for protection and enhancement.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
		lost to, or compromised by, development and the existing biodiversity value of the sites.		
Market-led approach	0/?	Site selection and development will adhere to RLDP policies which protect and enhance biodiversity and geodiversity assets, although there could be locally-specific compromises, including the ability to supplement the green infrastructure network. Conversely, the concentration of development could yield greater opportunities for creating green infrastructure assets.	Implementation of RLDP policies which protect and enhance biodiversity assets.	Locally-specific choices which could opportunities for protection and enhancement.

ISA Objective 15: To protect the quality and diversity of designated and local landscapes and townscapes

Scoping Report Evidence

- New development is likely to place pressure on the landscape of Powys. Adopted Local Development Plan policies would continue to offer some protection and guidance, though there is the potential that development could be inappropriately sited and designed without a new Replacement Local Development Plan. This could adversely affect the landscape and townscape character of the area. Further, opportunities may not be realised to enhance landscape and townscape character through, for example, the provision of green infrastructure or the adoption of high quality design standards.
- Some 99.28% of applications permitted between 2021-2022 were totally or partially within an area evaluated as being of high or outstanding value, which is unsurprising given that 97% of the land within Powys falls into one of those categories. This makes it almost impossible to site new development within Powys outside of such areas.



- Without the LDP the classifications awarded through LANDMAP may deteriorate although impact on landscape is a material consideration irrespective of whether or not there is a development plan in place. The Replacement Local Development Plan will direct development to appropriate locations.
- A Replacement Local Development Plan could also continue to capitalise and protect the Dark Skies experienced by the residents of Powys.

Key Sustainability Issues

- The need to conserve and where appropriate enhance Powys’ landscape and townscape character.
- The need to promote high quality design that respects local character.
- The need to maximise opportunities associated with new development to enhance townscape character and the quality of built environments.
- The need to protect landscapes from incompatible development.

Table C-15 – ISA of Growth and Spatial Options for Landscape & Townscape

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Housing Growth				
Option 1 – Lower Growth, 2,800 – 3,300 dwellings	+/?	Along with site selection, development will adhere to RLDP policies which protect and enhance landscape and townscape assets, although there could be locally-specific compromises, including longer term, incremental changes in character.	Implementation of RLDP policies which protect landscape and townscape assets.	Locally-specific choices which could compromise character.
Option 2 – Middle Growth, 3,400 – 3,800 dwellings	+/?	Along with site selection, development will adhere to RLDP policies which protect and enhance landscape and townscape assets, although there could be locally-specific	Implementation of RLDP policies which protect	Locally-specific choices which could compromise character.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
		compromises, including longer term, incremental changes in character.	landscape and townscape assets.	
Option 3 – Higher Growth, 3,800 – 4,300 dwellings	+/?	Along with site selection, development will adhere to RLDP policies which protect and enhance landscape and townscape assets, although there could be locally-specific compromises, including longer term, incremental changes in character.	Implementation of RLDP policies which protect landscape and townscape assets.	Locally-specific choices which could compromise character.
Spatial Distribution				
Housing				
Adopted LDP Strategy	+/?	Along with site selection, development will adhere to RLDP policies which protect and enhance landscape and townscape assets, although there could be locally-specific compromises, including longer term, incremental changes in character.	Implementation of RLDP policies which protect landscape and townscape assets.	Locally-specific choices which could compromise character.
Affordable Housing Led	+/?	Along with site selection, development will adhere to RLDP policies which protect and enhance landscape and townscape assets, although there could be locally-specific compromises, including longer term, incremental changes in character.	Implementation of RLDP policies which protect landscape and townscape assets.	Locally-specific choices which could compromise character.

Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
Population Apportionment Led	+/?	Along with site selection, development will adhere to RLDP policies which protect and enhance landscape and townscape assets, although there could be locally-specific compromises, including longer term, incremental changes in character.	Implementation of RLDP policies which protect landscape and townscape assets.	Locally-specific choices which could compromise character.
Regional Growth Area Led	+/?	Along with site selection, development will adhere to RLDP policies which protect and enhance landscape and townscape assets, although there could be locally-specific compromises, including longer term, incremental changes in character which could be greater under a growth area-led approach.	Implementation of RLDP policies which protect landscape and townscape assets.	Locally-specific choices which could compromise character, particularly where growth is focused.
Employment				
Commercial Market Area-led approach	+/?	Along with site selection, development will adhere to RLDP policies which protect and enhance landscape and townscape assets, although there could be locally-specific compromises, including longer term, incremental changes in character.	Implementation of RLDP policies which protect landscape and townscape assets.	Locally-specific choices which could compromise character.
Market-led approach	0/?	Along with site selection, development will adhere to RLDP policies which protect and enhance landscape and townscape assets, although there could be locally-specific compromises, including longer term,	Implementation of RLDP policies which protect	Locally-specific choices which could compromise character, particularly where



Preferred Strategy Options	Scoring	Likely Significant Effects	Mitigation	Assumptions and Uncertainties
		incremental changes in character which could be greater under a market-led approach.	landscape and townscape assets.	growth is directed by specific requirements.



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