



# **Powys Local Development Plan (LDP)**

## **Annual Monitoring Report 2022**

**1<sup>st</sup> April 2021 to 31<sup>st</sup> March  
2022**



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## Executive Summary

This is the third Annual Monitoring Report (AMR) for the Powys Local Development Plan (LDP). It covers the period 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022 and is preceded by the Annual Monitoring Reports for 2021 (1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021) and 2020 (1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020) together with the Monitoring Review (covering the period from LDP adoption (17<sup>th</sup> April 2018) to 31<sup>st</sup> March 2019).

Following the findings of the previous AMR (AMR 2021) a review of the LDP was undertaken with the findings published in the LDP Review Report agreed by the Council in February 2022. The conclusions outlined in the Review Report determined that the Full Revision procedure is the most appropriate form of revision for the adopted Powys LDP. This means that a Replacement LDP will need to be prepared for the period 2022-2037. This will ensure that effective local decision making in planning can continue after the adopted LDP's "end-date" of 31 March 2026. Preparation has begun on the Replacement LDP with the production of a Delivery Agreement, which includes a Community Involvement Scheme. The Delivery Agreement details the official commencement of the preparation of the Replacement LDP as July 2022. Together with the Review Report the findings from this AMR and subsequent AMRs will be used to inform the preparation of the Replacement LDP.

The Monitoring Framework and the purpose of the AMR is explained in Chapter 5 of the Powys LDP.

Each AMR provides an assessment of whether the underlying LDP strategy remains sound, the impact of policies at the local and wider level and whether policies and related targets have been met or what progress is being made towards meeting them. The AMR provides an opportunity to capture the prevailing economic, social or cultural circumstances and contextual changes since the Plan's adoption which may have a bearing on the meeting of policy objectives and so builds an evidence base over time.

The AMR contains a total of 62 monitoring indicators which are used to monitor the effectiveness of the Plan and its policies. A summary of the outcome of this year's monitoring is provided below:

**Table 1. Summary of Actions from the 62 Indicators Monitoring Included within the AMR during the Monitoring Period**

<b>Continue Monitoring</b>	33 - Continue Monitoring 9 - Adopted SPG
<b>Training Required</b>	0
<b>Supplementary Planning Guidance (SPG) Required</b>	0
<b>Further Investigation/Research Required</b>	6
<b>Policy Review Required</b>	4
<b>Plan Review</b>	4
<b>Not Applicable to this AMR monitoring period or superseded</b>	6

## Key Findings for This AMR Monitoring Period:

Section 2 of this AMR, the “Analysis of Significant Contextual Change / Indicators”, notes that as previously highlighted in AMR 2021, phosphate sensitive Riverine Special Areas of Conservations in the LDP area continue to be a constraint. Natural Resources Wales (NRW) issued a letter to Powys in December 2021, highlighting that designated riverine Special Areas of Conservation (SAC) water bodies within the River Wye SAC were failing to meet phosphorus limits which had been tightened in 2016 by the Joint Nature Conservation Committee (JNCC). Guidance was issued which was further revised in May 2021. The Usk and Wye catchments cover almost the entirety of the southern half of Powys, where this environmental constraint continues to have an impact on development coming forward

The results from Section 3 of this monitoring report, the “Contextual Indicators”, found that homelessness rates in the Plan area have continued to rise during the monitoring period by a further 117 cases. The causes of homelessness are varied and not straightforward; homelessness rates are impacted by the cost-of-living crisis, but also by the fact that average house prices in Powys are increasing at a higher rate than average income and continue, as with the previous monitoring period, to be disproportionate to each other. The housing affordability gap in Powys, therefore, continues to widen.

From the "Analysis of Core / Key Indicators" (Section 4) it was found that a total of 369 additional new homes were completed in the monitoring period. This is an increase on previous years and above the annual net additional dwelling requirement of 300 additional homes per year set out in the LDP. Cumulatively 2,470 new homes have been delivered since the LDP start date in 2011. The Plan set out to achieve an overall increase of 4,500 dwellings (known as the dwelling requirement figure) during the 15-year period. The 2,470 additional new homes represent only 55% of the LDP overall housing target. With four years of the LDP remaining, it is unlikely that the shortfall of 2,030 housing units will be delivered by 2026. To make up for slower performance in earlier years an average completion rate of 508 homes per year would need to be achieved.

Out of the 369 additional new homes delivered in the monitoring period, 105 of these were for affordable homes. This demonstrates a sustained increase in the delivery of affordable housing over the past two monitoring periods. This means that since the Plan's start date in 2011, 708 affordable homes have now been delivered, representing 74% of the LDP target of 952 new additional affordable homes. Taking into consideration the number of affordable homes that have been granted planning permission, including those under construction, it is anticipated that the target will be met.

Further analysis of the housing completions data found that 264 (71%) of the additional new homes delivered in the monitoring period, were located on windfall (non-allocated) sites, which are contributing strongly to the supply of new homes. However, only 67 additional new homes have been completed on allocated housing sites, against a target figure of 372 dwellings during the monitoring period. Although there is sufficient land allocated in the LDP to meet the identified housing requirement, sites are not coming forward and progressing as anticipated. There are 80 housing sites allocated in the LDP, of which 54 (68%) do not have any form of planning permission.

Analysis of planning permissions granted during the monitoring period found that planning permission was granted for 354 additional new homes, of which 98 units are classified as affordable. Towns and Large Villages are at the top of the sustainable settlement hierarchy and are the location for 81% of the additional new homes permitted during the monitoring period, which accords with the Plan's Spatial Strategy.

The results from the monitoring indicators relating to employment land found that during the monitoring period, planning permission was granted on 3.588 ha of land for employment uses (B1, B2 and B8) meaning a total of 24.156 ha has been granted since the LDP was adopted. Out of the 8.708 ha granted, 0.745 ha (four planning applications) were located on allocated employment sites. This annual monitoring report has also found that employment safeguarded sites are being protected for employment uses in accordance with policy.

An analysis of monitoring indicators relating to renewable energy found that during the monitoring period, planning permission was granted for 1.433MW of renewable, zero or low carbon electricity. Since the LDP was adopted (2018) planning permission has been given for total of 38.164MW of energy generation, equating to 62% of the 61.7MW anticipated energy contribution detailed in the LDP. In addition to the 1.433MW permitted, an application for a windfarm at Llanbrynmair, consisting of 30 wind turbines, with the potential to generate 90MW of electricity, was approved by the Secretary of State in December 2021 (BERR/2009/0004).

Continuing the theme from previous annual monitoring reports, monitoring indicators noted that proposals for tourism development remain strong. During this monitoring period 92 applications for tourism development gained planning permission, all were in accordance with LDP Policy TD1. The planning applications permitted equated to a total of 240 units of tourism accommodation (12% of which were static caravans). It is notable that 95% of the tourism applications permitted were in the Open Countryside, with 71 applications for development on greenfield sites.

Within this report is a detailed assessment of the performance of the LDP against the SEA monitoring objectives (see Section 6) which involves monitoring 34 indicators across several topic areas. The Review Report summarised the main findings of the SEA monitoring, identifying the main issues and trends that have emerged since the LDP was adopted. Trends towards an ageing population have continued during this monitoring period, whilst the proportion of Welsh speakers has started to recover following the previous downward trend. Improvements are also noted in the way that certain environmental constraints are being considered in the planning process. The SA/SEA framework will be reviewed as part of the Integrated Sustainability Appraisal process that is necessary to inform preparation of the Replacement LDP.

Data from the Census 2021 is being released in stages, with the first set released in June 2022. This data will be captured and analysed during the next monitoring period and will be reported on in AMR 2023.



## Monitoring Indicators Requiring Further Action

The majority (33) of the monitoring indicators continue to show positive policy implementation, with a further nine that show the successful adoption of SPG. There are, however, some indicator targets that are not being achieved (14) and thus trigger points have been reached. This indicates that there are LDP policies that are not functioning as intended, in these instances the monitoring has recommended actions, including in some cases the review of a policy.

There are eight monitoring indicators that require strategy / policy issues to be addressed. This will be undertaken within the process of preparing the Replacement LDP. The eight monitoring indicators are:

**Table 2. Monitoring Indicators that Require Strategy / Policy Issues to be Addressed within the Process of Preparing the Replacement LDP**

Reference No.	Monitoring Indicator	Relevant LDP Policies
<b>AMR2a</b>	The annual level of housing completions monitored against the Average Annual Requirement. (AAR)	Strategic Policy SP1 – Housing Growth
<b>AMR2b</b>	Total cumulative completions monitored against the anticipated cumulative completion rate.	Strategic Policy SP1 – Housing Growth
<b>AMR4</b>	Total housing units permitted on allocated sites (HA) as a % of overall housing provision.	Strategic Policy SP1 – Housing Growth Topic Based Policy H2 – Housing Sites
<b>AMR5</b>	Total housing units completed on Housing Allocations (HA).	Strategic Policy SP1 – Housing Growth Topic Based Policy H2 – Housing Sites
<b>AMR27</b>	Additional installed capacity (MW) of solar PV developments permitted within LSAs per annum.	Topic Based Policy RE1– Renewable Energy
<b>AMR28</b>	Number of community/district heating schemes permitted under Policy DM13 (criterion 15) per annum.	Development Management Policy DM13 – Design and Resources
<b>AMR36</b>	Number of developments permitted within Town Centres, which would result in less than: 75% of units within a Primary Shopping Frontage; 66% of units within Secondary Shopping Frontage; being for A1 and A3 uses.	Topic Based Policy R3 – Development Within Town Centre Areas

<b>Reference No.</b>	<b>Monitoring Indicator</b>	<b>Relevant LDP Policies</b>
<b>AMR59</b>	Number of developments permitted resulting in the loss of an existing community or indoor recreation facility, or neighbourhood/village shop, public house or service.	Development Management Policy DM11 – Protection of Existing Community Facilities and Services

There are six monitoring indicators that require further investigation or research, these being:

**Table 3. Monitoring Indicators that Require Further Investigation or Research**

<b>Reference No.</b>	<b>Monitoring Indicator</b>	<b>Relevant LDP Policies</b>
<b>AMR9</b>	Changes in residual values (housing development viability) across the 4 sub-market areas, set against the residual values applied in the Viability Assessment Update (August 2016).	Strategic Policy SP3 – Affordable Housing Target Topic Based Policy H5 – Affordable Housing Contributions
<b>AMR15</b>	Amount of employment land (hectares) permitted on allocated sites in the Development Plan as a % of all employment allocations.	Strategic Policy SP2 – Employment Growth Topic Based Policy E1 – Employment Proposals on Allocated Employment Sites Topic Based Policy E2 – Employment Proposals on Non-Allocated Employment Sites
<b>AMR16</b>	Retail development up to 1,000 square metres net permitted and delivered on part of the mixed use site allocated under Policy R2.	Strategic Policy SP4 – Retail Growth Topic Based Policy R2 – Retail Allocations
<b>AMR19</b>	Net employment land permitted within each settlement tier measured as a percentage of all employment land permitted.	Strategic Policy SP6 – Distribution of Growth across the Settlement Hierarchy
<b>AMR20</b>	Amount (hectares) and location of windfall development permitted on previously developed land and greenfield land.	Strategic Policy SP6 – Distribution of Growth across the Settlement Hierarchy
<b>AMR21</b>	The average overall density (units per hectare) permitted in respect of housing developments in Towns, Large Villages, Small Villages and Rural Settlements.	Topic Based Policy H4 – Housing Density

## Summary of Conclusions and Recommendations

The results from the analysis of the monitoring indicators for the monitoring period, indicate that the LDP policies are largely delivering and meeting the targets set out in the Annual Monitoring Framework, with 42 of the 62 monitoring indicators showing positive policy implementation. This includes nine Supplementary Planning Guidance documents being published since the LDP was adopted. With this level of monitoring targets achieved, it demonstrates that the majority of the policies in the Powys LDP, adopted in 2018, have delivered successfully on the sustainable growth and many of the land use objectives the LDP sought to achieve.

The cumulative number of net additional dwellings delivered (2,470 dwellings) is below what was anticipated (3,036 dwellings) giving a shortfall of 566 dwellings at the end of this monitoring period. There are only four years remaining of the plan period therefore it is unlikely that 4,500 new dwellings will be delivered to meet the LDP dwelling requirement figure by the end of the plan period (end of March 2026). The LDP Growth Strategy is primarily led by housing growth, therefore the poor performance in the monitoring indicators (AMR2a, AMR2b) that relate to housing completions demonstrate that the Plan's overall strategy is not being delivered. As a consequence, during the preparation of the Replacement LDP the dwelling requirement figure will be revised. This will include looking at the latest evidence relating to past build rates, population projections and the Local Housing Market Assessment (LHMA).

There are 80 sites allocated for housing in the LDP, of which 54 (68%) do not have any form of planning permission. The cumulative total of the annual completion target of additional dwellings to be delivered on allocated sites, over the four years since LDP adoption equates to 1,217 dwellings. The actual number of dwellings delivered on allocated housing sites over the four-year period (1<sup>st</sup> April 2018 – 31<sup>st</sup> March 2022) was only 155 dwellings, meeting just 13% of the target. Out of the 80 housing allocation sites, 22 are located within a phosphate sensitive river Special Area of Conservation (SAC) catchment. This means that the necessary planning permissions cannot be readily granted unless applications are able to demonstrate phosphate neutrality or betterment. Which, without the local sewerage wastewater treatment works having phosphate stripping (and the associated up-to-date permit, aligned with the present targets) in place, is not currently possible.

As part of the preparation of the Replacement LDP there will be a 'call for sites', whereby any party will be able to put forward a site (candidate site) to be considered for development. All sites submitted will be assessed to determine if they are sustainable, deliverable and viable in accordance with the Development Plans Manual (Edition 3) and the emerging strategy in the Replacement LDP. The site assessment process will determine which of the submitted candidate sites should progress to become allocations in the Replacement LDP. Allocations in the adopted LDP that do not have an extant planning permission will need to be submitted during the call for sites and will be assessed alongside the rest of the submissions.

LDP policies relating to retail frontages, solar Local Search Areas, community/district heating schemes and protection of community facilities and services are not being implemented as intended. The preparation of the Replacement LDP will be used as an opportunity to review these policies

There are six areas where it is recommended that further investigation or research is required. All research / further investigation undertaken will be used as evidence to inform the preparation of the strategy, policies and proposals in the Replacement LDP and will be published alongside the consultation versions of the emerging Plan.

## 1. Introduction

1.01 The LDP monitoring framework on which this Annual Monitoring Report (AMR) and subsequent AMRs is based now includes a total of 62 monitoring indicators, which are set out in Chapter 5 of the LDP or are a requirement of the Development Plans Manual (Edition 3, 2020). The monitoring indicators are used to monitor the effectiveness of the Plan and its policies.

1.02 The AMR includes an analysis and a recommended action for each monitoring indicator. The colour codes and actions identified for each indicator align with Table 4 and are consistent with the Development Plans Manual (Edition 3).

1.03 Further to publication of AMR 2021 and the statutory post-adoption 4-year review of the LDP which was published in the Review Report, the Council has determined that a full review of the LDP is appropriate and work on a Replacement LDP will commence from July 2022 in accordance with the timings of the approved Delivery Agreement, which was approved by the Council in March 2022 prior to submission to Welsh Government. The findings of this AMR and the Review Report must be taken into account in the preparation of the Replacement LDP.

**Table 4. Summary of Monitoring Assessment and Actions from Development Plans Manual (Edition 3)**

<b>Continue Monitoring - Development</b> plan policies are being implemented effectively.
<b>Training Required - Development</b> plan policies are not being implemented as intended and officer or Member training is required.
<b>Supplementary Planning Guidance (SPG) Required - Development</b> plan policies are not being implemented as intended and further guidance is required, potentially preparing additional SPG.
<b>Further Investigation/Research Required - Development</b> plan policies are not being implemented as intended and further research and/or investigation is required.
<b>Policy Review Required - Development</b> plan policies are not being implemented and are failing to deliver; a review of the specific policy may be required.
<b>Plan Review - Development</b> plan policies are not being implemented and the plan's strategy is not being delivered, triggering a formal review.  (Following the Review of the adopted LDP this action has been changed to <b>“To be Reconsidered in Replacement LDP”</b> ).

## 2. Analysis of Significant Contextual Change / Indicators

2..01 A summary and review of wider contextual issues and changes which have occurred during this monitoring period within which the LDP operates, i.e. external strategies/policies.

### 2.1 National Context

#### **The Conservation of Habitats and Species Regulations 2017, Regulation 16A (January 2021)**

2.1.1 On 1<sup>st</sup> January 2021 changes came into force in relation to the Habitats Regulations 2017 following the completion of the process of United Kingdoms (UK) withdrawal from the European Union (Brexit). Most of the changes in the 2019 EU Exit Regulations involved transferring functions from the European Commission to the appropriate authorities in England and Wales.

2.1.2 The main changes are enshrined in Regulation 16A:

- The creation of the “National Site Network” (to replace references to Natura 2000 and European Sites) within the UK comprising all the protected sites already designated under the Nature Directive, and any further sites designated under the Regulations;
- The establishment of management objectives for the National Site Network;
- A duty for appropriate authorities to manage and where necessary adapt the National Site Network to achieve the network objectives;
- An amended process for the designation of Special Areas of Conservation (SAC);
- New arrangements for reporting the implementation of the Regulations (now the UK no longer reports to the European Commission);
- Arrangements replacing the European Commission’s functions with regard to the imperative reasons of over-riding public interest (IROPI);
- Arrangements for amending the schedules to the regulations and the annexes to the Nature Directive that apply to the UK.

All Ramsar wetland sites remain protected in the same way as SACs and SPAs.

2.1.3 Following a judicial review, Justice Lieven made clear that while the 2019 Regulations themselves were lawful, they should not be interpreted or used to do anything that would previously have been unlawful. Therefore, despite changes to the wording, the legal position and the duties to maintain or restore sites to favourable conservation status remain unchanged and sites cannot be de-notified without following the proper procedure.

2.1.4 The Wildlife and Countryside Act 1981 has also been amended so that species of wild birds found in or regularly visiting either the UK or the European territory of an EU Member State will continue to be protected.

#### **Welsh Government: Net Zero Wales Carbon Budget 2 (2021-25) (October 2021)**

2.1.5 This Plan follows on from Prosperity for All: A Low Carbon Wales which covered the first carbon budget (2016-2020). It fulfils the Welsh Ministers’ statutory duty to prepare and publish a report before the end of 2021, setting out Welsh Government’s proposals and policies for meeting Carbon Budget 2. It contains 123 policies and proposals and sets out the next stage in the reduction of greenhouse gas emissions, with the intention of Wales having a trajectory to net zero by 2050.

### **Welsh Government: All Wales Plan 2021-25 Working Together to Reach Net Zero (April 2022)**

2.1.6 Alongside Net Zero Wales Carbon Budget 2, the first All Wales Plan has been published, which demonstrates the commitment from partners in working together to reach Net Zero. As part of the Pledge Campaign launched in 2019, Welsh Government has received 118 pledges for action from businesses, the public sector, communities, schools and other groups and organisations, which are showcased by the All Wales Plan. The All Wales Plan also includes case studies of actions already taken, including local examples in Powys, and recognises the crucial role of children and young people in raising awareness and concerns about climate change.

### **Beyond Recycling (March 2021)**

2.1.7 The Beyond Recycling strategy lays out the steps to be taken over the next ten years in the Welsh Government's pathway towards achieving a circular economy. Beyond Recycling is structured around six core themes:

1. Driving innovation in materials use
2. Upscaling prevention and re-use
3. Building on our recycling record
4. Investing in infrastructure
5. Enabling community and business action
6. Aligning Government levers

2.1.8 The aim is to keep resources in use for long as possible and to avoid waste. The goals include: one planet resource use, for there to be zero waste by 2050, for there to be net zero emissions from waste, to maximise economic potential and to make resource efficiency part of Welsh culture.

### **Strategic Assessment for the Future Need for Energy from Waste Capacity in the Three Economic Regions of Wales (March 2021)**

2.1.9 This Strategic Assessment published by the Welsh Government confirms the announcement of a moratorium on any future large scale (10MW or greater installed capacity) energy from waste developments. It also updates and replaces the residual waste arisings estimates and forecast scenarios in the 2012 Collections Infrastructure and Markets Sector Plan, which Technical Advice Note (TAN) 21: Waste, advises should be used in assessing the level of need for energy from waste facilities and the extent of any capacity gap. The document refers to the key decision-making principles applied by Planning Policy Wales relating to the waste hierarchy, proximity (nearest appropriate installation) and self-sufficiency in terms of developing integrated and adequate network facilities for the management of mixed residual municipal waste.

### **Adapting to Climate Change: Guidance for Flood and Coastal Erosion Risk Management Authorities in Wales (August 2021)**

2.1.10 The guidance supports the National Strategy for Flood and Coastal Erosion Risk Management (FCERM) published in 2020. It has been prepared by Natural Resources Wales on behalf of the Welsh Government. Its purpose is to assist Risk Management Authorities in Wales to consider the impacts of climate change when planning and



developing flood and coastal erosion risk management projects and strategies. The guidance replaces the previous 2017 version.

### **Electric Vehicle Charging Strategy for Wales: Facilitating the Transition to Net Zero (March 2021)**

2.1.11 This strategy delivers a vision for electric vehicle charging to meet Wales' unique requirements. It sets out where Wales is now in providing electric charging for cars and vans, the charging needs for the decade, and how these can be met.

2.1.12 The strategy assumes two scenarios being most likely – “fast charging dominant” and “rapid charging dominant”. It identifies a predicted requirement of 31,130 fast and rapid direct current (DC) charging points for Powys by the year 2025, rising to 93,945 fast and rapid charging points by 2030. Slow charging at 3.6kW typically occurs over 8-12 hours in the domestic/workplace environment. Fast charging points are mainly rated at 7kW or 22kW and should deliver full charges over 4-6 hours, and are typically found in supermarkets, car parks etc. Rapid (and ultra-Rapid) charging points tend to be found at motorway services or on major roads and deliver power at 43 – 50kW, providing an 80% battery charge in 20 minutes. The fast-charging scenario does not require significant vehicle efficiency or battery performance improvements, whereas the rapid charging scenario is predicated on continued improvements in car battery size and performance, and enhancements to the grid network to meet the additional electrical demand. Powys is identified within the strategy as one of the higher charging demands across Wales due to its rural nature.

### **The Second State of Natural Resources Report (SoNaRR) (December 2020)**

2.1.13 The Environment (Wales) Act 2016 requires Local Planning Authorities (LPAs) to have regard to the SoNaRR published by Natural Resources Wales, which provides an evidence base for LPAs when revising LDPs. This second report builds on the evidence base in the first SoNaRR of 2016 and illustrates some of the key challenges, priorities and opportunities for the sustainable management of natural resources. It is framed around the twin challenges of the nature and climate change emergencies Wales faces. It also identifies three areas for transformative change – the food, energy and transport systems and sets out a range of opportunities for action to move towards a sustainable future.

### **Llwybr Newydd - The Wales Transport Strategy (2021)**

2.1.14 The new Transport Strategy for Wales sets out the Welsh Government's vision for how the transport system can help deliver priorities for Wales. It sets out the short-term priorities for the next five years and long-term ambitions for the next 20 years, along with nine mini plans explaining how they will be delivered for different transport modes and sectors. The strategy requires governments, local authorities, transport providers (both commercial and third sector) and colleagues in other policy areas to work together to ensure that transport contributes to the current and future well-being of Wales. This national strategy sets the framework for the two tiers of transport plans in Wales – the National Transport Finance Plan and Joint Local Transport Plans. The strategy and policies of the Replacement LDP will need to be consistent with these plans and strategies.

### **A Guide to Future Wales: Frequently Asked Questions (2<sup>nd</sup> Edition) (September 2021)**

2.1.15 This guide addresses common questions raised by local planning authorities following the publication of Future Wales in February 2021, and supplements Edition 1 which was published in support of Future Wales. Edition 1 continues to apply, and addresses mainly process and procedural questions, whilst the 2<sup>nd</sup> Edition focuses more on policy matters. The 2<sup>nd</sup> Edition provides clarification on Strategic Development Plans and Corporate Joint Committees, Green Belts, directing development to town centres, Mobile Action Zones, 'gigabit capable' broadband infrastructure, and dwelling density.

### **Planning and Environment Decisions Wales (October 2021)**

2.1.16 The organisation responsible for determining planning appeals and environment casework in Wales changed on 1<sup>st</sup> October 2021. The former service, known as Planning Inspectorate (PINS) Wales, has been replaced with a new service, named: Planning and Environment Decisions (PEDW), which will operate as a new Division within the Welsh Government. PEDW will be responsible for the examination of the Replacement LDP.

### **Town and Country Planning (General Permitted Development) (Amendment) (No.2) (Wales) Order 2021 (April 2021)**

2.1.17 To support the reopening of businesses and their efforts to create safe environments for the public to feel confident to return to the high street, hospitality and tourism sectors post-Covid 19 pandemic, the Welsh Government temporarily relaxed planning control for specified development through amendments to the Town and Country Planning (General Permitted Development) Order 1995. The provisions within the Amendments Order allowed for additional temporary use of land, holding of markets by or on behalf of a local authority, temporary changes of use in town centres, and outdoor servery provision and awnings for hospitality. The temporary permitted development rights took effect from 30<sup>th</sup> April 2021 to 3<sup>rd</sup> January 2022; therefore, these development rights have now been withdrawn.

### **A New Approach to Undertaking Local Housing Market Assessments (March 2022)**

2.1.18 This new approach developed by the Welsh Government and local authority experts is aimed at providing a consistent approach towards undertaking Local Housing Market Assessment (LHMAs) for all authorities. The approach involves a new LHMA Microsoft Excel tool, along with LHMA guidance and LHMA report templates, expected to be used by local authorities when undertaking their LHMAs. LHMAs will need to be rewritten every five years and refreshed once during that five-year period (between years two and three). Local authorities are also required to submit their LHMA to Welsh Government for review.

2.1.19 The Local Authority will be using this new approach in order to undertake a new LHMA for Powys for the period 2022-2037 (which will align with the proposed plan period for the Replacement LDP). This will involve a collaborative approach led by the Local Housing Authority, involving the Local Planning Authority and the Brecon Beacons National Park Authority, and other relevant Council services and stakeholders. The possibility of undertaking the LHMA jointly within the Mid Wales region will also be explored.

2.1.20 The LHMA will form a fundamental part of the evidence base for the Replacement LDP, alongside the latest Welsh Government local authority level household projections, the Well-being Plan for the area, and other evidence relating to viability and deliverability.

### **Welsh Government Announcement of the Three-Pronged Approach to Address Second Homes Crisis (July 2021)**

2.1.21 The Welsh Government announced a three-pronged approach to address the impact of second home ownership on communities in Wales. The approach will focus on:

- Support – addressing affordability and availability of housing;
- Regulatory framework and system – covering planning law and the introduction of a statutory registration scheme for holiday accommodation;
- A fairer contribution – using national and local taxation systems to ensure second homeowners make a fair and effective contribution to the communities in which they buy.

2.1.22 As part of its approach, the Welsh Government consulted separately on proposed changes to local taxes for second homes and self-catering accommodation; proposed changes to planning legislation and policy for second homes and short-term holiday lets; and a draft Welsh Language Communities Housing Plan.

2.1.23 The proposed changes to the planning system are intended to enable a targeted local approach to address what Welsh Government considers is a local issue, particularly in coastal and rural areas. The legislative changes would create new/amended Use Classes for Primary Homes, Secondary Homes and Short-Term Lets. Changes between these Use Classes would be allowed under permitted development. However, Local Planning Authorities could use Article 4 directions and/or planning conditions to control changes of use in specific local areas where supported by evidence. The wording of Planning Policy Wales would also be changed to require local authorities to take account of the prevalence of second homes and short-term holiday lets in a local area when considering housing requirements, affordability and policy approaches for LDPs.

### **Welsh Development Quality Requirements 2021 (August 2021)**

2.1.24 Welsh Government published the Welsh Development Quality Requirements 2021 'Creating Beautiful Homes and Places' (WDQR 2021), which came into force on 1<sup>st</sup> October 2021. WDQR 2021 sets out new quality requirements for social housing centred on flexibility, space and sustainability. It identified the minimum functional quality standards for both new and rehabilitated general needs affordable homes. The standard applies in full to all publicly funded affordable housing schemes. New affordable homes delivered through planning agreements (under section 106 of the Town and Country Planning Act 1990) or planning conditions will only be required to meet the Appendix A and Appendix B "space requirements".

### **Acceptable Cost / On Costs for Use with Social Housing Grant Funded Housing in Wales (August 2021)**

2.1.25 The Welsh Government published new Acceptable Cost Guidance (ACG), to replace previous guidance published in 2015 and revised Annexes A and B published in 2018. The guidance is intended to assist housing providers in deciding on the acceptability of scheme cost projects receiving grant e.g., Social Housing Grant (SHG). The new guidance involves moving away from a fixed grant rate of 58% towards a Standard Viability Model. The revised ACGs are based on works only and do not include land acquisition costs. They are also based on the assumption that construction costs of homes do not vary significantly across Wales and, therefore, the former ACG bands will no longer be used, with costs now standardised across all areas of Wales. The new ACGs account for movements in tender

price and changes to Welsh Building Regulations and also reflect the Welsh Development Quality Requirements 2021 noted above.

### **Technical Advice Note (TAN) 15: Development, Flooding and Coastal Erosion (made available September 2021)**

2.1.26 In September 2021, a new version of TAN 15 was made available by the Welsh Government this was in advance of the date that it was due to come into effect, the 1<sup>st</sup> December 2021. The revised TAN, which will also replace TAN 14: Coastal Planning, is to be accompanied by a new Flood Map for Planning, which will replace the Development Advice Maps. The revised TAN introduces important changes to the way flood and coastal erosion risks are to be considered in the planning process to ensure the planning system recognises the threat of, and takes action to adapt to, the likely effects of climate change on flood risk and coastal erosion. The risks associated with climate change will be built into planning policies and decisions by using the Flood Map for Planning, which includes flood risk zones showing future risk under a climate change scenario.

2.1.27 In November 2021 (in a letter), the Welsh Minister confirmed that the coming into force of the revised TAN 15 and Flood Map for Planning would be suspended until 1<sup>st</sup> June 2023 in order to enable Local Planning Authorities (LPA) to consider fully the impact of the climate change projections on their respective areas. The Minister also required every LPA (in its letter dated December 2021) to complete or review a Strategic Flood Consequences Assessment (SFCA) for their area, either individually or on a regional basis. The revised TAN 15 and Flood Map for Planning will inform the Replacement LDP, alongside a new SFCA commissioned in May 2022, which will be used to inform the LDP's strategy, policies and proposals.

### **Active Travel Act Guidance (July 2021)**

2.1.28 This guidance replaces previous guidance on Active Travel and is split into two parts. Part 1 provides an outline summary of the aims, processes and key considerations associated with the duties of the Active Travel (Wales) Act (2013). Whilst Part 2, provides detailed technical advice on how infrastructure should be planned and designed. The vision is for walking and cycling to be the natural mode of choice for short everyday journeys, or as part of a longer journey in combination with other sustainable mode. With the 15-year ambition to be for a comprehensive network of safe, direct, cohesive, comfortable and attractive walking and cycling routes within and connecting to key settlements across Wales.

### **The Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment) Regulations 2021 (August 2021)**

2.1.29 These Regulations amend Regulation 9 of the Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012 by removing the requirement for Local Planning Authorities (LPAs) to submit their own applications for Listed Building Consent (LBC) which relate to the alteration or extension of a listed building within their own area, to the Welsh Ministers to determine. Such applications by LPAs must now be made to the LPA, and not be determined by:

A committee or sub-committee of the LPA which is wholly or partly responsible for the management of any building to which the LBC application relates, or

By an officer of the LPA if their responsibilities include any aspect of the management of any building to which the LBC application relates.

2.1.30 LBC applications by LPAs which relate to the demolition (as defined by case law) of a listed building, as well as Conservation Area Consent applications by LPAs, will still be required to be submitted to, and determined by, the Welsh Ministers.

2.1.31 In circumstances where LPAs are minded to grant LBC, there will remain the requirement for LPAs to notify the Welsh Ministers, via Cadw, of their intention to do so, in accordance with Section 13 of the Planning (Listed Buildings and Conservation Areas) Act 1990, subject to any directions issued by the Welsh Ministers or delegated authority which would dis-apply this requirement.

### **Statutory Register of Historic Parks and Gardens in Wales (February 2022)**

2.1.32 The Statutory Register of Historic Parks and Gardens in Wales came into force on 1<sup>st</sup> February 2022. Following on from the Historic Environment (Wales) Act (2016), a duty has been placed on the Welsh Ministers to compile and maintain a register of sites of special historic interest in Wales that includes: parks; gardens; designed ornamental landscapes; places of recreation; and other designed grounds. The statutory register replaces the previous non-statutory register and currently includes nearly 400 sites across Wales, with new sites to be incorporated as they are identified. The creation of the statutory register does not impose any new legal restrictions on Wales's historic parks and gardens and does not introduce a new consent regime. Registered sites will continue to receive the current level of protection through the planning system.

2.1.33 Local Planning Authorities are expected to take the register into account when preparing LDPs and to consider the effect of a proposed development on a registered site or its setting as a material consideration in the determination of planning applications.

## **2.2 Chief Planning Officer Letters and NRW Letters**

### **Chief Planning Officer Clarification Letter, Regional Technical Statements for Aggregates 2<sup>nd</sup> Review (November 2021)**

2.2.1 This policy clarification letter rectifies an arithmetical error in Table 5.3 of the Regional Technical Statements (RTS) for Aggregates 2<sup>nd</sup> Review. This error affects the apportionment calculations for all authorities in the "Former Gwent" sub-region and also Cardiff and Rhondda Cynon Taff in the Cardiff City sub-region. The arithmetical error concerns the average house completions figure for Torfaen which incorrectly states the figure as 313. The correct figure should have been 174.6. This in turn requires updating of the apportionment calculations and consequential amendments to various paragraphs in the Main Report and Appendix B South Wales. The changes do not affect the overall approach outlined in the RTS and the methodology remains unchanged. The clarification does not require local authorities to re-endorse the RTS.

### **Chief Planning Officer Letter, Guidance on Fire and Rescue Authorities becoming Statutory Consultees (November 2021)**

2.2.2 This letter explains changes made to procedure orders in order to introduce Fire and Rescue Authorities (FRA) in Wales as statutory consultees (including reference to specialist

consultees) for certain types of development at both pre-application and post-submission stages. The key planning matters of consideration and focus of the FRA's responses will be access (ensuring adequate access to a site for appropriate numbers and types of FRA appliance) and water (ensuring adequate supply of water for fire-fighting purposes).

2.2.3 The Welsh Government has produced guidance to inform FRAs of the requirements placed upon them. The guidance highlights the importance of considering fire safety and the views of fire safety experts as early as possible in the planning and design of a new development. FRAs are encouraged to engage with LPAs about fire safety issues in their area during the preparation and review of relevant LDPs. Involvement at the plan-making stages provides an opportunity to influence placemaking and wider strategic development. Involvement in the LDP process assists in considering safety for the wider area, including the threat of wildfires, and further facilitates access for firefighting and potential changes to frontline FRA resources.

### **Chief Planning Officer Letter, Best and Most Versatile Agricultural Land and Solar PV Arrays (March 2022)**

2.2.4 The purpose of this letter was to clarify that in accordance with Welsh Government policy, where Best and Most Versatile (BMV) land is identified within a proposed solar PV array development, considerable weight should be given to protecting such land from development, because of its special importance, and unless other significant material considerations indicate otherwise it will be necessary to refuse planning permission.

### **NRW Letter to LPAs Re: Ancient Woodland (December 2021)**

2.2.5 Local Authorities in Wales were notified of the publication of Natural Resources Wales Web Page Advice: Development Management proposals and Ancient Woodlands - This is standing advice for development proposals that may impact (directly or indirectly) upon ancient woodland in Wales.

2.2.6 The two documents comprise:

1. Advice to planning authorities considering proposals affecting ancient woodland and
2. Advice to applicants 'How to avoid or reduce effects of a development on ancient woodland'.

## **2.3 Regional Context**

### **Strategic Development Plan**

2.3.1 The Planning (Wales) Act 2015 strengthens the plan-led approach in Wales by introducing a legal basis for the preparation of a National Development Framework (referred to now as Future Wales) and Strategic Development Plans (SDP). The Town and Country Planning (Strategic Development Plan) (Wales) Regulations published in March 2021 came into force in February 2022 and set out the procedure for preparing SDPs. The regulations also establish Corporate Joint Committees (CJCs) for each region, which will be responsible for preparing an SDP for the region.

2.3.2 During the process of preparing the Replacement LDP, the Local Planning Authority will closely consider the implications of the emerging SDP for the Powys LDP, whilst also looking at how the Replacement LDP's evidence can be used to inform the SDP.

## **Regional Planning Groups**

2.3.3 Future Wales identifies Mid Wales as one of four regions within Wales. The Mid Wales region comprises of the Local Planning Authorities of Ceredigion and Powys and the majority of the Brecon Beacons National Park Authority area (lying within the Powys Unitary Authority area). Future Wales expects the planning authorities within the Mid Wales region to work together to plan for regional issues and in preparation of a Strategic Development Plan. The Planning Policy team will be continuing to support and contribute towards regional planning within the Mid Wales Strategic Planning Group, through attending regular regional meetings, sharing approaches towards evidence, and identifying opportunities for collaborative working.

## **Mid Wales Growth Deal**

2.3.4 In October 2021, the Portfolio Business Case (and supporting documents), approved by the Growing Mid Wales Board, was formally submitted to the Welsh Government for consideration and review. This provides a framework for the Growth Deal and has been scoped from the eight broad strategic growth priority areas identified by the 'Vision for Growing Mid Wales' published by the Growing Mid Wales Partnership in May 2020. It identifies three projects in Powys – eco-training at the Centre for Alternative Technology, Elan Valley Lakes project and restoration of the Montgomery Canal. Other regional projects include improving digital connectivity and identifying areas to provide business/industrial units at regionally important strategic locations.

2.3.5 In January 2022, the Final Deal Agreement of the Mid Wales Growth Deal was signed by the Welsh Government, UK Government, Powys County Council and Ceredigion County Council. It marks the commitment of all partners to deliver the Mid Wales Growth Deal, a ground-breaking partnership bringing a combined investment of £110 million from UK and Welsh Government, which is expected to lever in significant additional investment from other public and private sources maximising the impact in the Mid Wales region.

2.3.6 The proposals set out to Government demonstrate the potential outcomes that are achievable in Mid Wales through Growth Deal investment:

1. To create between 1,100 and 1,400 new jobs in Mid Wales through the Growth Deal by 2032.
2. To support a net additional GVA uplift of between £570 million and £700 million for the Mid Wales Economy through the Growth Deal by 2032.
3. To deliver a total investment of up to £400 million in the Mid Wales Economy through the Growth Deal by 2032.

2.3.7 The progress of the Mid Wales Growth Deal and associated work will be taken into account in preparing the Replacement LDP.

## **Growing Mid Wales Partnership**

2.3.8 Growing Mid Wales is a regional partnership that was established in 2015 to progress jobs, growth and the wider economy in Mid Wales. It comprises of representative bodies and key stakeholders from across the private, public and voluntary services across the region. The initiative seeks to represent the region's interest and priorities for improvement to the local economy.

2.3.9 The Growing Mid Wales Partnership commissioned economic consultants SQW to undertake a Mid Wales Applied Research and Innovation Study, which reported in June 2021. The report provided an evidence base and developed a vision for applied research and innovation in Mid Wales. It also commissioned consultants Radical Innovations Group to undertake a feasibility study exploring hydrogen potential for the region, which reported in October 2021. The project and report provided an evidence base for the development of hydrogen projects in the region and a Mid Wales Hydrogen Action Plan. The next steps will investigate how and where hydrogen or other low-carbon energy solutions may fit within the evolving energy system.

### **Mid and South-West Wales Regional Housing Market Assessment (2019, Adopted February 2022)**

2.3.10 The Mid and South-West Wales Regional Housing Market Assessment undertaken by Opinion Research Services in 2019 was approved by Portfolio Holder Decision on the 14<sup>th</sup> of March 2022 and therefore has been adopted by Powys County Council as the Local Housing Market Assessment for the County of Powys. This assessment comprises of two reports relevant to the Powys LDP area. The first report, the ‘Housing Market Evidence for Mid and South West Wales 2019’, provides an assessment at the regional level. This is supplemented by a second report, the ‘Summary of Local Housing Market for Powys 2019’, which provides a sub-area analysis for Powys. A separate report was produced covering the area of the Brecon Beacons National Park Authority.

2.3.11 It is important to note that these documents were presented and approved as initial findings that would require updating to account for the 2018-based household projections. A planning position statement will be published alongside the Regional Housing Market Assessment explaining the position of the Local Planning Authority on the approved assessment and in order to clarify that it will not be used for planning policy and development management purposes. The local authority will, instead, be using the new approach published by Welsh Government (see paragraph 2.1.18) to undertake a new LHMA for Powys for the period 2022-2037, which will use the latest 2018-based household projections published by Welsh Government.

2.3.12 Whilst the new LHMA will provide a key piece of evidence for the Replacement LDP, Officers will also need to consider this evidence alongside other relevant evidence, such as the Council’s Well-being Plan and evidence relating to viability and deliverability. The results from the Census 2021 will provide essential evidence going forward with statistical releases expected in 2022 and 2023.

### **Regional Viability Model**

2.3.13 The high-level viability model (HLVM) produced in 2019 by Andrew Burrows of Burrows Hutchinson Ltd. for local authorities in Mid and South-west Wales has been revised in order to provide further options for determining affordable housing transfer values. This revision was required in response to the changes made by Welsh Government to Acceptable Cost Guidance. The Local Planning Authority continues to use the HLVM for annual monitoring purposes to assess changes to residual values (see monitoring indicator AMR9). The HLVM is intended to be used to assist with the viability testing of proposed policies and affordable housing targets of the Replacement LDP, as evidence to support its delivery.

2.3.14 The site-specific development viability model (DVM) has been used by some developers to assess the viability of Candidate Sites and planning applications. Planning



Policy Officers have reviewed the submitted models and have provided advice to Development Management Officers based on their findings.

2.3.15 It is expected that Powys will continue involvement in the Mid and South-west Wales regional planning group for viability purposes to support implementation of the regional viability model.

### **Regional Employment Study**

2.3.16 The Regional Sites and Premises study consulted with public and private stakeholders and has delivered the first two reports of this employment-led analysis, which assesses net employment flows, vacancies and where there is demand. It has assessed existing employment sites identified in the adopted Powys, Ceredigion and the Brecon Beacons National; Park Authority LDPs and considered the opportunities to deliver these sites.

2.3.16 Within Powys, the two reports identified five sites where strategic interventions may be necessary to enable delivery, these being:

- Llanidloes Road, Newtown
- Offa's Dyke Business Park, Welshpool
- Gwernyfed, Three Cocks
- Abermule Business Park, Abermule
- Heart of Wales Business Park, Llandindod Wells

2.3.17 In addition, an important new opportunity was identified for a Mid Wales sustainable Technology Park, potentially in the Machynlleth area.

2.3.18 A further 12 sites were identified in Powys which should, as a minimum, be retained to meet local employment needs:

- Woodlands Business Park, Ystradgynlais
- Wyeside Enterprise Park, Llanellwedd, Builth Wells
- Broadaxe Business Park, Presteigne
- Great Oaks / Parc Derwen Fawr, Llanidloes
- Parc Hafren, Llanidloes
- Churchstoke
- Four Crosses
- Treowain Enterprise Park, Machynlleth
- Ddole Road Industrial Estate, Llandrindod Wells
- Brynberth Business Park, Rhayader
- Gypsy Castle Lane, Hay-on-Wye
- Buttington Quarry, Trewern

2.3.19 The study recognised that there were additional commercial pressures in other towns in Powys which would require further assessment to identify potential employment sites. With the approval of the Mid Wales Growth Deal on 13<sup>th</sup> January 2022, a dedicated officer will be appointed to lead on preparing the bids for inventions to enable sites and premises to be brought forward.

## 2.4 Local Context

### The Next Powys Well-being Plan

2.4.1 The first Well-being Plan for Powys was published in May 2018 by the Public Service Board (PSB) for the Powys Local Authority Area, who is responsible for developing a local Well-being Assessment and Well-being Plan for the area. The Powys Public Service Board (PSB) Annual Reports highlight the work that the PSB has done to deliver the objectives in Towards 2040.

2.4.2 During this monitoring period, work has commenced on the next Well-being Plan for Powys. In June 2021, a 'Living in Powys' engagement exercise was launched to inform the next Well-being Plan for Powys. The data gathered from this survey and other data and engagement sources has helped to gain an understanding of people's well-being needs across the county. In March 2022, the Public Service Board published a Well-being Assessment, which focuses on the general needs of the population under four key themes:

- Social
- Economy
- Environment
- Culture

2.4.3 The assessment will inform plans going forward. Its findings will be used to set well-being objectives, which will provide the framework for the next Well-being Plan, due to be published in May 2023. The Well-being Plan forms a key part of the evidence, shaping and influencing the vision, strategy and objectives of the Replacement LDP.

### Vision 2025: Our Corporate Improvement Plan (April 2018, Refreshed April 2021 and March 2022)

2.4.4 Vision 2025 was refreshed in April 2021 as the Corporate Improvement Plan 2021-2025. A light review of Vision 2025 (2022-2025) was approved by Full Council in March 2022. The Council's aspirations and objectives, as set out within this document or any subsequent new approved Corporate Plan, will be taken into account in preparing the Replacement LDP.

### Housing Needs – Updated Gypsy and Traveller Accommodation Assessment

2.4.5 In March 2022 the Council formally approved the Gypsy and Traveller Accommodation Assessment (GTAA) 2021. The work was undertaken by ORS (Opinion Research Services) with the involvement of a stakeholder group. It was subsequently submitted to the Welsh Government for approval. The assessment identified need for new provision (assessed up to the end of the Replacement LDP period) in both Brecon (within the Brecon Beacons National Park Authority area) and Welshpool.

### A Strategy for Climate Change – Net Positive Powys 2021-2030

2.4.6 The Strategy for Climate Change has set out a framework of actions to enable Powys County Council to meet the challenges of climate change. It sets the vision for where Powys County Council wants to be in 2030 and how it aims to achieve the goal of being net carbon zero by 2030. By achieving this goal, Powys County Council will contribute to:

- Tackling the climate emergency,

- Cutting emissions by at least 95% in Wales by 2050,
- Making the public sector in Wales net carbon zero by as outlined in Welsh Governments Prosperity for All: A Low Carbon Wales delivery plan.

### **Powys Nature Recovery Action Plan (March 2022)**

2.4.7 The Powys Nature Recovery Action Plan (PNRAP), adopted by the Council in March 2022, is a 10-year aspirational plan that will assist the Council to deliver its obligations under the Environment (Wales) Act 2016 and Wellbeing of Future Generations (Wales) Act 2015. It builds on the Powys Local Biodiversity Action Plan, updating actions to reflect the current situation. It is primarily intended to guide the work of the Powys Nature Partnership, a group of organisations and individuals committed to reversing the declines in biodiversity across Powys, which includes Powys County Council. It should be noted that Brecon Beacons National Park Authority has its own Local Nature Partnership and Nature Recovery Action Plan.

2.4.8 The PNRAP focuses on developing resilient ecological networks (also known as nature recovery networks) and takes an ecosystem approach, meaning that it is designed to deliver biodiversity action at a larger scale than a single species or habitat and takes account of the needs of people at the same time. Progress towards the delivery of the plan will be monitored through an annual high-level report by the Partnership.

### **Local Council Elections (May 2022)**

2.4.9 The Local Council Elections took place in May 2022, following a pre-election period (purdah) which began on 14<sup>th</sup> March 2022 and restricted certain Council business. Although it is recognised that the elections fall outside the period of this Annual Monitoring Report, it is worth noting that the results of the elections will affect subsequent iterations of the local Council documents listed above and corporate priorities.

2.4.10 The elections saw a change in the composition of the cabinet from Independent and Conservative party members to members of the Liberal Democrat and Labour parties. The Liberal Democrat and Labour administration have drawn up a progressive partnership agreement, which they have cited will provide “a firm foundation that builds a stronger, fairer and greener future for Powys”.

### **Water Quality in Riverine Special Areas of Conservation (SACs)**

2.4.11 On 17<sup>th</sup> December 2020, Natural Resources Wales (NRW) issued a letter to Powys, highlighting that designated riverine Special Areas of Conservation (SAC) water bodies within the River Wye SAC were failing to meet phosphorus limits which had been tightened in 2016 by the Joint Nature Conservation Committee (JNCC). This was followed by a further letter on 20<sup>th</sup> January 2021 following publication of the condition status report on the other riverine SACs in Wales including the Usk, Dee and Towy, the catchments of which all impact upon the Powys LDP area.

2.4.12 As a consequence, NRW issued Interim Planning Advice in December 2020 which required new development within SAC catchments to achieve phosphate neutrality or betterment. This has the potential to constrain development to only those able to connect to wastewater treatment works with phosphate stripping equipment installed and furthermore will limit the number and location of private systems. The Usk and Wye catchments cover almost the entirety of the southern half of Powys and thus it is likely this new environmental

constraint will impact on development coming forward, but the consequences are not yet fully evident in the data in this monitoring period.

2.4.13 This Planning Advice was further updated on 26 May 2021 with additional information on the HRA screening process, the requirement to confirm the phosphorus discharge limits for wastewater treatment works and the need for proposals which benefit from permitted development rights to secure prior approval if phosphorus discharges were to be increased within a riverine SAC catchment.

2.4.14 The impact of phosphates in River SAC catchments is beginning to affect decision-making on some residential and tourism development that involve overnight stays. These developments have the potential to increase phosphorus discharges and are being delayed whilst solutions are sought. Exceptions are where new (usually infill) development has combined and replaced existing septic tank systems in a modern package treatment works and has thus been able to demonstrate betterment.

2.4.15 As the evidence base and knowledge increases, it is anticipated further advice and guidance will be issued by NRW which will increase understanding of surface and sub-surface pathways, the hydrogeological regime and impact on the management of public and private system sewage sludges. It remains the case that this constraint will also be a significant consideration in the preparation of the Replacement LDP which may influence the Strategy of any new Plan.

### **Covid-19 Pandemic**

2.4.16 Whilst there have been no UK-wide or Wales specific lockdowns between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022, some restrictions remained in place throughout this period in Wales in relation to group sizes, self-isolation and wearing facemasks in public transport. Limits on holidaying within the UK were lifted on 12<sup>th</sup> April 2021, outdoor event number restrictions in Wales were lifted on 7<sup>th</sup> August 2021 but there were restrictions on the indoor meeting of groups (such as in pubs) until 28<sup>th</sup> January 2022, when Wales moved to Alert Level Zero. However, all businesses were able to be open during this period.

2.4.17 It is anticipated that the final legal restrictions, those of wearing facemasks in a healthcare setting, will be revoked in late May 2022, 26 months after the first UK-wide lockdown which began on 23<sup>rd</sup> March 2020.

### **Cost of Living**

2.4.18 The “cost of living crisis” refers to the fall in disposable incomes that began in late 2021 caused by increasing inflation which outstripped wage and benefit increases. This was greatly exacerbated following 24<sup>th</sup> February 2022 when the Russian Federation invaded Ukraine in a major escalation in a conflict which had begun in 2014. Sanctions were applied on Russian products by the UK, EU and other western nations, including on the purchase of Russian energy products. Ukraine is a major exporter of wheat, sunflower oil and other agricultural products and the global loss of these products created further inflationary pressures.

2.4.19 On 1<sup>st</sup> April 2022 (outside the scope of this AMR), there was a 54% (£693) increase in the energy price cap. To April 2022, there had been a 9.1% increase in the cost of living based on the Consumer Price Index (CPI), one measure of inflation. It is anticipated that inflation will exceed 10% later in 2022.

### **3. Contextual Indicators**

3.1.1 Welsh Government guidance contained within the Development Plans Manual (Edition 3) states that contextual indicators should be “defined by each LPA and involve the consideration of influences at a strategic level to describe the economic, social and environmental conditions within which the development plan operates”.

3.1.2 The contextual indicators listed below did not form part of the Annual Monitoring Framework included within the adopted Powys LDP. They have been included in this AMR to meet the requirements of the Development Plans Manual (Edition 3) and to give an overview of factors that may influence the performance of the Powys LDP or be a wider reflection on the implementation of the strategy. Environmental indicators have not been included in this section as the section detailing the results of the SA indicators contains a wide range of contextual data relating to the environment.

**Contextual Indicator 1: The number and percentage of people in Powys by their economic activity. Either unemployed, economically inactive or economically active.**

<b>Objective:</b>	<b>Vibrant Economy</b>
<b>Indicator:</b>	<b>The number and percentage of people in Powys by their economic activity. Either unemployed, economically inactive or economically active.</b>
<b>Key Policies:</b>	Strategic Policy SP2 – Employment Growth
<b>Related Policies:</b>	N/A
<b>Target:</b>	No increase in the percentage of working aged people in Powys who are unemployed.
<b>Trigger Point:</b>	The percentage of the working age population in Powys who are unemployed increases for two consecutive years.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This contextual indicator puts into context the employment strategy of the LDP. During the preparation of the LDP, the evidence base did not identify a strong relationship between population growth and an employment land requirement. Instead, it was recommended provision be made for businesses to be able to upgrade and replace premises. To meet this need, the LDP allocated 45 hectares of employment land.

Table 5 shows that the working age population of Powys is reducing year on year, this is consistent with the evidence used to inform the employment strategy at the LDP preparation stage. Please note that the data source informing Table 5 has changed from that used in AMR 2022, these changes have been made to reflect the changes made to the Council's Wellbeing Information Bank.

The latest available information (December 2021) shows that employment levels and the proportion of the working aged population that are economically inactive continues to fall. The data collected for the years 2020 and 2021 will have been influenced by the Covid 19 pandemic. Any rise in unemployment levels due to the Covid 19 pandemic will be a consequence of wider economic reasons and not reflect the performance of the Powys LDP. However, the planning system including the Powys LDP needs to be able to support an economic recovery including new businesses and new ways of working. Further factors that may influence unemployment levels are the Mid Wales Growth Deal and Brexit.

Research will be undertaken as evidence to support the preparation of the replacement LDP, this will include reconsidering targets and the spatial strategy with regards to employment development. The research will take into consideration factors such as the working age population in Powys, unemployment levels and the Growth Deal.

**Table 5. The Number and Percentage of People in Powys by their Economic Activity either Unemployed, Economically Inactive or Economically Active (including BBNP).**

<b>Date - 31<sup>st</sup> December Each Year</b>	<b>Working Age Population (Aged 16-64)</b>	<b>Economically Active</b>	<b>Economically Inactive</b>	<b>Unemployed</b>	<b>Percentage Unemployed</b>
<b>2021</b>	72,500	57,700	14,800	2,800	3.9%
<b>2020</b>	73, 400	58,300	15,100	3,000	4.1%
<b>2019</b>	73,600	57,700	15,800	1,800	2.4%
<b>2018</b>	74,100	59,000	15,100	1,300	1.8%
<b>2017</b>	75,000	61,500	13,500	1,500	2%

Source: [Wellbeing Information Bank: View information about Employment workforce - Powys County Council](#)

**Action**

**Continue monitoring.**

**Contextual Indicator 2: The number of recorded homelessness cases in Powys.**

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>The number of recorded homelessness cases in Powys.</b>
<b>Key Policies:</b>	Strategic Policy SP3 – Affordable Housing Target
<b>Related Policies:</b>	Strategic Policy SP1 – Housing Growth
<b>Target:</b>	No increase in the number of recorded homelessness cases in Powys.
<b>Trigger Point:</b>	The number of recorded homelessness cases in Powys increases for two consecutive years.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This contextual indicator puts into context the Housing Strategy of the LDP, which is to provide 4,500 additional dwellings, of which 952 are affordable over the lifetime of the plan. The reasons for homelessness are outside the remit of the plan, these include the breakdown of relationships, parents no longer willing or able to accommodate grown up children or the loss of rented or tied accommodation. However, an increase in homelessness can be seen as an indicator of housing need, a consistent increase may indicate that housing need outweighs the supply of dwellings (particularly affordable) being delivered through the LDP.

Table 6 shows the number of cases of homelessness recorded during the monitoring period. The data shows a year-on-year increase. In 2020 -2021, this was likely to be due to the Covid 19 pandemic which has resulted in job losses, reduced incomes and increased pressure on relationships during lockdowns. By April 2022, it has been recognised that there is a cost-of-living crisis where inflation and the cost of living is increasing at a pace much faster than annual incomes, this is discussed in Contextual Indicator 3. The number of homelessness cases is also influenced by the rapid increase in house prices locally.

Registered Social Landlords (RSL) and the Strategic Housing Authority (SHA) are working with the Welsh Government to address homelessness. This includes a programme of new build social housing schemes which are at various stages between early discussions, planning applications submitted, under construction and completed sites. The programme itself resulted in an additional 89 affordable dwellings during the monitoring period.

The increase in the number of cases of homelessness will need to be taken into consideration when determining the dwelling requirement and affordable housing target for the Replacement LDP. This will include further investigation and research into how homelessness cases translate into additional affordable homes required, where the need is within the Plan area and the type of properties required. The evidence base to support the Replacement LDP will also consider whether there are adequate employment opportunities within communities.



**Table 6. Number of Homelessness Cases in Powys (including BBNP)**

<b>Year (1<sup>st</sup> April to 31<sup>st</sup> March)</b>	<b>Number of Cases</b>
<b>2019 - 2020</b>	607
<b>2020 - 2021</b>	714
<b>2021 - 2022</b>	831

Source: Powys County Council

**Action**

**Further Investigation/Research Required**

### Contextual Indicator 3: Average house price in comparison to average income in Powys

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>Average house price in comparison to average income in Powys</b>
<b>Key Policies:</b>	Strategic Policy SP1 – Housing Growth
<b>Related Policies:</b>	Strategic Policy SP3 – Affordable Housing Target
<b>Target:</b>	For any increase in the average house price to be proportionate to an increase in average income.
<b>Trigger Point:</b>	Increase in average house prices not proportionate to increase in average income for two consecutive years.

#### Outcome / actions, year on year:

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

#### Analysis

This contextual indicator looks at the data regarding house price data versus wages. A consistent increase in house prices that is not reflected in increases in wages would impact on affordability and may mean that the proportion of people unable to buy their own home is on the increase.

The indicator looks at annual average house prices using data taken from the Land Registry House Price Index. The data is for all property types including new build and existing properties for the Powys County Council area including house prices in the Brecon Beacons National Park (BBNP). Detailed house price data within the Land Registry's Price Paid Data is used to inform viability monitoring as part of monitoring indicator AMR9.

Table 7 shows that average houses prices in Powys have, again, substantially increased by £31,386, representing almost a 15% increase during this monitoring period. This represents the highest annual increase in average house prices for Powys since LDP adoption. The Land Registry's House Price Index (March 2022) shows the average house price for Powys (£243,443) is amongst the highest in Wales, following Monmouthshire (£342,225), the Vale of Glamorgan (£313,180) and Cardiff (£248,958).

The volume of monthly sales in Powys has decreased from a high point of 292 in June 2021 to only 70 by January 2022. The short-term removal of the need to pay Land Transaction Tax on properties up to the value of £250,000 came to an end in Wales in June 2021, which has clearly impacted on the volume of sales occurring since. Despite this, the average house prices in Powys have continued on an upward trend, which suggests that demand continues to be strong. However, the current economic uncertainty, cost of living crisis, and affordability constraints are likely to impact on house price trends going forward into the next monitoring period.

With regards to income data, the Office of National Statistics (ONS) carries out an Annual Survey of Hours and Earnings, the data from which is available at local authority level in Wales through Stats Wales. Table 7 shows that average weekly earnings have increased by a slightly higher rate than the previous year.

The results for this contextual indicator demonstrate that average house prices in Powys are increasing at a higher rate than average income, and therefore continue to be disproportionate to each other. The housing affordability gap in Powys, therefore, continues to widen. The impact of these changes on affordability will also depend on factors around mortgage availability, including loan to value ratios and deposit levels.

The Council also now has access to CACI Paycheck Household Income data, which gives an average household income in Powys of £33,348. Average household incomes vary across the County with the highest levels of household income generally found in the north-east and southern parts of the County (including areas within the Brecon Beacons National Park) and the lowest levels of household income generally found across central and north-western areas of Powys, along with the Ystradgynlais area.

It is intended to use CACI Paycheck household income data for the purpose of monitoring this indicator in future years, rather than the ONS weekly earnings data, as it relates more directly to household income and, therefore, affordability. CACI Paycheck household income data will also be used as part of the Local Housing Market Assessment process.

The impact of changes in house prices in relation to household incomes and on affordability levels will be considered and assessed as part of the Replacement LDP process. The new Local Housing Market Assessment 2022, which will be based on Welsh Government's new methodology and guidance, will take into account house price and household income data. The results of this assessment will provide evidence of housing need across the Powys LDP area and locally at a Housing Market Area level, which will be used to inform the Replacement LDP's strategy and affordable housing policies.

**Table 7. Annual Average House Prices taken from the Land Registry House Price Index figure for Powys (including BBNP)**

Date	Average House Price	Percentage increase from previous year	Average weekly earnings (per head)	Percentage increase from previous year
<b>April 2018 (at LDP adoption)</b>	£179,837	N/A	£464.40	N/A
<b>March 2019</b>	£185,306	3.2%	£477.80	2.9%
<b>March 2020</b>	£188,728	1.8%	£507.70	6.3%
<b>March 2021</b>	£212,057	12.3%	£540.20	6.4%
<b>March 2022</b>	£243,443	14.8%	£576.30	6.7%

Source: Land Registry House Price Index <https://landregistry.data.gov.uk>

Stats Wales - average median gross weekly earnings by Welsh local areas and year (last updated November 2021) <https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Earnings>

**Action**

**Further Investigation/Research Required**

## **4. Analysis of Core / Key Indicators**

4.1.1 Core / Key Indicators are identified in the Development Plans Manual published by Welsh Government.

4.1.2 Unless stated otherwise only Full and Outline planning applications permitted have been considered to prevent any double counting.

## Theme 1 – Planning for Growth in Sustainable Places

### Objective 1 – Meeting Future Needs

To meet the needs arising in Powys over the plan period up to 2026, to provide adequate, appropriately located land for:

- i. 5,588 dwellings to deliver a dwelling requirement of 4,500 which will meet all the housing needs of Powys' increasing and ageing population and its decreasing size of households, including open market and affordable housing, gypsy and traveller accommodation and other specialist housing needs.
- ii. 45 hectares of employment and economic development uses.
- iii. Retail, tourism, recreation, infrastructure, services and other needs.

#### Objective 1 Core Indicators - Summary Table for Annual Monitoring Report Period.

Ref No:	Indicator	Assessment	Action
AMR1	Housing land supply (in years) (per reporting period and since LDP adoption) and according to the latest Joint Housing Land Availability Study	N/A	N/A
AMR2a	The annual level of housing completions monitored against the Average Annual Requirement. (AAR)		To be Reconsidered in Replacement LDP
AMR2b	Total cumulative completions monitored against the anticipated cumulative completion rate.		To be Reconsidered in Replacement LDP
AMR3	The number of net additional affordable homes built in the LPA area.		Continue Monitoring
AMR3b	Affordable Housing by Tenure – New		Continue Monitoring
AMR7	Average % of affordable housing secured as a proportion of total number of housing units permitted on private developments of 5 or more units in each sub-market area.		Continue Monitoring
AMR9	Changes in residual values (housing development viability) across the 4 sub-market areas, set against the residual values applied in the Viability Assessment Update (August 2016).		Further Investigation/Research Required
AMR14	No. of gypsy traveller sites and no. of pitches granted planning permission and delivered.	Monitoring completed 2021	No further monitoring required.
AMR15	Amount of employment land (hectares) permitted on allocated sites in the Development Plan as a % of all employment allocations.		Further Investigation/Research Required

**AMR1: Housing land supply (in years) (per reporting period and since LDP adoption) and according to the latest Joint Housing Land Availability Study**

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>Housing land supply (in years) (per reporting period and since LDP adoption) and according to the latest Joint Housing Land Availability Study</b>
<b>Key Policies:</b>	Strategic Policy SP1 – Housing Growth
<b>Related Policies:</b>	N/A
<b>Target:</b>	Maintain a minimum 5-year supply of land for housing (as required by TAN1).
<b>Trigger Point:</b>	JHLAS Study records a housing land supply of less than 5 years in any one year following adoption of the Plan

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This is no longer a core indicator. The need to demonstrate at least a 5 year supply of housing land has been replaced by monitoring against the Housing Trajectory. See AMR2b.

**Action**

N/A

**AMR2a. Number of net additional dwellings (general market and affordable) built in the LPA area (per reporting period and since LDP adoption).**

Due to the publication of Development Plans Manual Edition 3 (March 2020) AMR2 has been revised and split between AMR2a and AMR2b.

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>AMR2a. The annual level of housing completions monitored against the Average Annual Requirement. (AAR)</b>
<b>Key Policies:</b>	Strategic Policy SP1 – Housing Growth
<b>Related Policies:</b>	N/A
<b>Target:</b>	To provide 4,500 (average 300 per annum) net additional dwellings over the Plan period 2011-2026.
<b>Trigger Point:</b>	The number of annual net additional dwellings completed falls below the Average Annual Requirement (for two consecutive years).

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator relates to the Growth Strategy of the LDP which included a dwelling requirement figure of 4,500 new dwellings. For the LDP to provide 4,500 dwellings over the 15-year period (2011 to 2026), the annual average net number of dwellings to be completed each year equates to 300 units.

During the monitoring period (1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022) a total of 369 dwellings were completed. As shown in the table below, this figure is an improvement on previous years and above the original 300 dwellings annual average dwelling requirement figure.

From the start of the plan period 1<sup>st</sup> April 2011 to the 1<sup>st</sup> of April 2015 base date when the housing provision components were calculated, 622 units residential units had been completed. This is below the 1,200 units required over the four-year period giving a shortfall of 578 units.

To account for the shortfall the Annual Average Requirement (AAR) figure should be adjusted to 352.5 dwellings a year (rounded to 353 dwellings), as per the examples shown in paragraph 8.16 of the Development Plans Manual (Edition 3). This is reflected in Table 8, Table 9 (21A) and Figure 1 the housing trajectory below.

The number of additional dwellings completed between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022 is above the AAR as set out in the plan (300 units), and for the first time since the start of the plan period it is also above the adjusted AAR (353 units), which takes into account the shortfall accrued in the early years of the plan.

However, seven years have passed since the housing provision base date of April 2015 within the seven-year period there are three periods where the annual completion figure was less than the AAR for more than two consecutive years. This means the trigger point



has been reached and that the objective of delivering 4,500 dwellings before the end of the plan-period is unlikely to be met. The housing component of the strategy will therefore need to be reassessed during the preparation of the Replacement LDP.

Consideration is given to the cumulative requirement against cumulative completions in monitoring indicator AMR 2b.

**Table 8. Annual Net Housing Completions against the Annual Average Requirement (AAR) Figure**

Year	Completions	Against AAR (300 units)	Percentage	Against AAR (353 units)	Percentage
2011 - 2015	622	- 578	- 48%	N/A	N/A
2015 - 2016	316	+16	+ 5%	- 38	- 10%
2016 - 2017	253	- 47	-16%	- 93	- 28%
2017 - 2018	195	- 105	- 35%	- 167	- 45%
2018 - 2019	163	- 137	- 46%	- 208	- 54%
2019 - 2020	237	- 63	- 21%	- 123	- 33%
2020 – 2021	315	+15	+ 5%	- 38	- 11%
2021 – 2022	369	+ 69	+ 23%	+ 16	+ 5%

**Action**

**To be Reconsidered in Replacement LDP.**

The plan's strategy is not being delivered.

The Development Plans Manual (Edition 3) Welsh Government guidance requires LPA's to include a Table (21A) and a trajectory to reflect the actual annual completions compared against the Annual Average Requirement and for it to be presented as follows.

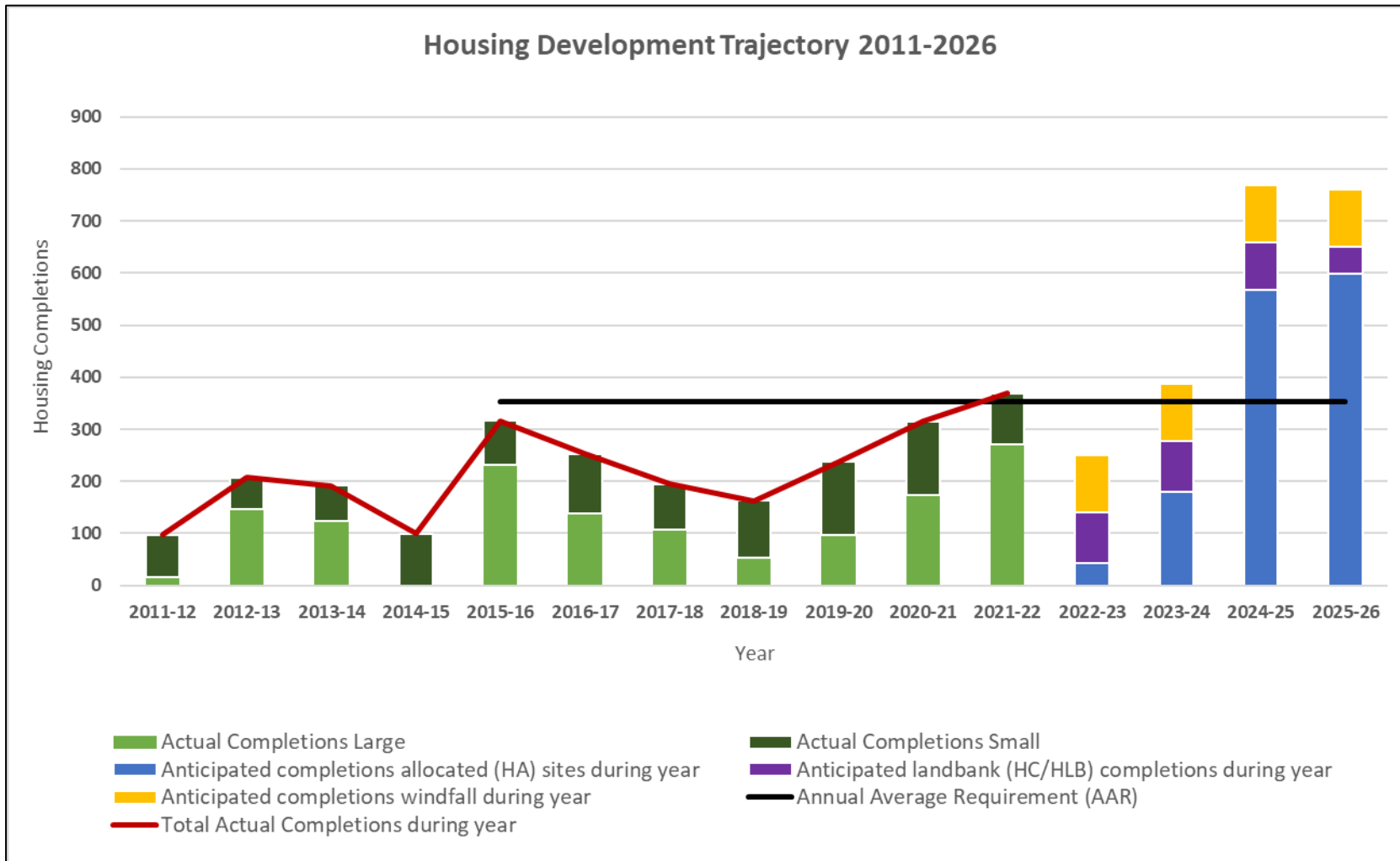
**Table 9. (21A) Housing Trajectory at 1st April 2022**

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
	-12	-13	-14	-15	-16	-17	-18	-19	-20	-21	-22	-23	-24	-25	-26
<b>Actual Completions Large</b>	15	147	123	0	231	139	107	53	96	173	271				
<b>Actual Completions Small</b>	82	60	69	99	85	114	88	110	141	142	98				
<b>Anticipated completions allocated (HA) sites during year</b>															
<b>Anticipated landbank (HC/HLB) completions during year</b>															
<b>Anticipated completions windfall during year</b>												110	110	110	110
<b>Total Actual Completions during year</b>	97	207	192	99	316	253	195	163	237	315	369				
<b>Annual Average Requirement (AAR)</b>					353	353	353	353	353	353	353	353	353	353	353
<b>Total anticipated completions:</b>															

\*Note the total completion figure for years 1-4 differs slightly to the 622 published in Table H2 of the LDP, due to changes in monitoring systems which includes the change from monitoring 1<sup>st</sup> Jan - 31<sup>st</sup> Dec to 1<sup>st</sup> April – 31<sup>st</sup> March.

\*\*Annual Average Requirement in the LDP is 300 units however this has had to be amended to take into consideration the units completed prior to the base date of the plan (April 2015) when the housing provision was calculated.

**Figure 1. Housing Development Trajectory 2011 – 2026 on 1<sup>st</sup> April 2022**



**AMR2b. Number of net additional dwellings (general market and affordable) built in the LPA area (per reporting period and since LDP adoption).**

Due to the publication of Development Plans Manual Edition 3 (March 2020) AMR2 has been revised and split between AMR2a and AMR2b.

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>AMR2b. The annual level of housing completions monitored against the cumulative Average Annual Requirement. (AAR)</b>
<b>Key Policies:</b>	Strategic Policy SP1 – Housing Growth
<b>Related Policies:</b>	N/A
<b>Target:</b>	To provide 4,500 (average 300 per annum) net additional dwellings over the Plan period 2011-2026.  Annual net additional dwelling requirement for remainder of the Plan period:  2015-2016: 322 2016-2017: 321 2017-2018: 325 2018-2019: 357 2019-2020: 356 2020-2021: 356 2021-2022: 377 2022-2023: 354 2023-2024: 367 2024-2025: 361 2025-2026: 352
<b>Trigger Point:</b>	The number of annual net additional dwellings completed falls below the cumulative dwelling requirement (identified in the target as the annual net additional dwelling requirement for the remainder of the Plan) for two consecutive years.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator relates to the growth strategy of the LDP which included a dwelling requirement figure of 4,500 new dwellings. The LDP housing provision components were calculated at the base date of 1<sup>st</sup> April 2015, at this time, 622 dwellings had been completed since the beginning of the Plan period. A further 3,878 dwellings are therefore required to be built before the end of the Plan period (between 2015 and 2026) in order to meet the LDP's dwelling requirement.

Within the Plan area a total of **369 dwellings were completed** during the monitoring period. See Table 10.

The 369 dwellings together with the completion of 1,479 dwellings recorded during the six previous years, means that a **total of 1,848 completions** have been recorded since the 1<sup>st</sup> April 2015 housing provision base date.

The figure of 369 residential completions recorded is lower than the LDP AMR net additional dwelling requirement for the same period which is 377 units. The cumulative total of the net additional dwelling requirement figures identified in monitoring indicator AMR2, for the period April 2015 up to 31<sup>st</sup> March 2022 is 2,414 units. By comparing the 1,848 completions against the 2,414 net additional dwelling requirement figure it can be seen that there has been a shortfall of 566 completions over the seven-year period.

The number of dwellings completed this year is an increase of 54 dwellings from last year's figure. Figure 2 shows that housing completions are an improving picture. However, the trigger point for this indicator has been reached with the number of annual net additional dwellings completed being below the cumulative dwelling requirement consistently since the 1<sup>st</sup> April 2015 housing provision base date.

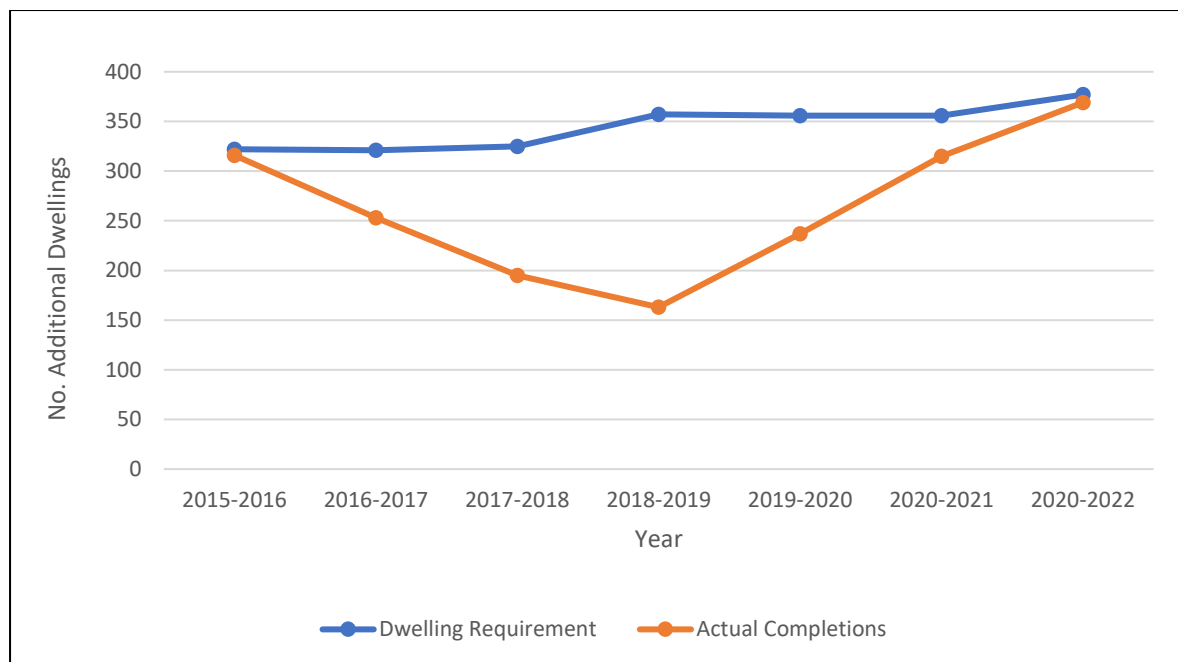
When adding the 1,848 dwellings delivered in the period between 2015 and 2022, to the 622 dwellings completed between 2011 and 2015 a total of 2,470 units have been delivered (55% of the target). With only four years of the Plan period remaining, it means that the objective of delivering 4,500 dwellings before the end of the plan-period is unlikely to be met.

The housing component of the LDP strategy will be reconsidered, taking into account the latest population projections, build rates and evidence of need detailed in a Local Housing Market Assessment (LHMA), as part of the process of preparing a Replacement LDP.

**Table 10. Actual Cumulative Completions against the Cumulative Completions Target**

Year	Cumulative Target	Actual Cumulative Completions	Cumulative Completions Against Target	Percentage
<b>2015 - 2016</b>	322	316	- 7	- 2%
<b>2016 - 2017</b>	643	569	- 74	- 12%
<b>2017 - 2018</b>	968	764	- 204	- 21%
<b>2018 - 2019</b>	1,325	927	- 398	- 30%
<b>2019 - 2020</b>	1,681	1,164	- 517	- 31%
<b>2020 - 2021</b>	2,037	1,479	- 558	- 27%
<b>2021 - 2022</b>	2,414	1,848	- 566	- 23%

**Figure 2. Chart Showing the Number of Additional Dwellings since Housing Provision Base Date of April 2015 against the Net Additional Dwelling Requirement**



**Action**

**To be Reconsidered in Replacement LDP.**

The plan's strategy is not being delivered.

**AMR3: The number of net additional affordable homes built in the LPA area.**

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>The number of net additional affordable homes built in the LPA area.</b>
<b>Key Policies:</b>	Strategic Policy SP3 – Affordable Housing Target
<b>Related Policies:</b>	N/A
<b>Target:</b>	<p>To provide 952 (average 63 per annum) net additional affordable homes over the Plan period (2011-2026).</p> <p>Annual net additional affordable housing target for the remainder of the Plan period (2015-2026):</p> <p>2015-2016: 90                  2016-2017: 89                  2017-2018: 69                  2018-2019: 72                  2019-2020: 69                  2020-2021: 68                  2021-2022: 60                  2022-2023: 54                  2023-2024: 66                  2024-2025: 71                  2025-2026: 67</p>
<b>Trigger Point:</b>	The number of net additional affordable homes completed falls below the cumulative target (identified in the target as the annual net additional affordable housing target for the remainder of the Plan) for two consecutive years.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

The LDP housing provision components were calculated at the base date of 1<sup>st</sup> April 2015, at this time, 186 affordable homes had been completed since the beginning of the Plan period. Between April 2015 and the end of the Plan period (end of March 2026) a further 766 affordable homes are required to be built in order to meet the LDP's target of delivering 952 affordable homes. From the 952 affordable homes, a total of 659 units are expected to be delivered on the LDP's housing allocations, with a further 107 units expected to come forward on windfall sites.

The Annual Monitoring Framework sets an annual affordable housing target for the remaining years of the Plan period. The rates of affordable housing delivery against the annual and cumulative targets are summarised in Table 11 below. The affordable housing delivery rates compared to the annual targets are also illustrated in Figure 3.

The 105 affordable dwellings completed during this monitoring period together with the completion rate of 417 dwellings recorded during the five previous years, means that a **total of 522 completions** have been recorded since the 1<sup>st</sup> April 2015 housing provision base date.

The 522 affordable housing completions exceed the cumulative target of 517 units set to be completed by April 2022. This means that the LDP is on track to delivering the additional affordable homes in line with the LDPs affordable housing target.

Figure 3 also shows that the number of affordable dwellings completed each year varies considerably. This is partially because it has been heavily influenced by the number of affordable dwellings being delivered through the Local Housing Association's, and the Council's housing building, programmes. Of the 105 affordable dwellings completed, 89 were built by Housing Associations.

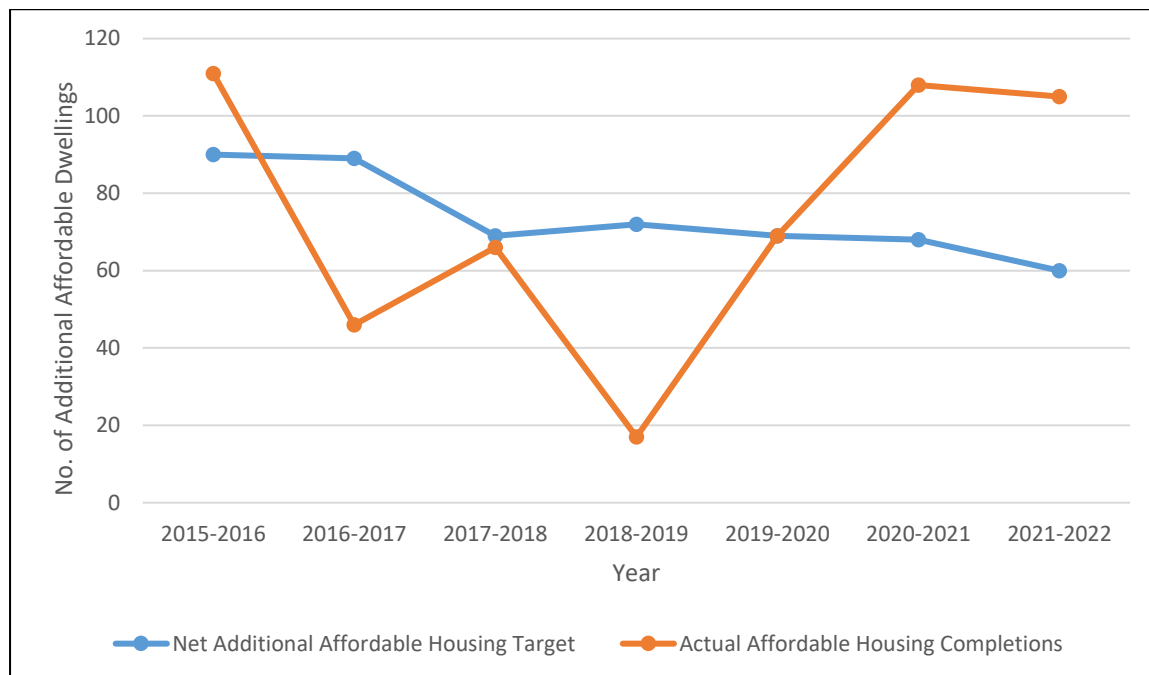
The number of affordable homes being completed each year is anticipated to continue to deliver against the LDP Affordable Housing targets. The Local Housing Association's, and the Council's house building, programmes have a substantial number of projects that are underway that will ensure a sustained increased in the number of affordable homes delivered over the next few years.

**Table 11. Actual Cumulative Affordable Dwelling Completions against the Cumulative Completions Target**

Monitoring period	Annual target	Actual affordable housing units delivered	Cumulative target	Cumulative completions	Cumulative delivery against target
2015 – 2016	90	111	90	111	+21
2016 – 2017	89	46	179	157	-22
2017 – 2018	69	66	248	223	-25
2018 – 2019	72	17	320	240	-80
2019 – 2020	69	69	389	309	-80
2020 - 2021	68	108	457	417	-40
2021 - 2022	60	105	517	522	+5



**Figure 3. Chart Showing Affordable Housing Delivery Rates Compared to the Annual Targets.**



**Action**

**Continue monitoring.**

Development plan policies are being implemented effectively.

**AMR3b: Affordable Housing by Tenure.**

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>Affordable Housing by Tenure.</b>
<b>Key Policies:</b>	Strategic Policy SP3 – Affordable Housing Target
<b>Related Policies:</b>	
<b>Target:</b>	For the average tenure mix of affordable housing completed to align with evidence of need within the Local Housing Market Assessment. <ul style="list-style-type: none"> <li>• Social rented – 75%.</li> <li>• Intermediate rented housing – 25%</li> </ul> Or revised percentages within any updated LHMA.
<b>Trigger Point:</b>	The average tenure mix of affordable housing completions does not accord with the evidence of need identified in the LHMA for two consecutive years.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator looks at the tenure of affordable housing completions. It is designed to test the tenure split between social rented and intermediate affordable housing and alignment with the need identified within the Local Housing Market Assessment (LHMA). The Powys LHMA (2016) identifies the affordable housing need based on a tenure split of 75% social rented and 25% intermediate.

The results of this monitoring are summarised in Table 12. The results show that the majority of affordable housing completions are of a social rented tenure, with only a small percentage of intermediate housing completions. This tenure split is in line with the evidence within the Local Housing Market Assessment (2016).

It is noted that the tenure for a tenth of the completions is not specified. This includes affordable dwellings on exception sites that appear to have been granted subject to Section 106 agreement where there would be flexibility around the tenure of affordable housing, and therefore they may be intermediate rent or intermediate sale.

In future, this indicator will be monitored against the tenure split identified by the new Local Housing Market Assessment 2022, which is due to be undertaken during the next monitoring period.

**Table 12. Number of Affordable Housing Completions by Tenure**

<b>Tenure</b>	<b>Number of units</b>	<b>% of overall units</b>
<b>Social rented</b>	89	85%
<b>Intermediate rented</b>	0	0%
<b>Intermediate for sale</b>	5	5%
<b>Not specified</b>	11	10%

**Action**

**Continue monitoring.**

Development plan policies are being implemented effectively.

**AMR7: Average % of affordable housing secured as a proportion of total number of housing units permitted on private developments of 5 or more units in each sub-market area.**

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>Average % of affordable housing secured as a proportion of total number of housing units permitted on private developments of 5 or more units in each sub-market area.</b>
<b>Key Policies:</b>	Strategic Policy SP3 – Affordable Housing Target
<b>Related Policies:</b>	Topic Based Policy H5 – Affordable Housing Contributions
<b>Target:</b>	% of affordable housing as a proportion of all housing units secured annually on private developments of 5 or more units to be in accordance with sub-market targets as follows:  30% Central Powys 20% Severn Valley 10% North Powys 0% South West Powys.
<b>Trigger Point:</b>	% of affordable housing secured as a proportion of total housing units permitted on private developments of 5 or more units within any sub-market area falls below the target contributions set out in Policy H5 for two consecutive years.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator sets out the policy targets for affordable housing contributions to be secured across the four different sub-market areas, based on the targets set out in LDP Policy H5. The monitoring target requires a calculation of the average contribution secured for each sub-market area.

Three market housing developments have been approved under LDP Policy H5 during this monitoring period, all three of which have been located within the Severn Valley sub-market area. A contribution of 20% towards affordable housing has been secured by condition on these permissions, which will involve a total of nine affordable housing units.

No market housing developments were permitted in the Central Powys or North Powys sub-market areas where LDP Policy H5 applied during this monitoring period.

It should be noted that a market housing development was approved in the South West Powys sub-market area, which included four affordable housing units, however they were proposed in order to enable market housing to be developed on an extension to the site in an area that fell outside the development boundary. Market housing developments in the South West Powys sub-market area are not normally expected to contribute towards affordable housing under LDP Policy H5.

The results for this monitoring indicator are positive in that they show that affordable housing contributions are being negotiated in line with policy targets at the time of the original planning permission. However, it should be noted that applications have been made to remove/vary conditions/obligations, where affordable housing contributions have been re-negotiated on viability grounds, during this monitoring period. These cases are captured under monitoring indicator AMR8.

**Table 13. Average Affordable Housing Contributions Secured Against the Target Contribution for The Sub-Market Area During the Monitoring Period.**

Sub-market area	Target contribution	Average contribution
Central	30%	N/A
Severn Valley	20%	20%
North Powys	10%	N/A
South West Powys	0%	N/A

**Action**

**Continue monitoring.**

Development plan policies are being implemented effectively.

**AMR9: Changes in residual values (housing development viability) across the 4 sub-market areas, set against the residual values applied in the Viability Assessment Update (August 2016).**

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	Changes in residual values (housing development viability) across the 4 sub-market areas, set against the residual values applied in the Viability Assessment Update (August 2016).
<b>Key Policies:</b>	Strategic Policy SP3 – Affordable Housing Target
<b>Related Policies:</b>	Topic Based Policy H5 – Affordable Housing Contributions
<b>Target:</b>	To keep the viability of affordable housing delivery under review to enable the maximum level to be achieved and to reflect changes in viability.
<b>Trigger Point:</b>	Change in residual values of 5% or more from the residual values in the Viability Assessment Update (August 2015) or from residual values in any future update in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

The LDP's Viability Assessment Update (July 2016) assessed the economic viability of market housing development sites, and in particular, looked at the contribution that developers could make towards the provision of affordable housing in the four sub-market areas. This evidence informed the affordable housing targets set out in LDP Policy H5.

The purpose of this monitoring indicator is to keep the viability of delivering the affordable housing targets under review by identifying any significant changes in residual values that may impact on the policy targets. A positive change in residual values may indicate that schemes may have become more viable and, therefore, able to make a greater contribution towards affordable housing. Whilst a negative change in residual values may indicate that schemes have become less viable and, therefore, that the policy targets may no longer be realistic. A change of 5% in residual values either way will trigger the need for action.

The LDP's Viability Assessment (July 2016) was undertaken by the District Valuers Services (DVS) on behalf of the Council using an industry standard Argus model. Officers started to use the high-level viability model (HLVM) developed as part of the regional viability work for planning policy purposes during the previous monitoring period for AMR 2021. It is now being used for the second year for monitoring purposes, which means that it is possible to identify changes in the viability of development compared to the results for AMR 2021.

Data available from the Land Registry's House Price Index indicates that average new-build sales values in Powys have continued to increase during this monitoring period by a approximately 15% - see results for Contextual Indicator 3. These figures reflect the

significant increase in sale values across the residential property market generally, including re-sale values of existing properties.

As part of the assessment, Price Paid Data for new-build properties has been obtained from the Land Registry, along with floorspace data available from the online Energy Performance Certificate (EPC) register to establish average sales values (£ per sqm) achieved on recent housing developments within each sub-market area. Due to delays with the Land Registry, the data available on the price paid for new build properties is limited for this monitoring period, however this has been supplemented by data on re-sales of existing housing on recently built developments.

For the South-West Powys sub-market area, Officers continue to use re-sales data from the Golwg y Mynydd development at Godre'r Graig, as a recently built development in an adjacent area (Neath Port Talbot Borough Council) to act as a comparable in the absence of new-build data within this sub-market area. Recent re-sales values for properties on this development indicate that stronger house price values are being achieved for relatively new developments within this adjacent area, compared to re-sale of existing housing within the South-West area.

The house price data available indicates that values achieved (based on £ per sqm) vary considerably between developments, including those within the same sub-market areas. Further research and investigation around house prices at local level will be needed to inform decisions around defining sub-market areas as part of the Replacement LDP process. Consideration will also need to be given to aligning the viability sub-market areas with areas used for other parts of the evidence base for the Replacement LDP, including the Housing Market Areas used within the Local Housing Market Assessment and the settlement strategy.

Changes in build costs have been taken into account in the viability testing. An annual increase of 5% has been reported by the Tender Price Index published by the Build Cost Information Service (February 2022). The build costs used within the assessment have also been informed by build costs put forward by developers as part of viability challenges at planning application stage. The recent increase in energy costs and continued economic uncertainty are likely to continue to impact on construction costs going forward into the next monitoring period. Further research and investigation around evidence of local build costs and for different scales of development will be required to inform the viability evidence for the Replacement LDP.

Following the end of the current monitoring period, in May 2022 the Welsh Government published amendments to Parts L, F and O of the Building Regulations in Wales covering energy efficiency, ventilation, and overheating. These changes will take effect on the 23<sup>rd</sup> of November 2022 during the next monitoring period. The impact of these additional costs has been tested within the viability model in line with the approach taken by other authorities in their high-level viability testing. Further consideration will be given to the allowance applied as part of the viability evidence for the Replacement LDP to reflect the final published documents and emerging evidence around these costs.

New mandatory standards involving approval from the Sustainable Drainage Approval Body (SAB) relating to surface water systems were introduced by the Welsh Government in 2019. The additional costs involved in meeting these standards, including the implementation of Sustainable Urban Drainage Systems (SuDS) within a development and any commuted sums to be paid towards adoption of SuDS by the SAB, will depend on site specific circumstances. Therefore, it is not considered appropriate to include an allowance as part of the high-level viability monitoring at this stage. However, the evidence around the impact of SuDS and related impacts on other viability assumptions, such as site area and density of development, will continue to be monitored and considered in preparing the Replacement LDP.

With regards to land values, the LDP's Viability Assessment (2016) applied a Benchmark Land Value (BLV) of £300,000 per ha, with a value of £30,000 per plot applied to sites of three units or less. Current guide prices for development land for sale across the Powys LDP area are highly variable and site specific, but on average tend to be in the region of £400,000 and £500,000 per ha. However, guide prices represent aspirational values and therefore will not always reflect the price eventually paid for the land. Whilst some new development land appears to have been brought to the market during this monitoring period, it is noted that many sites recorded for AMR 2021 continued to be on the market for sale, and in some cases the guide price for the land had been reduced by up to 20%, which may indicate that landowners are willing to lower their expectations over land value.

For viability purposes, the price paid for land should be based on the Existing Use Value along with a reasonable uplift to incentivise the landowner to sell. Based on RICS/RAU Farmland Market Directory of Land Sales for the first half of 2021 the national average agricultural land value is £27,000 per ha, which represents an increase on the previous full year figure for 2020 of £25,000 per ha. The regional variation for Wales works out at around £22,000 per ha, whereas it was previously around £20,000 per ha. Therefore, there has been an increase in the average value of agricultural land compared to the £18,000 per ha applied at the time of the LDP's Viability Assessment (2016).

The Benchmark Land Value will need to be reviewed as part of the viability evidence for the Replacement LDP in order to ensure that it continues to be realistic and appropriate taking into account full planning policy requirements and any other known costs.

The assessment continues to use the same site typologies and housing mix as those applied by the DVS, as they are still considered to broadly reflect developments approved and put forward under the adopted LDP. A review of Section 106 agreements entered into under the LDP found that an allowance of £1,000 per unit continued to be appropriate.

The High-Level Viability Model has been constructed to produce a residual value that represents development profit, which is then compared against the target developer profit. The 17.5% target profit used by the District Valuers Service (LDP Viability Assessment, 2016) is still considered to be appropriate for use within the Powys LDP area.

The results of this viability testing indicate that across large site typologies (10 or more units) in the most viable sub-market areas of Central Powys, Severn Valley and North Powys residual values have increased by approximately 5% to 20% during this monitoring period. In terms of how this translates into profit margin, the results generally continue to remain within normal profit expectations of between 17.5% and 19% of Gross Development Value.

The results for some smaller site typologies of between 5-10 units have shown an increase in residual values, whereas others have shown a decrease in residual values, however their profit margins continue to exceed the target profit level of 17.5%, and therefore they continue to be viable.

Viability challenges remain in the South-West sub-market area where residual values have improved, but not to the extent needed to meet normal developer expectations around profit i.e., 17.5% of Gross Development Value. The results of the viability monitoring also continue to support the threshold of five units or more for seeking affordable housing contributions as the viability of sites of less than five units continues to be challenging. However, as reported under AMR2a, housing continues to be delivered on smaller sites. This highlights the need to review the viability assumptions applied in the South-West and to smaller sites to ensure that they are appropriate.

Whilst the viability results for this monitoring period are generally positive in that they support the adopted LDP's affordable housing targets, in view of the sensitivity of viability to house price, cost and land value factors and current uncertainty around these elements, it is considered that further investigation and research around these factors will be



necessary to inform the review of the LDP. The viability evidence underpinning the adopted LDP will be fully updated and reviewed as part of the Replacement LDP process.

**Action**

**Further Investigation/Research Required**

Development plan policies are not being implemented as intended and further research and/or investigation is required.

**AMR14: No. of gypsy traveller sites and no. of pitches granted planning permission and delivered.**

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>No. of gypsy traveller sites and no. of pitches granted planning permission and delivered.</b>
<b>Key Policies:</b>	Strategic Policy SP1 – Housing Growth
<b>Related Policies:</b>	Topic Based Policy H11 – Gypsy and Traveller Site Provision
<b>Target:</b>	5 pitches provided in Machynlleth by 2021. 2 pitches provided in Welshpool by 2026.
<b>Trigger Point:</b>	Failure to deliver the 5 pitches in Machynlleth by 2021. Failure to deliver the 2 pitches in Welshpool by 2026.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	Monitoring completed 2021

**Analysis**

LDP Policy H11 - Gypsy and Traveller Site Provision, makes provision for seven gypsy and traveller pitches on two sites, one in Machynlleth and one in Welshpool as identified in the 2008 Gypsy and Traveller Accommodation Needs Assessment (updated 2014 and 2016).

The two pitches needed in Welshpool were completed by 31<sup>st</sup> March 2019.

The five pitches needed in Machynlleth were completed on 5<sup>th</sup> March 2021.

The target for this monitoring indicator has therefore been met successfully.

The records show there have been no other applications for this use during the 2021/22 monitoring period.

**Action**

Monitoring completed in 2021 and, therefore, no further monitoring required. The Replacement LDP will be informed by updated new evidence on needs.

**AMR15: Amount of employment land (hectares) permitted on allocated sites in the Development Plan as a % of all employment allocations.**

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>Amount of employment land (hectares) permitted on allocated sites in the Development Plan as a % of all employment allocations.</b>
<b>Key Policies:</b>	Strategic Policy SP2 – Employment Growth
<b>Related Policies:</b>	Topic Based Policy E1 – Employment Proposals on Allocated Employment Sites Topic Based Policy E2 – Employment Proposals on Non-Allocated Employment Sites
<b>Target:</b>	Total of 2ha of employment land to be permitted per annum on allocated sites in order to meet the minimum requirement of 30 hectares over the Plan period.
<b>Trigger Point:</b>	The total amount of employment land permitted falls below the cumulative requirement of 4ha for two consecutive years.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

The Annual Monitoring Framework sets out an annual target of two hectares of employment land to be permitted on employment allocations in order to meet the employment requirement of 30 hectares (ha) over the lifespan of the LDP. The purpose of this indicator is to test whether the employment allocations are delivering employment land in line with the growth strategy and LDP policies SP2 and E2.

The total amount of employment land permitted on allocated employment sites during the period (1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022) totalled 0.745 ha. This equated to 2% of the allocated employment sites including those classified as ‘Mixed Use’ (45 ha).

The 0.745 ha stemmed from four planning applications on three separate allocated sites giving rise to a total floorspace of 2,429 square metres of a mixture of B2 and B8 floor space.

The trigger point for this monitoring indicator has been reached, the total amount of employment land permitted on allocated sites has been below the cumulative requirement of four hectares for two consecutive years. Research will be undertaken as evidence to support the preparation of the Replacement LDP, this will include reconsidering the employment land provision and the appropriateness of the allocated sites.

**Table 14. Amount of Employment Land Permitted on Allocated Employment Sites Since LDP Adoption**

<b>Monitoring Period</b>	<b>Amount of Employment Land Permitted (ha)</b>
<b>17/04/2018 – 31/03/2019</b>	4.297
<b>2019-2020</b>	0
<b>2020-2021</b>	1.809
<b>2021-2022</b>	0.745
<b>Total</b>	<b>6.851</b>

**Action**

**Further Investigation/Research Required**

Development plan policies are not being implemented as intended and further research and/or investigation is required.

**Objective 2 – Sustainable Settlements and Communities**

To support sustainable development, access to services and the integration of land uses, by directing housing, employment and services development in accordance with a sustainable settlement hierarchy. Higher levels of development will be directed to Powys’ towns and larger villages but where these are unable to sustain further growth due to capacity constraints, development will be accommodated in nearby towns or large villages.

**Objective 2 Core Indicators - Summary Table for Annual Monitoring Report Period.**

Ref No:	Indicator	Assessment	Action
AMR17b	Net housing units completed within each settlement tier measured as a percentage of all housing development completed per annum.		Continue Monitoring

**AMR17b: Net housing units completed within each settlement tier measured as a percentage of all housing development completed per annum.**

<b>Objective:</b>	<b>Sustainable Settlements and Communities</b>
<b>Indicator:</b>	<b>AMR17b: Net housing units completed within each settlement tier measured as a percentage of all housing development completed per annum.</b>
<b>Key Policies:</b>	Strategic Policy SP6 – Distribution of Growth across the Settlement Hierarchy
<b>Related Policies:</b>	Topic Based Policy H1 – Housing Development Proposals
<b>Target:</b>	<p>% of net housing units completed by tier of hierarchy per annum to accord with the following distribution:</p> <p>Towns – at least 50% of total housing growth.</p> <p>Large Villages – at least 25% of total housing growth.</p> <p>Small Villages – no more than 10% of total housing growth.</p> <p>Rural Settlements / Open Countryside including the undeveloped coast no more than 15% of total housing growth.</p>
<b>Trigger Point:</b>	<p>Proportion of total housing development completed:</p> <p>a) falls below the targets for Towns and Large Villages;</p> <p>b) exceeds the targets for Small Villages and Rural Settlements / Open Countryside including the undeveloped coast;</p> <p>for two consecutive years.</p>

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	N/A
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This is a new monitoring indicator required by the Welsh Government in the Development Plans Manual Edition 3 (March 2020). The purpose of this indicator is to look at the spatial distribution of housing development and to monitor housing completions each year in line with the growth strategy and the settlement hierarchy.

It is similar to monitoring indicator AMR17, which looks at the distribution of housing developments permitted across the settlement hierarchy. The monitoring for this indicator will look at whether residential developments **completed** are distributed across the settlement hierarchy in consistence with LDP Strategic Policy SP6.

Table 15 below shows the results for this monitoring period (1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022) together with the distribution of cumulative completions since the housing provision base date 1<sup>st</sup> April 2015. The results show that the distribution of additional dwellings across the settlement hierarchy is in line with the adopted LDP strategy, apart from for the

Towns where the percentage is still below but getting closer to the 50% compared to the previous year.

When comparing the data from this monitoring period with the cumulative data, it can be concluded that the more recent completions are more aligned to the strategy in terms of their distribution across the settlement hierarchy. The main reason for this is the time lag between a development being granted planning permission and being built. The LDP was adopted 17<sup>th</sup> April 2018, previous to this planning applications were granted in accordance with the Unitary Development Plan (UDP), which had a different strategy and settlement hierarchy.

The performance of this indicator does not accurately reflect whether the policies in the LDP are working, the location of additional dwellings is dependent on factors such as the date of the planning permission (as discussed above) and market factors particularly for the early years of the plan. It is therefore recommended that due to the improving picture, with regards to the spatial distribution of housing completions in alignment with the settlement hierarchy, that the monitoring of this indicator continues with no further action required.

**Table 15. Net Number of Additional Dwellings Delivered in the Monitoring Period and since the LDP Housing Provision Base Date, against the Settlement Hierarchy Targets in LDP Policy SP6.**

Settlement Hierarchy	Net number of additional dwellings in monitoring period	Percentage	Cumulative number of additional dwellings in since 1 <sup>st</sup> April 2015	Cumulative Percentage	Monitoring Target
Town	177	48%	846	46%	>50%
Large Village	129	35%	463	25%	>25%
Small Village	18	5%	149	8%	<10%
Open Countryside / Rural Settlement	45	12%	390	21%	<15%
<b>Total</b>	<b>369</b>		<b>1,848</b>		<b>100%</b>

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.

## Objective 4 – Climate Change and Flooding

To support the transition to a low carbon and low waste Powys through all development, including the reduction of waste to landfill and by directing development away from high flood risk areas and, where possible, to reduce or better manage existing flood risk for communities, infrastructure and businesses.

### Objective 4 Core Indicator - Summary Table for Annual Monitoring Report Period.

Ref No:	Indicator	Assessment	Action
AMR23	<p>Number of highly vulnerable developments granted planning permission within C2 floodplain areas.</p> <p>Number of developments granted planning permission in C1 floodplain areas.</p>		Continue Monitoring



**AMR23:**

**Number of highly vulnerable developments granted planning permission within C2 floodplain areas.**

**Number of developments granted planning permission in C1 floodplain areas.**

<b>Objective:</b>	<b>Climate Change and Flooding</b>
<b>Indicator:</b>	<b>Number of highly vulnerable developments granted planning permission within C2 floodplain areas.</b> <b>Number of developments granted planning permission in C1 floodplain areas.</b>
<b>Key Policies:</b>	Development Management Policy DM5 – Development and Flood Risk
<b>Related Policies:</b>	
<b>Target:</b>	No highly vulnerable developments units to be permitted within C2 floodplain areas.  No developments to be permitted within C1 floodplain areas without meeting all TAN 15 tests.
<b>Trigger Point:</b>	1 or more highly vulnerable developments permitted within C2 floodplain areas in any one year.  1 or more developments permitted within C1 floodplain areas where not all TAN 15 tests are met in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator looks at the number of highly vulnerable developments permitted within the C1 (areas of the floodplain served by flood defences) and C2 (areas of the floodplain with no flood defences) floodzones of the TAN 15 Development Advice Maps. It is designed to test the implementation of LDP Policy DM5, however it also allows an observation on how applications permitted accord with TAN 15.

Highly vulnerable development is classed in TAN 15 as “all residential premises (including hotels and caravan parks), public buildings (e.g., schools, libraries, leisure centres) especially vulnerable industrial development (e.g., power stations, chemical plants, incinerators), and waste disposal sites.”

**Development permitted in C2**

In this monitoring period, 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022, a total of 17 planning applications were permitted for highly vulnerable development that encroached either partially or wholly into the C2 flood zone. Thirteen of these applications, partially encroached on the C2 flood zone. However, all buildings, which included holiday cabins and dwellings, were located outside of any areas at risk from flooding.

Two of the remaining four planning permissions were considered acceptable due to the existing use already being classed as highly vulnerable development and the proposed use not resulting in any intensification of that use.

Of the remaining two, both were for proposals to revert properties from their retail use to a former residential use. Wider consideration was given in these instances to them being existing buildings, which had had a former residential use, and which were also located within the centre of a town.

### **Development permitted in C1**

During the monitoring period, no planning applications were permitted for highly vulnerable development that encroached either partially or wholly into the C1 flood zone. Therefore, the monitoring trigger in respect of the C1 flood risk areas has not been breached.

It is worth noting that when Officers are determining planning applications regard is also given to Flood Map for Planning (FMfP) as a material planning consideration. The C1 flood risk areas are not included within FMfP, they have been replaced with defended areas which have been designated using different criteria to the C1 flood risk areas. In Powys, other than in Newtown, the defended areas do **not** align with the C1 flood risk areas.

This monitoring indicator will be updated and reviewed in the Replacement LDP, to take into consideration the forthcoming replacement TAN 15 due to be published in June 2023 and FMfP.

### **Action**

#### **Continue Monitoring**

Development plan policies are being implemented effectively.

## **5. Analysis of local indicators**

5.1.1 Local Indicators are identified in the Annual Monitoring Framework which forms Chapter 5 of the Adopted LDP.

5.1.2 Unless stated otherwise only Full and Outline planning applications permitted have been considered to prevent any double counting

## Theme 1 – Planning for Growth in Sustainable Places

### Objective 1 – Meeting Future Needs

To meet the needs arising in Powys over the plan period up to 2026, to provide adequate, appropriately located land for:

- i. 5,588 dwellings to deliver a dwelling requirement of 4,500 which will meet all the housing needs of Powys’ increasing and ageing population and its decreasing size of households, including open market and affordable housing, gypsy and traveller accommodation and other specialist housing needs.
- ii. 45 hectares of employment and economic development uses.
- iii. Retail, tourism, recreation, infrastructure, services and other needs.

### Objective 1 Local Indicators - Summary Table for Annual Monitoring Report Period.

Ref No:	Indicator	Assessment	Action
AMR4	Total housing units permitted on allocated sites (HA) as a % of overall housing provision.		To be Reconsidered in Replacement LDP.
AMR5	Total housing units completed on Housing Allocations (HA).		To be Reconsidered in Replacement LDP.
AMR6	Number of housing units completed on windfall sites (non-allocated sites) per annum.		Continue Monitoring
AMR8	Number of planning permissions, or subsequent variation/removal of planning conditions, approvals of discharge/modification under section 106A or by Deed of Variation, relating to housing developments of 5 units or more, where the affordable housing contribution permitted is lower than the relevant target set under Policy H5.		Continue Monitoring
AMR10	Number of affordable housing contributions (units or equivalent) secured through planning permissions on-site, off-site and via commuted sums.		Continue Monitoring
AMR11	Number of Social Rented and Intermediate Housing units secured as a % of all affordable housing units secured through planning permissions.		Continue Monitoring
AMR12	The preparation and adoption of Supplementary Planning Guidance relating to Affordable Housing.	SPG adopted	No Further Action Required
AMR13	The scale of affordable housing developments permitted on exception sites in Towns, Large Villages, Small Villages and Rural Settlements.		Continue Monitoring

<b>Ref No:</b>	<b>Indicator</b>	<b>Assessment</b>	<b>Action</b>
AMR16	Retail development up to 1,000 square metres net permitted and delivered on part of the mixed use site allocated under Policy R2.		Further Investigation/Research Required

**AMR4: Total housing units permitted on allocated sites (HA) as a % of overall housing provision.**

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>Total housing units permitted on allocated sites (HA) as a % of overall housing provision.</b>
<b>Key Policies:</b>	Strategic Policy SP1 – Housing Growth
<b>Related Policies:</b>	Topic Based Policy H2 – Housing Sites
<b>Target:</b>	8% of overall housing provision on HA sites to be permitted per annum.
<b>Trigger Point:</b>	The percentage of overall housing provision permitted on HA sites falls below the target for two consecutive years.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

During the monitoring period a total of 121 units were granted planning permission on two LDP allocated housing sites (HA) as shown in Table 16 below.

As a percentage of overall housing provision on HA sites, this is 121 units out of 2,984 (Table H2 in the LDP) equating to 4.1%.

The figure is below the 8% percent per annum target which equates to 239 units being permitted per annum. This means that the trigger point for this monitoring indicator continues to be breached due to under-provision over three consecutive years as follows:

- AMR 2020: 176 units – 5.9%
- AMR 2021: 67 units – 2.2%
- AMR 2022: 121 units – 4.1%

Annex 1 (Table 19) which informs the Housing Trajectory provides the following cumulative information about Housing Allocations: There are 80 Housing Allocation (HA) sites in the LDP, of which, at this year's base date 54 carry the status "allocated, no permission". Of these, 38 sites have no record of any planning discussions or application, four are pending a planning decision, one has only a part permission (three units of 40), 10 have been subject to some discussion and/or formal pre-application advice and the other one site has a lapsed consent.

The other 26 allocated sites are performing as follows: three completed sites, four commenced (some units built), one superseded site and 18 sites have planning permission but are not yet started (some still need a Reserved Matters permission, some are in the phosphate sensitive River SAC catchment areas where the LPA is unable to grant consent for new build housing proposals).

**Table 16. Residential Planning Permissions Granted on Sites Allocated for Housing During Monitoring Period.**

<b>Site Ref and Planning Permission Reference</b>	<b>Site Name</b>	<b>Description of Development</b>	<b>Units Granted Permission</b>	<b>Units/Capacity in the LDP (Policy H2 table)</b>
<b>20/1314/FUL</b>	Land at Bryn y Groes, Cwmgiedd - P58 HA10	Full planning application for residential development and associated works	117	136
<b>21/0228/FUL</b>	Milford Park Adj. Hendidley, Milford Rd, Newtown - P48 HA2	Erection of 4 dwellings and all associated works – full planning permission	4	15

**Action**

**To be Reconsidered in Replacement LDP**

The plan's strategy is not being delivered.

**AMR5: Total housing units completed on Housing Allocations (HA).**

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>Total housing units completed on Housing Allocations (HA).</b>
<b>Key Policies:</b>	Strategic Policy SP1 – Housing Growth
<b>Related Policies:</b>	Topic Based Policy H2 – Housing Sites
<b>Target:</b>	The number of housing units on HA sites to be completed per annum as follows:  2015-2016: 45 2016-2017: 221 2017-2018: 232 2018-2019: 254 2019-2020: 287 2020-2021: 304 2021-2022: 372 2022-2023: 325 2023-2024: 329 2024-2025: 312 2025-2026: 303
<b>Trigger Point:</b>	The number of additional dwellings completed on HA sites falls below the annual target for two consecutive years.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

The Annual Monitoring Framework sets an annual target of housing units to be completed on housing allocations (HA). This target is based on the rate of delivery set out in the LDP's (original) trajectory. The annual target for the year 2021-2022 is 372 units.

During the monitoring period a total of 67 units were completed on LDP allocated housing sites as detailed in Table 17 below. This is 18% of the target completions for the year.

Cumulatively, the number of completions on allocated (HA) sites since the LDP was adopted is 155 with annual completions as follows:

- 2018-19: 6 completions against a target of 254
- 2019-20: 11 completions against a target of 287
- 2020-21: 71 completions against a target of 304
- 2021-22: 67 completions against a target of 372

Whilst the completions in this monitoring year are broadly comparable to the units completed last year, the performance on housing allocations remains under-target and, overall, dwelling completions on housing allocations are much lower than planned. The



trigger point for this monitoring indicator continues to be breached due to under-delivery over three consecutive years.

A revised annual Housing Trajectory became a requirement of the AMR process arising from the Development Plans Manual Edition 3 (March 2020). This year's trajectory (monitoring indicator AMR 2a) shows how allocated sites are anticipated to contribute towards housing delivery. A detailed breakdown on the phasing of each HA site is available in Annexe 1 (Table 19) of this AMR. The Housing Stakeholder Group have been involved in this work and the table is reviewed every year.

Future development in some areas is subject to significant environmental constraints concerning phosphate levels in River SACs (which became a newly arising issue from December 2020 and currently affects the catchments of the rivers Wye, Usk, Towy and Dee in Powys). This is an issue that will need careful consideration for the Replacement LDP.

Allocated sites which do not deliver in the adopted LDP 15-year plan period will need careful consideration for the Replacement LDP and will not simply roll forward. In contrast to the delivery of homes on windfall sites (see completions data in monitoring indicator AMR 6), it is apparent that many LDP land allocations are currently failing to deliver their quota of homes.

**Table 17. Residential Completions on Sites Allocated for Housing during the Monitoring Period.**

Designation	Location	Affordable Type	Number completed this year
<b>Part Allocated P07 HA3</b>	Land To The Rear Of Greenfields (Drovers Meadow) Minfield Lane Bronllys Powys LD3 1DS	Affordable	3
		Open Market	9
<b>Allocation P28 HA3</b>	1-55 Glan Yr Ithon Land East Of Ithon Road Ithon Road Llandrindod Powys LD1 6AS (LD1 6EJ)	Rent to Own	17
		Social Rented	38
		<b>Total</b>	<b>67 units</b>

**Action**

**To be Reconsidered in Replacement LDP**

The plan's strategy is not being delivered.

**AMR6: Number of housing units completed on windfall sites (non-allocated sites) per annum.**

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>Number of housing units completed on windfall sites (non-allocated sites) per annum.</b>
<b>Key Policies:</b>	Strategic Policy SP1 – Housing Growth
<b>Related Policies:</b>	
<b>Target:</b>	For the amount of development delivered on windfall sites to align with that anticipated by the windfall projection of 110 dwellings per annum.
<b>Trigger Point:</b>	The number of housing units delivered on windfall sites deviates from the cumulative projection of 220 dwellings over two consecutive years.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

Of the 369 housing completions in this monitoring year, 264 were on windfall sites, 67 on allocated or part allocated sites and 38 on committed/landbank sites.

It is evident that there have been considerably more completions on windfall sites against the target assumption this year, with 154 completions above the target of 110. This figure of 264 completions compares to 185 completions in the previous monitoring year 2020-2021.

The indicator shows that the completions figure has deviated above the assumption of 220 dwellings for the two consecutive years. Exceeding the cumulative target of 220 dwellings identified as the trigger point is not a concern as it means that windfall completions are contributing strongly to the supply of new homes in the Powys LDP area. This may be considered a useful counterbalance to the slower than planned delivery rates of homes on both LDP Housing Allocations (HA sites) and LDP Housing Commitments (HC sites).

The strength of windfall site performance can be attributed to several factors, this includes an improved monitoring system that tracks the progress of housing permissions granted, rather than relying on Building Control completions data. Completions are now being recorded on windfall sites consented before the LDP was adopted (March 2018). At this time the Unitary Development Plan was subject to the Joint Housing Land Availability Study (JHLAS) five-year housing supply shortfall, which, at the time, gave greater weight to consenting planning permissions on non-allocated sites

Otherwise, in common with historic trends, the performance of small sites (less than five dwellings) including self-build/single unit homes, being delivered across the county continues to remain strong.

This windfall data will be used to inform housing policy in the Replacement LDP.

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.

**AMR8: Number of planning permissions, or subsequent variation/removal of planning conditions, approvals of discharge/modification under section 106A or by Deed of Variation, relating to housing developments of 5 units or more, where the affordable housing contribution permitted is lower than the relevant target set under Policy H5.**

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>Number of planning permissions, or subsequent variation/removal of planning conditions, approvals of discharge/modification under section 106A or by Deed of Variation, relating to housing developments of 5 units or more, where the affordable housing contribution permitted is lower than the relevant target set under Policy H5.</b>
<b>Key Policies:</b>	Strategic Policy SP3 – Affordable Housing Target
<b>Related Policies:</b>	Topic Based Policy H5 – Affordable Housing Contributions
<b>Target:</b>	No reduction in or removal of the target contributions permitted, unless in accordance with the provision made within Policy H5 for reduction/removal of this requirement.
<b>Trigger Point:</b>	1 or more housing developments permitted, or subsequent variation/removal of planning conditions, approvals for discharge/modification under section 106A or by Deed of Variation, relating to housing developments of 5 units or more, where the affordable housing contribution permitted is lower than the relevant target set under Policy H5 and not in accordance with Policy H5 in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator seeks to identify cases where lower percentages of affordable housing than those required to meet the policy targets have been permitted. It captures the percentage secured as part of original permissions, along with any subsequent applications that may have been made to reduce or remove the affordable housing contribution below that expected by the target. Provision is made within LDP Policy H5 for contributions to be negotiated on individual developments were supported by site specific viability evidence.

The results of monitoring indicator AMR7 already indicate that LDP Policy H5 targets are being met at the original planning permission stage.

The previous results for this monitoring indicator found that there were inconsistencies in the way that LDP Policy H5 was being applied to conversions and changes of use. The results of this year’s monitoring identified a case involving change of use of offices to six residential units, where one of the units was secured as an affordable housing unit. Another case involved an application for conversion of redundant agricultural buildings to three dwellings, submitted alongside an application for conversion of other redundant

agricultural buildings to eight units on the same holding. The applications were accompanied by a viability report, however detailed costings and a detailed financial viability appraisal were not provided. In this case, the requirement for one of the units to be provided as affordable housing was applied to the larger scheme. This suggests that the policy requirement for affordable housing is being applied more consistently in relation to conversions and changes of use.

With regards to subsequent applications involving changes to affordable housing requirements, two cases have been noted involving the removal of affordable housing conditions/obligations attached to planning permissions on viability grounds.

The first case involved an affordable housing contribution on a four-dwelling scheme in Llanllwchaiarn, Newtown, equating to one unit, which had originally been sought on the basis of the site area, as it exceeded the policy threshold of 0.25 ha. The application was accompanied by a detailed Development Viability Assessment that was reviewed by Planning Policy using the regional Development Viability Model. This review of site-specific viability found that, in this instance, it would not be viable to provide a contribution towards affordable housing as part of this development.

The second case involved an application for the removal of the 20% affordable housing contribution for a development at Arddleen, which would have equated to the provision of two affordable units. The application was accompanied by a Financial Viability Appraisal, which was reviewed by Planning Policy using the regional Development Viability Model. It was noted the land was also subject to a separate Section 106 agreement entered into in 1996 requiring a contribution to be made towards payment of the Council's deficit for requisition of the mains sewer to Arddleen. This drainage contribution, along with the required pedestrian footway, represented significant abnormal costs, and were prioritised in viability negotiations as essential infrastructure, in line with the approach set out in LDP Policy DM1 towards prioritising planning obligations. The site-specific viability review found that the development, with an affordable housing contribution, would not be viable. The Section 106 agreement relating to affordable housing was, therefore, revoked.

It should be noted that the density of both of the above-mentioned developments was significantly lower than would be expected under current policies or assumed in the LDP's viability evidence, which is likely to have impacted on viability. Both of the developments were original approved as departures under the former Powys Unitary Development Plan, however the affordable housing contributions secured aligned with the emerging LDP evidence at the time. Such developments would not necessarily reflect typical developments put forward under the LDP, for example the site at Arddleen required a lengthy pedestrian footway due to the distance of the site from the settlement.

The results of this monitoring are positive in that they indicate that affordable housing policy targets set out within LDP Policy H5 are being met in the first instance. Where viability challenges have subsequently been received, these have been supported by site specific viability evidence, which has been reviewed and assessed by Planning Policy. This approach is in line with the provision made within LDP Policy H5 for negotiations on affordable housing contributions to take place on a site-by-site basis and fully informed by viability evidence.

### **Action**

**Continue monitoring.** - Development plan policies are being implemented effectively.

**AMR10: Number of affordable housing contributions (units or equivalent) secured through planning permissions on-site, off-site and via commuted sums.**

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>Number of affordable housing contributions (units or equivalent) secured through planning permissions on-site, off-site and via commuted sums.</b>
<b>Key Policies:</b>	Strategic Policy SP3 – Affordable Housing Target
<b>Related Policies:</b>	Topic Based Policy H5 – Affordable Housing Contributions
<b>Target:</b>	For the majority of affordable housing contributions secured through planning permission to be provided on-site.
<b>Trigger Point:</b>	The total number of affordable housing contributions secured through planning permissions off-site and via commuted sums exceeds the total number of affordable housing contributions (units) secured on-site in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator looks at the type of affordable housing contribution that has been secured through planning permissions i.e., whether the contribution secured is to be made on-site, off-site or via a financial contribution. It is designed to test the implementation of the part of LDP Policy H5 that sets a presumption in favour of on-site contributions rather than other types of contributions unless on-site provision would be inappropriate.

The results for this monitoring period are summarised in Table 18.

A total of 57 affordable housing units have been permitted under LDP Policy H5, as part of developments within development boundaries during this monitoring period. This included eight affordable housing units permitted on market developments, 32 affordable housing units permitted on a development by a Registered Social Landlord (RSL) and 17 affordable housing units permitted on a development by the Strategic Housing Authority (SHA).

All 57 affordable housing units are to be provided on-site, with no indication of off-site provision or financial contributions at the planning application stage. The results of this monitoring indicate that this part of LDP Policy H5 is being implemented correctly in that affordable housing provision is being secured on-site, which demonstrates that affordable housing will be provided in the location where it is needed. Therefore, no action is required and monitoring will continue.

The approach set out within LDP Policy H5 is supported by further practical guidance in the Affordable Housing SPG. This provides guidance on the circumstances where alternative types of provision may be appropriate and also on the method for calculating financial contributions and how financial contributions obtained will be used by the Council for the purpose of affordable housing provision.

**Table 18. Affordable Housing Units Secured by Type during the Monitoring Period.**

Type of contribution	Amount of units (equivalent)	% of total units by type
On-site	57	100%
Off-site	0	0%
Financial contributions	0	0%

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.

**AMR11: Number of Social Rented and Intermediate Housing units secured as a % of all affordable housing units secured through planning permissions.**

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>Number of Social Rented and Intermediate Housing units secured as a % of all affordable housing units secured through planning permissions.</b>
<b>Key Policies:</b>	Strategic Policy SP3 – Affordable Housing Target
<b>Related Policies:</b>	
<b>Target:</b>	For the average affordable housing tenure mix secured through planning permissions to be in accordance with the evidence of housing needs identified in the Local Housing Market Assessment of: <ul style="list-style-type: none"> <li>• Social rented – 75%.</li> <li>• Intermediate rented housing – 25%</li> <li>• Or revised percentages within any updated LHMA.</li> </ul>
<b>Trigger Point:</b>	The average affordable housing tenure mix secured through planning permissions does not accord with the evidence of need identified in the LHMA for two consecutive years.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator looks at the tenure of affordable housing that is being secured through planning permissions, as part of market developments and on exception sites. It is designed to test the implementation of LDP Strategic Policy SP3 where the reasoned justification states that the range of unit tenure should reflect local housing needs. It makes reference to the evidence of need for social rented/intermediate tenure mix within the Local Housing Market Assessment (LHMA) and explains that alternative mixes will only be considered where supported by local evidence.

The results of this monitoring are summarised in Table 19. The results show that the majority of affordable housing secured is social rented, with an element of intermediate affordable housing for sale also being secured. The tenure split secured is in line with the evidence of need within the Local Housing Market Assessment (2016).

The tenure of three affordable housing units secured during the monitoring period had not been specified. These units related to affordable units secured as part of market developments under LDP Policy H5 and are likely to be provided as intermediate affordable housing for rent or for sale. The details around tenure may not be provided until discharge of conditions stage, and therefore will not yet be specified.



In future, this indicator will be monitored against the tenure split identified by the new Local Housing Market Assessment 2022, which is due to be undertaken during the next monitoring period.

**Table 19. Number of Affordable Housing Units Permitted by Tenure during the Monitoring Period.**

Tenure	Number of units	% of overall units
<b>Social rented</b>	82	85%
<b>Intermediate rented</b>	0	0%
<b>Intermediate for sale</b>	11	12%
<b>Not specified</b>	3	3%

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.

**AMR12: The preparation and LDP Adopted: of Supplementary Planning Guidance relating to Affordable Housing.**

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>The preparation and adoption of Supplementary Planning Guidance relating to Affordable Housing.</b>
<b>Key Policies:</b>	Strategic Policy SP3 – Affordable Housing Target
<b>Related Policies:</b>	
<b>Target:</b>	To prepare and adopt Supplementary Planning Guidance relating to Affordable Housing within 6 months of adoption of the Plan.
<b>Trigger Point:</b>	The Affordable Housing SPG is not adopted within 6 months of adoption of the LDP.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018 - SPG Adopted October 2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

The Affordable Housing SPG, which updated previous guidance, was adopted in October 2018 and therefore within the timescale of 6 months from the date of LDP adoption.

**Action**

No action required at this time, continue to monitor.

**AMR13: The scale of affordable housing developments permitted on exception sites in Towns, Large Villages, Small Villages and Rural Settlements**

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>The scale of affordable housing developments permitted on exception sites in Towns, Large Villages, Small Villages and Rural Settlements.</b>
<b>Key Policies:</b>	Strategic Policy SP6 – Distribution of Growth across the Settlement Hierarchy
<b>Related Policies:</b>	Topic Based Policy H1 – Housing Development Proposals Topic Based Policy H6 – Affordable Housing Exception Sites
<b>Target:</b>	For the scale of affordable housing developments permitted on exception sites to be appropriate to the settlement tier.
<b>Trigger Point:</b>	1 or more developments permitted for single affordable homes on exception sites in Towns and Large Villages in any one year.  1 or more developments permitted in Small Villages where the development involves more than 5 affordable homes.  1 or more developments permitted in Rural Settlements where the development does not involve a single affordable home in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator looks at the scale of affordable housing developments permitted on exception sites based on their settlement tier. It is designed to test LDP policies H6 and H1, which require developments to be of an appropriate scale to the settlement tier. In particular, the monitoring seeks to capture instances where single dwelling developments have been permitted on exception sites in Towns and Large Villages, and conversely where large-scale development has been permitted in Small Villages or Rural Settlements.

The reasoned justification to LDP Policy H6 explains that sites adjacent to Towns and Large Villages are likely to be suited to accommodating larger affordable housing schemes and therefore that these sites should be reserved for Registered Social Landlord (RSL) or Strategic Housing Authority (SHA) developments, and that individual dwellings should not be permitted on such sites. This intention is reinforced in the Affordable Housing SPG, which also sets out exceptional circumstances for when smaller schemes may be permitted in these locations.

A total of three developments were permitted on affordable housing exception sites, for a total of 35 affordable housing units, during this monitoring period. This included a scheme for 33 units adjacent to the Town of Montgomery submitted on behalf of Barcud Housing Association, which accorded with the policy expectation for sites in these locations to be reserved for larger developments by RSLs or the SHA.

Another development involved a single affordable dwelling adjacent to the Town of Llanidloes. Single unit developments by individuals would not normally be permitted on exception sites adjacent to Towns and Large Villages unless in exceptional circumstances. In this case, it was demonstrated that site specific constraints, including topography, tree protection zones, watercourses, and drainage, meant that the site would be unsuitable for larger development by an RSL or the SHA.

The third development involved a single affordable dwelling in the Rural Settlement of Llanfihangel-yng-Ngwynfa, where the Officer had recommended refusal as the proposed location was not considered to be well integrated into the settlement. The application was approved by Committee as the site fitted into the ribbon type development of the settlement and therefore considered to be well integrated.

The results of this monitoring demonstrate that the scale of affordable housing permitted on exception sites, in terms of dwelling numbers, complies with LDP policies H1 and H6, with the examples captured here relating to Towns and a Rural Settlement. In particular, the development of affordable housing by a RSL, Barcud Housing Association, adjacent to a Town, is of the scale and type envisaged by these policies. The development of a single affordable dwelling adjacent to Llanidloes was justified on site specific grounds, and the single affordable dwelling at Llanfihangel-yng-Ngwynfa was in line with the scale expected by policy in a Rural Settlement.

The overall number of housing units permitted on affordable housing exception sites has more than doubled since the previous monitoring period, with affordable housing exception sites accounting for a third of affordable housing units permitted during this monitoring period. Numbers of affordable housing delivered on the ground are generally increasing driven by RSL and SHA developments – see monitoring indicator AMR3.

### **Action**

#### **Continue Monitoring**

Development plan policies are being implemented effectively.

**AMR16: Retail development up to 1,000 square metres net permitted and delivered on part of the mixed use site allocated under Policy R2.**

<b>Objective:</b>	<b>Meeting Future Needs</b>
<b>Indicator:</b>	<b>Retail development up to 1,000 square metres net permitted and delivered on part of the mixed use site allocated under Policy R2.</b>
<b>Key Policies:</b>	Strategic Policy SP4 – Retail Growth
<b>Related Policies:</b>	Topic Based Policy R2 – Retail Allocations
<b>Target:</b>	<ul style="list-style-type: none"> <li>• Pre-application processed by 2020.</li> <li>• Planning permission granted by 2022.</li> <li>• Commencement of development by 2024.</li> <li>• Completion of development by 2026.</li> </ul>
<b>Trigger Point:</b>	Failure to meet any of the set targets in respect of the development stages

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This mixed-use allocation (Reference: P51 MUA1) on the former Kaye Foundry Site in Presteigne contains the only new retail allocation in the Plan.

By the end of 2020, the LPA had not been notified of any activity/progress on the retail development proposals. The target for processing a pre-application enquiry was therefore missed and the trigger point breached.

It is anticipated that new retail proposals could be significantly impacted by the Covid-19 pandemic. Nevertheless, there is time for a planning application to be submitted and determined during 2022. It is therefore recommended that the site is kept under review. Further investigation/research may be necessary with the site owner to try to pro-actively meet this delivery requirement and successfully address the retail needs identified in the Plan.

In May 2022, through the Housing Trajectory work, the Council contacted the company believed to own the site and requested an update on the site's housing and retail status but did not receive a reply. The previous agent no longer has dealings with the site.

**Action**

**Further Investigation/Research Required** - Development plan policies are not being implemented as intended and further research and/or investigation is required.

## Objective 2 – Sustainable Settlements and Communities

To support sustainable development, access to services and the integration of land uses, by directing housing, employment and services development in accordance with a sustainable settlement hierarchy. Higher levels of development will be directed to Powys’ towns and larger villages but where these are unable to sustain further growth due to capacity constraints, development will be accommodated in nearby towns or large villages.

### Objective 2 Local Indicators - Summary Table for Annual Monitoring Report Period.

Ref No:	Indicator	Assessment	Action
AMR17	Net housing units permitted within each settlement tier measured as a percentage of all housing development permitted per annum.		Continue Monitoring
AMR18	Number of open market housing developments permitted in Small Villages. Number of affordable housing developments permitted in Small Villages.		Continue Monitoring
AMR19	Net employment land permitted within each settlement tier measured as a percentage of all employment land permitted.		Further Investigation/Research Required

**AMR17: Net housing units permitted within each settlement tier measured as a percentage of all housing development permitted per annum.**

<b>Objective:</b>	<b>Sustainable Settlements and Communities</b>
<b>Indicator:</b>	<b>Net housing units permitted within each settlement tier measured as a percentage of all housing development permitted per annum.</b>
<b>Key Policies:</b>	Strategic Policy SP6 – Distribution of Growth across the Settlement Hierarchy
<b>Related Policies:</b>	Topic Based Policy H1 – Housing Development Proposals
<b>Target:</b>	% of net housing units permitted by tier of hierarchy per annum to accord with the following distribution: <ul style="list-style-type: none"> <li>• Towns – at least 50% of total housing growth permitted.</li> <li>• Large Villages – at least 25% of total housing growth permitted.</li> <li>• Small Villages – no more than 10% of total housing growth permitted.</li> <li>• Rural Settlements / Open Countryside including the undeveloped coast no more than 15% of total housing growth permitted.</li> </ul>
<b>Trigger Point:</b>	Proportion of total housing development permitted: <ol style="list-style-type: none"> <li>a) falls below the targets for Towns and Large Villages;</li> <li>b) exceeds the targets for Small Villages and Rural Settlements / Open Countryside including the undeveloped coast;</li> </ol> for two consecutive years.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator looks at the distribution of housing developments permitted across the settlement hierarchy, it is designed to test LDP policies SP6 and H1. In particular, the monitoring looks at whether residential development is being permitted in a way that distributes growth across the settlement hierarchy in consistence with LDP Strategic Policy SP6.

Table 20 below shows the net number of dwellings permitted in the monitoring period against the settlement hierarchy. This figure is then used to calculate the percentage of residential growth that has been permitted for each of the settlement tiers. Two further columns show the cumulative total and percentage, these relate to the number of units permitted since LDP Adoption, 17<sup>th</sup> April 2018. The final column shows the monitoring target which comes from LDP Policy SP6.

The results from this monitoring period indicate that the residential distribution part, of LDP policies SP6 and H1, are being implemented correctly; with the majority of residential

developments being permitted in the upper two tiers of the settlement hierarchy within the expectations set out in the settlement strategy of the LDP.

The percentage of dwelling units permitted in the period in the Open Countryside is above what is set out in the LDP strategy at 18% but looking at the cumulative percentage the target of below 15% has still been met for the cumulative number of dwelling units permitted since the LDP was adopted. This demonstrates the importance of looking at trends over several years, all the values in the cumulative percentage column of Table 20 are within the settlement hierarchy monitoring targets set out in LDP Policy SP6. The majority of the dwellings permitted in the Open Countryside are either for rural enterprise dwellings or barn conversions complying with National and LDP policy.

**Table 20. Net Number of Dwellings Permitted in the Monitoring Period and since the LDP was Adopted against the Settlement Hierarchy Targets in LDP Strategic Policy SP6.**

<b>Settlement Hierarchy</b>	<b>Net number of dwellings permitted in monitoring period</b>	<b>Percentage</b>	<b>Cumulative total of net number of dwellings permitted since LDP adopted</b>	<b>Cumulative Percentage</b>	<b>Monitoring Target</b>
<b>Town</b>	223	63%	968	59%	>50%
<b>Large Village</b>	63	18%	417	26%	>25%
<b>Small Village</b>	4	1%	51	3%	<10%
<b>Open Countryside / Rural Settlement</b>	64	18%	197	12%	<15%
<b>Total</b>	<b>354</b>		<b>1,633</b>		<b>100%</b>

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.



**AMR18:**

**Number of open market housing developments permitted in Small Villages.**

**Number of affordable housing developments permitted in Small Villages.**

<b>Objective:</b>	<b>Sustainable Settlements and Communities</b>
<b>Indicator:</b>	<b>Number of open market housing developments permitted in Small Villages.</b> <b>Number of affordable housing developments permitted in Small Villages.</b>
<b>Key Policies:</b>	Strategic Policy SP6 – Distribution of Growth across the Settlement Hierarchy
<b>Related Policies:</b>	Topic Based Policy H1 – Housing Development Proposals
<b>Target:</b>	<ul style="list-style-type: none"> <li>• No open market housing developments of more than 2 units to be permitted in Small Villages.</li> <li>• No affordable housing developments of more than 5 units to be permitted in Small Villages.</li> </ul>
<b>Trigger Point:</b>	<ul style="list-style-type: none"> <li>• 1 or more open market housing developments of more than 2 units permitted in Small Villages.</li> <li>• 1 or more affordable housing developments of more than 5 units permitted in Small Villages.</li> </ul>

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator helps to assess whether the LDPs more restrictive approach to housing in lower tier settlements is being implemented. Not every Small Village will be suitable for growth, but in those that have suitable available land, the Plan provides for small-scale housing growth. Housing should only be permitted on small sites (of up to 0.25ha) with further restrictions on open market housing in this tier (two dwellings maximum on each site and a presumption for infill sites only).

Table 21 below shows the Small Villages where planning permission was granted for new dwellings during the monitoring period. Note that the two dwellings at Y Fan are on separate plots. Meanwhile there have not been any permissions for affordable homes in Small Villages in this AMR monitoring period.

The development permitted in Small Villages is policy compliant as the number of open market homes has not exceeded two on any one plot. This means that the policy target is being met and that the trigger point has not been breached.

**Table 21. Number of New Dwellings granted Planning Permission in Small Villages in Monitoring Period.**

<b>Small Village</b>	<b>Number of New Open Market Homes (Net) Permitted</b>	<b>Number of New Affordable Homes (Net) Permitted</b>
<b>Glantwymyn</b> (conversion)	1	0
<b>Llanerfyl</b> (conversion)	1	0
<b>Y Fan</b>	2	0

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.

**AMR19: Net employment land permitted within each settlement tier measured as a percentage of all employment land permitted.**

<b>Objective:</b>	<b>Sustainable Settlements and Communities</b>
<b>Indicator:</b>	<b>Net employment land permitted within each settlement tier measured as a percentage of all employment land permitted.</b>
<b>Key Policies:</b>	Strategic Policy SP6 – Distribution of Growth across the Settlement Hierarchy
<b>Related Policies:</b>	
<b>Target:</b>	% of net employment land permitted by tier of hierarchy per annum to accord with the following distribution: <ul style="list-style-type: none"> <li>• Towns – at least 50% of total employment growth permitted.</li> <li>• Large Villages – no more than 20% of total employment growth permitted.</li> <li>• Sites located outside the settlement hierarchy – no more than 30% of total employment growth.</li> </ul>
<b>Trigger Point:</b>	Proportion of employment land permitted: <ol style="list-style-type: none"> <li>a) falls below the target for Towns;</li> <li>b) exceeds the targets for Large Villages and Sites outside the settlement hierarchy;</li> </ol> for two consecutive years.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator looks at the distribution of employment developments permitted across the settlement hierarchy; it is designed to test LDP Strategic Policy SP6. In particular, the monitoring looks at whether employment development is being permitted in a way that distributes growth across the settlement hierarchy consistent with LDP Strategic Policy SP6.

Table 22 below shown the net area of employment land (in hectares) permitted across the settlement hierarchy in the monitoring period (1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022) and since the LDP was adopted (17<sup>th</sup> April 2018 to 31<sup>st</sup> March 2022). The net area of employment land is used to calculate the percentage of employment land growth that has been permitted for each of the settlement tiers. The final column shows the 'Monitoring Target' which comes from LDP Policy SP6.

LDP Policy SP6 directs the majority of employment development to the Towns. During the monitoring period the employment development permitted in the Towns was consistent with the policy meeting the 50% target. The cumulative total (permitted since LDP Adoption) for Towns accounts for 43% of employment growth but looking at the previous three monitoring documents (AMR 2021, AMR 2020 and the Monitoring Review) this cumulative total is moving closer to the 50% target each year.

The percentage of employment land permitted (37%) in the lower tiers of the settlement hierarchy exceeded the monitoring target (<30%) during the monitoring period, this

equated to a total of four applications. Two of the applications were for a change of use of an existing building, one was for the siting of storage containers on a disused timber yard, and one was for a bottling plant where the neighbouring buildings were of the same use. All four proposals complied with LDP policy.

The distribution of employment growth across the settlement hierarchy is dependent on the types of employment need and opportunities arising. The trigger point for this monitoring indicator has been reached, the proportion of employment land permitted in the lower tiers of the settlement hierarchy has exceeded the target for two consecutive years. Research will be undertaken as evidence to support the preparation of the Replacement LDP, this will include reconsidering targets and the spatial strategy with regards to employment development.

**Table 22. Distribution of Employment Land Permitted during the Monitoring Period across the Settlement Hierarchy, together with the Cumulative Totals since LDP Adoption.**

<b>Settlement Hierarchy</b>	<b>Net area (ha) of employment land permitted in monitoring period</b>	<b>Percentage</b>	<b>Net area (ha) of employment land permitted since LDP adopted</b>	<b>Percentage</b>	<b>Monitoring Target</b>
<b>Town</b>	1.814	51%	10.332	43%	>50%
<b>Large Village</b>	0.452	13%	6.17	26%	<20%
<b>Small Village / Rural Settlement / Open Countryside</b>	1.322	37%	7.654	32%	<30%
<b>Total</b>	3.588	100%	24.156	100%	100%

**Action**

**Further Investigation/Research Required**

Development plan policies are not being implemented as intended and further research and/or investigation is required.

### Objective 3 – Efficient Use of Land

To support the re-use and remediation of suitably and sustainably located previously developed land and where this is not possible to make efficient use of green field sites. To apply a general presumption against unsustainable development in the open countryside including the undeveloped coast, development on soils of high environmental and agricultural value and important mineral resources which are recognised as finite resources.

#### Objective 3 Local Indicators - Summary Table for Annual Monitoring Report Period.

Ref No:	Indicator	Assessment	Action
AMR20	Amount (hectares) and location of windfall development permitted on previously developed land and greenfield land.		Further Investigation/Research Required
AMR21	The average overall density (units per hectare) permitted in respect of housing developments in Towns, Large Villages, Small Villages and Rural Settlements.		Further Investigation/Research Required
AMR22	Amount of permanent, sterilising development permitted within a minerals safeguarding area.		Continue Monitoring

**AMR20: Amount (hectares) and location of windfall development permitted on previously developed land and greenfield land.**

<b>Objective:</b>	<b>Efficient Use of Land</b>
<b>Indicator:</b>	<b>Amount (hectares) and location of windfall development permitted on previously developed land and greenfield land.</b>
<b>Key Policies:</b>	Strategic Policy SP6 – Distribution of Growth across the Settlement Hierarchy
<b>Related Policies:</b>	
<b>Target:</b>	Amount (hectares) and location of windfall development permitted on previously developed land and greenfield land.
<b>Trigger Point:</b>	The majority of windfall development permitted is on greenfield land located outside the development boundaries of Towns and Large Villages.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator looks at the distribution of planning applications on windfall sites permitted, for all development types, across the settlement hierarchy. Further analysis is given as to whether the proposal was on a greenfield site or previously developed land as defined in Planning Policy Wales (Edition 11), published February 2021.

Initial findings show that during the monitoring period (1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022) permission was granted on windfall sites for an area totalling 453.99 hectares (ha). However, within the period planning permission (21/0559/OUT) was granted for the development of a Global Centre of Rail Excellence at the former Nant Helen Open Cast Coal Site. This application equates to 354.27 ha of the 453.99 ha, so has been removed to prevent the data being distorted, this gives a remaining total of 99.72 ha.

From this 99.72 ha, 22.89 ha (23%) of it was on previously developed land, with 75.55 ha (76%) on greenfield sites and 1.28 ha (1%) on a mixture of previously developed land and greenfield. However, on closer inspection it can be seen that some of the applications on greenfield sites will continue to be classified as greenfield when the development proposal is completed. This includes all permissions for agricultural developments (21.91 ha), open space proposals (3.46 ha) and renewable energy schemes (2.06 ha) - where the majority of the original land use remains the same (biomass boilers installed in existing agricultural buildings, and solar photovoltaic panels installed on agricultural land).

As a consequence, in order to properly assess and analyse this indicator against the LDP policies in detail, all applications for renewable energy - where the majority of the original land use remains the same, together with agricultural and open space development proposals will be **excluded** from the data. The analysis will concentrate solely on housing, employment, tourism and infrastructure and any other development in the Open Countryside that would bring about a change from greenfield to previously developed land.

The revised results show that during the monitoring period, planning permission was granted on windfall sites for an area totalling 72.27 ha. From the 72.27 ha, 22.77 ha (32%) of it was on previously developed land, with 48.22 ha (67%) on greenfield sites and 1.28 (2%) ha on sites containing a mixture of greenfield and previously developed land.

Figure 4 shows the distribution of windfall development permitted across the settlement hierarchy and the amount (area hectares) of which was on previously developed land / greenfield sites.

The results shown in Figure 4 demonstrate that the distribution of windfall development permitted across the settlement tier is consistent with the settlement strategy and Policy SP6 for all tiers of the settlement hierarchy except the Open Countryside.

The area of windfall development permitted in the Open Countryside (greenfield and previously developed land) accounts for 80% of the total area of windfall development permitted.

Looking at the results against the monitoring target for this indicator “**The majority of windfall development permitted is on greenfield land located outside the development boundaries of Towns and Large Villages**” it can be seen that **60% of windfall development is located on greenfield land outside of the development boundaries** of Towns and Large Villages with the majority being in the Open Countryside tier of the hierarchy. This is higher than the percentage recorded in the previous two monitoring periods, AMR 2021: 45% and AMR 2020: 56%).

Figure 5 is annotated to understand what type of developments (land uses) have been permitted on greenfield land in the open countryside. The value used to calculate the percentage is the area (ha) permitted to be consistent with the data above. It is worth noting that these figures include the conversion of agricultural buildings.

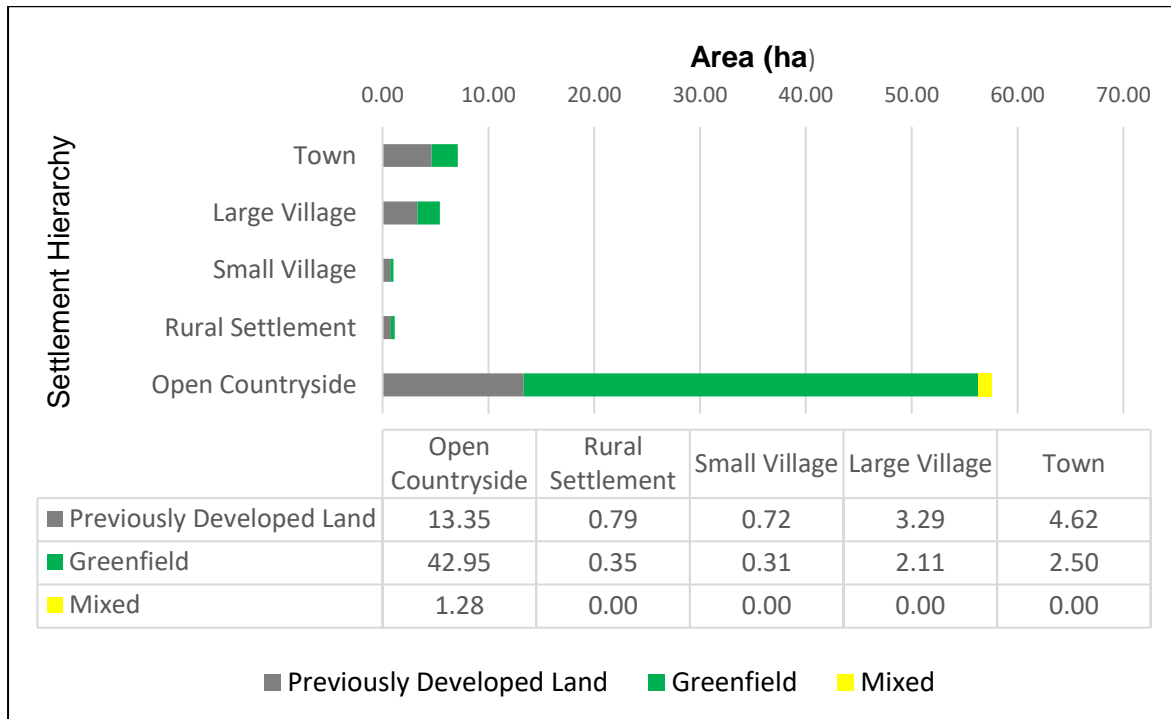
Figure 5 shows that tourism developments accounted for 61% of the area permitted on greenfield land in the Open Countryside. The applications permitted covered an area totalling 26.39 ha, consisting of 71 separate applications for 210 individual units of accommodation (these include bell tents, glamping pods, cabins and traditional holiday lets). The results are consistent with the findings from the previous AMRs and the Monitoring Review; however, it is noticeable that the applications permitted in this monitoring period are generally for smaller schemes (e.g., AMR 2021 recorded 346 units of accommodation over 76 planning applications). Consideration is given in monitoring indicator AMR37 on how these planning permissions accord with the policies in the LDP.

Figure 5 also demonstrates that residential developments accounted for 19% of the area permitted on greenfield land in the Open Countryside. Looking at the data in detail 48% of those permitted were for barn conversions and 40% were for rural enterprise dwellings. Both the conversion of agricultural buildings to residential use and rural enterprise dwellings are permitted through National planning policy.

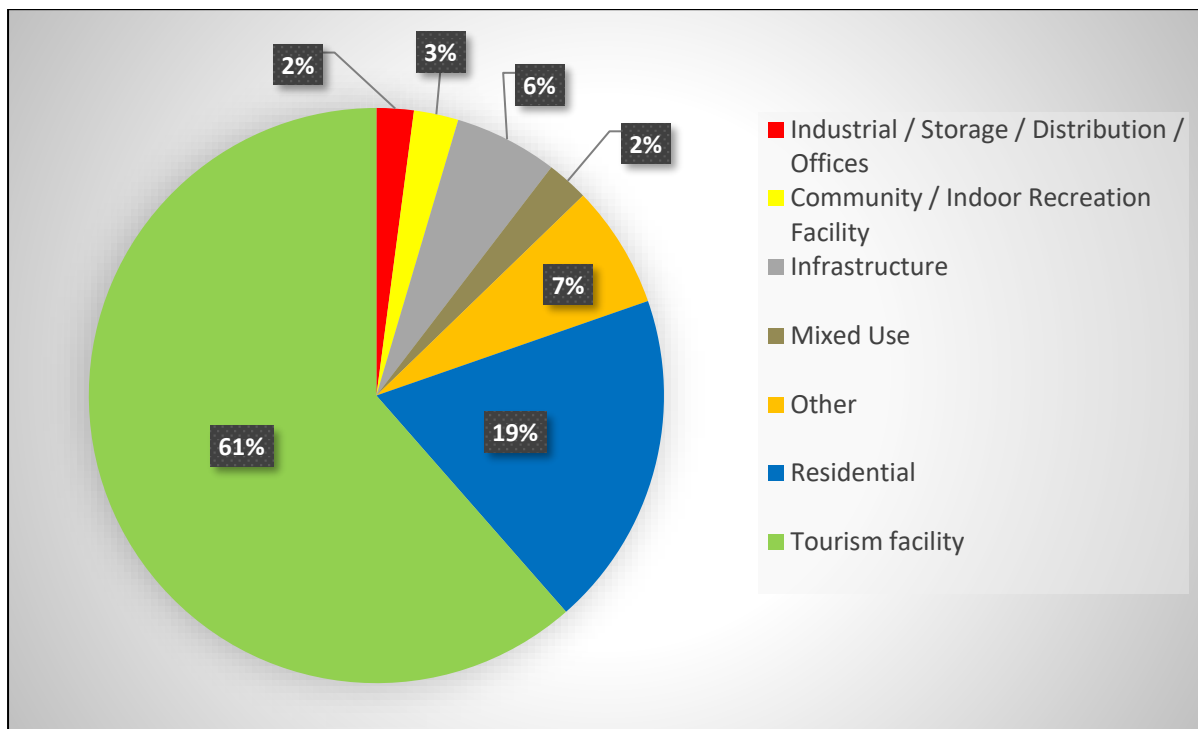
The results for this monitoring period show that the majority of windfall development is permitted on greenfield land located outside the development boundaries of Towns and Large Villages. This means that the trigger point has been breached however initial analysis suggests that these developments accord with LDP and National Policy.

It is also worth remembering that the Plan area is one of the most rural areas in Wales. The total Plan area equates to approximately 430,301 ha, of which only 3,054 ha is within the development boundaries of settlements (less than 1% of the total area). The results from this indicator reflect the characteristics of the area and the wider needs of the economy and population.

**Figure 4. Chart Showing the Location of Windfall Development Permitted in Hectares across the Settlement Hierarchy by Previously Developed Land / Greenfield Land.**



**Figure 5. Chart Showing Percentage of Area Permitted for Different Development Proposals on Greenfield Land in the Open Countryside.**





**Action**

**Further Investigation/Research Required**

Look at evidence regarding sustainable development and economic benefits to inform the strategy and policies of the Replacement LDP.



**AMR21: The average overall density (units per hectare) permitted in respect of housing developments in Towns, Large Villages, Small Villages and Rural Settlements.**

<b>Objective:</b>	<b>Efficient Use of Land</b>
<b>Indicator:</b>	<b>The average overall density (units per hectare) permitted in respect of housing developments in Towns, Large Villages, Small Villages and Rural Settlements.</b>
<b>Key Policies:</b>	Topic Based Policy H4 – Housing Density
<b>Related Policies:</b>	
<b>Target:</b>	For the average overall density of housing permitted on sites to accord with the guide ranges set out in Policy H4 in respect of: <ul style="list-style-type: none"> <li>• Towns and Large Villages - 27 units per hectare.</li> <li>• Small Villages – 20-25 units per hectare.</li> <li>• Rural Settlements – 10-15 units per hectare.</li> </ul>
<b>Trigger Point:</b>	The average overall density of housing developments permitted within each settlement category falls below the targets for each settlement type in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator looks at the density of development achieved on developments permitted across the settlement tiers. It is designed to test the implementation of LDP Policy H4 and specifically the guide ranges for density set out within the Policy. Developments permitted at lower densities than those specified in the Policy indicate less efficient use of land. However, as stated in LDP Policy H4, densities may be varied where justified by evidence of local circumstances or constraints.

The monitoring results for the average density of development for each settlement tier/development type are set out against the guide ranges in Table 23. The results show that the average density of developments permitted in Towns, at 28 dwellings per ha, continues to be in line with the guide of at least 27 dwellings per ha set out within policy. The results continue to show that densities achieved in Large Villages are lower than expected, however the density of smaller scale development in Small Villages and Rural Settlements, along with single dwellings, is starting to meet policy expectations.

Eight developments within Towns, involving change of use, redevelopment or infill, had exceeded the density guidelines during this monitoring period. However, three developments had not achieved the density guidelines, including an affordable housing development adjacent to Montgomery where a lower density of 21 dwellings per ha was permitted, as existing pond and hedgerow features, proposed wildlife corridors and provision for sustainable drainage reduced the developable area. Another development involved an LDP housing allocation at Ystradgynlais, where a slightly lower density of 25 dwellings per ha was accepted due to the site topography, sustainable drainage and

provision of visitor car parking. The other case involved a development of two dwellings on a site where three dwellings would have been expected to meet density guidelines, however part of the land was subject to a covenant prohibiting development within 10 metres of a neighbouring property, which substantially reduced the amount of land available for development.

The density for four out of the five housing developments permitted in Large Villages fell below the density guidelines. A lower density of 18 dwellings per ha was accepted on a development of 17 dwellings at Bronllys for various reasons, including provision of additional public open space, existing play area, public rights of way, trees and hedgerows, sustainable drainage, and the provision of two bungalows. A development of four dwellings, rather than five dwellings, at a density of 14 dwellings per ha was permitted at Four Crosses due to an acoustic barrier and low-density character of the surroundings. A reduced density of 19 dwellings per ha was permitted on a site at Forden involving nine dwellings, instead of the expected 14 dwellings, due to surface water flooding affecting parts of the site and local character. Another permission for 23 dwellings on an LDP Housing Allocation at Forden proposed a reduced density of 22 dwellings per ha, which was accepted due to part of the site area taken up by an attenuation pond and package treatment plant.

Developments permitted in Small Villages during this monitoring period involved single market dwellings, with two cases involving conversions where higher densities were achieved due to the limited plot size. The other two cases involved single plot developments where lower densities on large plots have been accepted based on the character of the area.

All three developments permitted in Rural Settlements benefited from extant planning permissions and, therefore, density could not be re-considered at this stage.

The results for this monitoring period show improvement in the regard given to density of development in the lower tier settlements. However, the trend for lower densities in Large Villages continues. It appears from the analysis of planning applications that, in addition to site specific constraints, the local context of sites within Large Villages is being given substantial weight in decision-making. This reflects the existing low-density character of Large Villages, compared to Towns where there may be more scope to achieve higher densities from conversion or infill opportunities.

The trigger for this indicator continues to be reached in respect of Large Villages, and, therefore, there is a continuing need for further investigation/research to inform the approach towards housing density across settlement tiers and development types, as part of the Replacement LDP process. This approach will need to take account of national planning policy aims around density set out within Future Wales, which expects new developments in urban areas to have a density of at least 50 dwellings per hectare.

**Table 23. Average Density of Development Permitted by Settlement Tier / Development Type during Monitoring Period.**

<b>Settlement tier / development type</b>	<b>Average density (dwellings per ha)</b>	<b>Guide range</b>
<b>Town</b>	28	27+
<b>Large Village</b>	16	27+
<b>Small Village</b>	19	20-25
<b>Rural Settlement</b>	10	10-15
<b>Single dwellings</b>	15	10-15

**Action**

**Further Investigation/Research Required**

Looking at the approach towards housing density across settlement tiers and development types.

**AMR22: Amount of permanent, sterilising development permitted within a minerals safeguarding area.**

<b>Objective:</b>	<b>Efficient Use of Land</b>
<b>Indicator:</b>	<b>Amount of permanent, sterilising development permitted within a minerals safeguarding area.</b>
<b>Key Policies:</b>	Development Management Policy DM8 – Minerals Safeguarding
<b>Related Policies:</b>	
<b>Target:</b>	No permanent, sterilising development to be permitted within a minerals safeguarding area, unless in accordance with Policy DM8.
<b>Trigger Point:</b>	1 or more developments permitted for permanent, sterilising development, within a minerals safeguarding area not in accordance with Policy DM8, in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

The aim of this indicator is to test the effectiveness of LDP Policy DM8 - Minerals Safeguarding. The policy states that Minerals Safeguarding Areas have been designated for deposits of sand and gravel, sandstone, limestone, igneous rocks and surface coal, and these areas are shown on the LDP Proposals Map in accordance with national policy requirements. Defining such areas does not imply any presumption that they will be worked but merely aims to ensure they remain available as and when future generations may need to access them.

During the monitoring period (1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022), 161 applications were permitted within or partially overlapping a Mineral Safeguarding Area. Of the 161 applications, 52 did not discuss compliance with LDP Policy DM8 in the Officer's report.

Of the 52 proposals, 49 were for proposals considered not to have any impact, examples include the conversion or redevelopment of existing buildings, minor extensions to existing buildings or proposals for the siting of camping pods and static caravans. For the remaining three applications, in all instances the identification of the Mineral Safeguarding Area as a constraint had been missed. This does not necessarily mean that the development proposal did not comply with LDP Policy DM8, but that it had not been given consideration.

Measures were put in place, at the start of 2021, to ensure that Minerals Safeguarding Areas are captured as a constraint consistently. This has resulted in a marked improvement in the performance of monitoring indicator AMR22 in this annual monitoring report, compared to in AMR 2021. The three applications where the Mineral Safeguarding Area was missed as a constraint are applications validated before the measures were put in place.

Due to the improvements seen with this monitoring indicator, it is recommended that monitoring continues for a further year, the situation has now progressed towards development plan policies being implemented effectively.

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.

## Objective 4 – Climate Change and Flooding

To support the transition to a low carbon and low waste Powys through all development, including the reduction of waste to landfill and by directing development away from high flood risk areas and, where possible, to reduce or better manage existing flood risk for communities, infrastructure and businesses.

### Objective 4 Local Indicators - Summary Table for Annual Monitoring Report Period.

Ref No:	Indicator	Assessment	Action
AMR24	The preparation and adoption of Supplementary Planning Guidance relating to Land Drainage.		Not Assessed
AMR25	Number of waste developments permitted on: a) employment allocations listed under Policy E1; b) within development boundaries; c) in open countryside.		Continue Monitoring

**AMR24: The preparation and adoption of Supplementary Planning Guidance relating to Land Drainage.**

<b>Objective:</b>	<b>Climate Change and Flooding</b>
<b>Indicator:</b>	<b>The preparation and adoption of Supplementary Planning Guidance relating to Land Drainage.</b>
<b>Key Policies:</b>	Development Management Policy DM6 – Flood Prevention Measures and Land Drainage
<b>Related Policies:</b>	
<b>Target:</b>	To prepare and adopt Supplementary Planning Guidance relating to Land Drainage within 24 months of adoption of the LDP.
<b>Trigger Point:</b>	Supplementary Planning Guidance relating to Land Drainage not adopted within 24 months of adoption of the LDP.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

The Land Drainage Supplementary Planning Guidance (SPG) was due for adoption by 17<sup>th</sup> April 2020, but it has been deferred whilst it awaits confirmation from the SUDS Approval Body (SAB) and Lead Local Flood Authority (LLFA), who have overall responsibility for land drainage. Whilst the LDP included a commitment to produce a Land Drainage SPG, it should be noted that the SAB process was introduced after the LDP was adopted. The Land Drainage SPG has been prepared and consulted upon, but SAB input is now required before the SPG can be progressed to adoption.

A revised TAN15 is due to be published which will revoke the use of the Development Advice Maps. The final Land Drainage SPG will need to align with National policy including a revised TAN15 when published.

**Action**

Not Assessed



**AMR25: Number of waste developments permitted on:**  
**a) employment allocations listed under Policy E1;**  
**b) within development boundaries;**  
**c) in open countryside.**

<b>Objective:</b>	<b>Climate Change and Flooding</b>
<b>Indicator:</b>	<b>Number of waste developments permitted on:</b> <b>a) employment allocations listed under Policy E1;</b> <b>b) within development boundaries;</b> <b>c) in open countryside.</b>
<b>Key Policies:</b>	Topic Based Policy W1 – Location of Waste Development
<b>Related Policies:</b>	
<b>Target:</b>	No waste developments permitted in open countryside, unless in accordance with Policy W1.
<b>Trigger Point:</b>	1 or more waste developments permitted in open countryside not in accordance with Policy W1.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

The purpose of this monitoring indicator is to identify those instances where the LDP is used to permit waste developments in the Open Countryside.

LDP Policy W1 aims to focus and support the location of waste development proposals either within the employment sites identified in LDP policies E1 and E4 or within the defined development boundaries of Towns and Large Villages. It goes on to describe the five criteria that would need to be met before such developments would be permitted in the open countryside. This indicator therefore aims to test the efficacy of these five criteria in protecting the open countryside from inappropriate developments.

During the monitoring period there were no planning applications for waste development proposals permitted in the Plan area.

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.

## Objective 5 – Energy and Water

To support the conservation of energy and water and to generate energy from appropriately located renewable resources where acceptable in terms of the economic, social, environmental and cumulative impacts.

In particular, to:

Contribute to the achievement of the Water Framework Directive targets in Powys.  
Deliver the county’s contribution to the national targets for renewable energy generation.

### Objective 5 Local Indicators - Summary Table for Annual Monitoring Report Period.

Ref No:	Indicator	Assessment	Action
AMR26	Additional installed capacity (MW) of wind turbine developments permitted within SSAs per annum.	N/A	N/A
AMR27	Additional installed capacity (MW) of solar PV developments permitted within LSAs per annum.		Policy Review Required
AMR28	Number of community/district heating schemes permitted under Policy DM13 (criterion 15) per annum.		Policy Review Required
AMR29	Additional installed capacity (MW) renewable, low or zero carbon electricity permitted per annum.  Additional installed capacity (MW) of renewable, low or zero carbon thermal permitted per annum.		Continue Monitoring
AMR30	The preparation and adoption of Supplementary Planning Guidance relating to Renewable Energy.	SPG adopted	No Action Required
AMR31	Number of developments permitted for wind and solar PV energy greater than 5MW.		Continue Monitoring

**AMR26: Additional installed capacity (MW) of wind turbine developments permitted within SSAs per annum.**

<b>Objective:</b>	<b>Energy and Water</b>
<b>Indicator:</b>	<b>Additional installed capacity (MW) of wind turbine developments permitted within SSAs per annum.</b>
<b>Key Policies:</b>	Topic Based Policy RE1– Renewable Energy
<b>Related Policies:</b>	
<b>Target:</b>	To contribute towards achieving the TAN 8 SSA capacity targets
<b>Trigger Point:</b>	No additional installed capacity of wind turbine developments permitted within SSAs for two consecutive years.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	N/A
<b>AMR 2022 (2021-2022):</b>	N/A

**Analysis**

This is no longer an indicator. Technical Advice Note (TAN) 8, Strategic Search Areas (SSAs) have been replaced by pre-assessed areas for wind energy in Future Wales: The National Plan 2040 (Feb 2021).

**Action**

N/A

**AMR27: Additional installed capacity (MW) of solar PV developments permitted within LSAs per annum.**

<b>Objective:</b>	<b>Energy and Water</b>
<b>Indicator:</b>	<b>Additional installed capacity (MW) of solar PV developments permitted within LSAs per annum.</b>
<b>Key Policies:</b>	Topic Based Policy RE1– Renewable Energy
<b>Related Policies:</b>	
<b>Target:</b>	For contributions to be made towards renewable energy generation through new solar developments permitted within LSAs.
<b>Trigger Point:</b>	No additional installed capacity of solar PV developments permitted within LSAs for two consecutive years.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

The aim of this monitoring indicator is to monitor how effective LDP Policy RE1 is at ensuring proposals for solar PV between 5 and 50MW are focused within the LDP's designated Local Search Areas (LSA).

The LDP identified 20 LSA across the county. These have been identified as areas within Powys that are considered to contain the least constraint for medium to larger scale solar photovoltaic renewable electricity generation projects.

In this monitoring period there has been no additional installed capacity permitted within any of the 20 LSA in the Plan area.

The absence of any Solar PV planning permissions being granted within the identified LSAs for this monitoring period and over the course of more than two consecutive years, means the monitoring indicator's trigger point has been reached.

However, it is recognised that it may be economic factors, such as changes to subsidy regime and inability to obtain cost effective connections to grid, rather than the policy which may be controlling factors. Further evidence gathering, allied to a policy review may be necessary.

The trigger point for this monitoring indicator has been reached, no additional installed capacity of solar PV developments has been permitted within LSAs for more than two consecutive years. Research will be undertaken as evidence to support the preparation of the Replacement LDP, this will include reconsidering the policies and proposals with regards to renewable energy including the use of LSAs.

**Action**

**Policy Review Required**

Development plan policies are not being implemented and are failing to deliver; a review of the specific policy may be required.

**AMR28: Number of community/district heating schemes permitted under Policy DM13 (criterion 14) per annum.**

<b>Objective:</b>	<b>Energy and Water</b>
<b>Indicator:</b>	<b>Number of community/district heating schemes permitted under Policy DM13 (criterion 14) per annum.</b>
<b>Key Policies:</b>	Development Management Policy DM13 – Design and Resources (Criterion 14)
<b>Related Policies:</b>	
<b>Target:</b>	For additional community/district heating schemes to be permitted under Policy DM13 (criterion 14)
<b>Trigger Point:</b>	No additional community/district heating schemes permitted under Policy DM13 (criterion 14) for two consecutive years.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator seeks to test the performance of Criterion 14 of Policy DM13, in supporting the development of community/district heating schemes. The criterion requires that investigations are “undertaken into the technical feasibility and financial viability of community and/or district heating networks wherever the development proposal’s Heat Demand Density exceeds 3MW/km<sup>2</sup>”.

Community or District Heating Networks work on the principle of a shared network of heating pipes that heat one or more buildings, usually in heavily populated or urban areas, where there is a reliable or near constant demand. They usually involve one heat source and heavily insulated pipes running underground between the properties involved. In European towns and cities where the technology is relatively common, they usually involve a Combined Heat and Power (CHP) or a Combined Cooling Heat and Power (CCHP) plant. These utilise the excess heat that is created by the generation of electricity. The electricity is either used by the building/s that are a part of the network or is sold to the National Grid. The CHP/CCHP generators themselves can use a variety of fuels from diesel through to biomass and so are considered to be either low carbon or completely renewable.

As with the previous AMR (AMR 2021) no such applications have been permitted within the monitoring period, either involving a scale, or in a location, that is likely to be feasible or viable. In considering how effective this part of the policy is a number of factors need to be borne in mind when interpreting this outcome.

The policy requires the developer to carry out an investigation in order to determine whether the use of such a network is financially and technically viable. Where it is found that a scheme is not feasible and/or viable there is no requirement that they must implement one. No such investigations are recorded in the Council’s monitoring activities

so it has not been possible to know how many proposals undertook this investigation and then discounted it due to it not being feasible or viable.

Also, it is recognised that district heating networks are only likely to be feasible and viable where the proposal involves a high enough demand (e.g., a (usually urban) residential setting such as a block of flats, a hospital, or residential home, public swimming pool, or leisure centre etc.) and/or is in proximity to other similar users that require a regular or high thermal demand. Therefore, the opportunity to permit such a scheme relies entirely upon there being applications from appropriate settings in the first place, followed by those applications establishing the feasibility and viability of such a network. Hence the lack of any permitted scheme may not point to a failing in the policy, but wider factors such as the number, scale and locations of applications in the first place.

Research will be undertaken as evidence to support the preparation of the Replacement LDP, this will include reconsidering the policies and proposals with regards to renewable energy including community/district heating schemes.

### **Action**

#### **Policy Review Required**

Development plan policies are not being implemented and are failing to deliver; a review of the specific policy may be required.

**AMR29:**

**Additional installed capacity (MW) renewable, low or zero carbon electricity permitted per annum.**

**Additional installed capacity (MW) of renewable, low or zero carbon thermal permitted per annum.**

<b>Objective:</b>	<b>Energy and Water</b>
<b>Indicator:</b>	<b>Additional installed capacity (MW) renewable, low or zero carbon electricity permitted per annum. Additional installed capacity (MW) of renewable, low or zero carbon thermal permitted per annum.</b>
<b>Key Policies:</b>	Topic Based Policy RE1– Renewable Energy
<b>Related Policies:</b>	Development Management Policy DM13 – Design and Resources
<b>Target:</b>	<ul style="list-style-type: none"> <li>• Additional installed capacity of renewable low or zero carbon electricity permitted of 30.85MW (potential electricity contribution) by 2021.</li> <li>• Additional installed capacity of renewable low or zero carbon electricity permitted of 61.7MW (potential electricity contribution) by 2026.</li> <li>• Additional installed capacity of renewable, low or zero carbon thermal permitted of 3.5MW (potential thermal contribution) by 2021.</li> <li>• Additional installed capacity of renewable low or zero carbon thermal permitted of 87MW (potential thermal contribution) by 2026.</li> </ul> <p>The amount of additional installed capacity of renewable low or zero carbon permitted falls below the potential electricity or thermal contribution.</p>
<b>Trigger Point:</b>	The amount of additional installed capacity of renewable low or zero carbon permitted falls below the potential electricity or thermal contribution.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator aims to monitor the effectiveness of LDP Policy RE1 in contributing towards achieving the national targets detailed in the reasoned justification for Policy RE1.

Policy RE1 of the LDP is supported by the Powys Renewable Energy Assessment (REA) Update (2017) which identified the amounts of renewable, low or zero carbon electricity and thermal energy that the county could be reasonably expected to contribute towards the national targets. For electricity the different sources listed in the REA (Biomass, Hydropower, Landfill Gas, Windpower, Solar PV, Anaerobic Digestion, Combined Heat



and Power and Building Integrated Renewables) were likely to contribute an additional 61.7MW capacity to what already exists, before the end of the Plan period in 2026.

During the previous monitoring periods (17<sup>th</sup> April 2018 to 31<sup>st</sup> March 2019, 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020, 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021), a total of 36.7311 MW of renewable, zero or low carbon electricity generation capacity was permitted in the Plan area, and a total of 20.069MW of renewable or low carbon thermal capacity was added.

Analysis of the Council's data for the monitoring period 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022 determined that there was an additional 1.433MW of renewable, zero or low carbon electricity generation capacity permitted, along with a further 1.393MW of thermal capacity.

When added to the previous year's totals the cumulative figures, almost four years after adoption of the LDP, are now as follows;

- Electricity; 38.164MW
- Thermal; 21.462MW

With less than 24MW now required in order to meet the Plan's lifetime target, the policy is expected to have permitted the anticipated 61.7MW by the end of the Plan period. The figures for thermal capacity are even better, as the target of 7MW by the end of the Plan period in 2026 has already exceeded the target.

Not included in the reported figures above, it should be noted that an application for a windfarm at Llanbrynmair consisting of 30 wind turbines (up to 90MW) was approved by the Secretary of State in December 2021 (BERR/2009/0004).

As a result of this performance there is no further action required and the performance of LDP Policy RE1 will continue to be monitored.

### **Action**

#### **Continue Monitoring**

Development plan policies are being implemented effectively.

**AMR30: The preparation and adoption of Supplementary Planning Guidance relating to Renewable Energy.**

<b>Objective:</b>	<b>Energy and Water</b>
<b>Indicator:</b>	<b>The preparation and adoption of Supplementary Planning Guidance relating to Renewable Energy.</b>
<b>Key Policies:</b>	Topic Based Policy RE1– Renewable Energy
<b>Related Policies:</b>	Development Management Policy DM13 – Design and Resources
<b>Target:</b>	To prepare and adopt Supplementary Planning Guidance relating to Renewable Energy within 12 months of adoption of the Plan.
<b>Trigger Point:</b>	The SPG relating to Renewable Energy is not adopted within 12 months of adoption of the LDP.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	SPG Adopted April 2019.
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

The Renewable Energy SPG was adopted in April 2019.

**Action**

No action required.

**AMR31: Number of developments permitted for wind and solar PV energy greater than 5MW.**

<b>Objective:</b>	<b>Energy and Water</b>
<b>Indicator:</b>	<b>Number of developments permitted for wind and solar PV energy greater than 5MW.</b>
<b>Key Policies:</b>	Topic Based Policy RE1– Renewable Energy
<b>Related Policies:</b>	
<b>Target:</b>	No developments permitted, unless the size and location is in accordance with criteria 1 and 2 of Policy RE1.
<b>Trigger Point:</b>	1 or more developments permitted of a size (MW) and location not in accordance with criteria 1 and 2 of Policy RE1.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

Criteria 1 and 2 of LDP Policy RE1 are concerned with ensuring that the Strategic Search Areas (SSA) for renewable wind developments, and Local Search Areas (LSA) for solar PV developments, accommodate renewable energy developments of an appropriate size (25MW and upwards for wind and between 5MW and 50MW for solar). However, due to the introduction of Future Wales – The National Plan 2040 (February 2021) and the subsequent withdrawal of TAN 8 – Planning for Renewable Energy, the SSA designation no longer exists. As a result, from this point onwards, this monitoring indicator is concerned only with the monitoring of Criterion 2 of LDP Policy RE1.

Criterion 2 safeguards the 20 LSAs in the Plan area by ensuring that the Areas are not sterilised by other renewable, low or zero carbon developments that would be incompatible with the purpose of the LSA. Such incompatible developments would include solar developments under 5MW in an LSA if their presence created an unacceptable cumulative impact that would render the LSA unavailable to larger scale developments for which the Area has been designated.

Analysis of the Development Management data for the monitoring period reveals that for developments impacting on a LSA, one application was permitted. This being a Section 73 application at Bryn Henllys Open Cast Mine Site (21/0117/REM) to extend the operational life from 25 years to 40 years.

Monitoring of compliance will continue.

**Action**

**Continue Monitoring** - Development plan policies are being implemented effectively.

## Theme 2 – Supporting The Powys Economy

### Objective 6 – Vibrant Economy

To support a diverse, robust and vibrant economy for Powys, including a strong rural economy, which is sustainable and responsive to change. To ensure towns and larger villages are the main focus for economic development and that town centres are vital, viable and attractive.

#### Objective 6 Local Indicators - Summary Table for Annual Monitoring Report Period.

Ref No:	Indicator	Assessment	Action
AMR32	Amount of major retail, office and leisure development (sq.m.) permitted within and outside Town Centre Areas.		Continue Monitoring
AMR33	The number of developments permitted for new economic development on allocated employment and mixed-use sites in respect of business (B1), general industry (B2), storage and distribution (B8) multiple uses, ancillary uses, and other uses		Continue Monitoring
AMR34	Number of employment developments permitted on non-allocated sites.		Continue Monitoring
AMR35	Number of developments permitted for alternative use of existing employment sites listed under Policy E4.		Continue Monitoring
AMR36	Number of developments permitted within Town Centres, which would result in less than:  75% of units within a Primary Shopping Frontage;  66% of units within Secondary Shopping Frontage;  being for A1 and A3 uses.		Policy Review Required

**AMR32: Amount of major retail, office and leisure development (sq.m.) permitted within and outside Town Centre Areas.**

<b>Objective:</b>	<b>Vibrant Economy</b>
<b>Indicator:</b>	<b>Amount of major retail, office and leisure development (sq.m.) permitted within and outside Town Centre Areas.</b>
<b>Key Policies:</b>	Topic Based Policy E2 – Employment Proposals on Non-allocated Employment Sites
<b>Related Policies:</b>	Topic Based Policy TD1 –Tourism Developments
<b>Target:</b>	No major retail, office or leisure development to be permitted outside Town Centre Areas, unless in accordance with national policy, TAN 4, or LDP policies E2 and TD1.
<b>Trigger Point:</b>	1 or more major retail, office or leisure developments permitted outside Town Centre Areas not in accordance with national policy, TAN 4, or LDP policies E2 and TD1 in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator aims to test the implementation of LDP policies E2 and TD1 to ensure that major retail, office or leisure development is located only within town centre areas unless it complies with National Policy, TAN 4, or LDP policies E2 and TD1.

LDP policy supports small scale, appropriate development opportunities for employment in areas that are not allocated for such purposes. Any applications received that do not accord with the relevant criteria set out within the policies would be contrary to policy.

During the monitoring period, there were three applications for major development permitted that fell within the categories of retail, office or leisure outside of Town Centre Areas. All three of the applications were for tourism developments and considered to comply with LDP Policy TD1.

It is considered that the development plan policies are being implemented effectively with regards to this monitoring indicator.

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.

**AMR33: The number of developments permitted for new economic development on allocated employment and mixed use sites in respect of business (B1), general industry (B2), storage and distribution (B8) multiple uses, ancillary uses, and other uses.**

<b>Objective:</b>	<b>Vibrant Economy</b>
<b>Indicator:</b>	<b>The number of developments permitted for new economic development on allocated employment and mixed use sites in respect of business (B1), general industry (B2), storage and distribution (B8) multiple uses, ancillary uses, and other uses.</b>
<b>Key Policies:</b>	Strategic Policy SP2 – Employment Growth
<b>Related Policies:</b>	Topic Based Policy E1 – Employment Proposals on Allocated Employment Sites Topic Based Policy E3 – Employment Proposals on Allocated Mixed Use Employment Sites
<b>Target:</b>	Employment uses within classes B1, B2 and B8, or ancillary uses, only to be permitted on allocated employment and mixed use sites, unless in accordance with policies E1 and E3.
<b>Trigger Point:</b>	1 or more other employment developments permitted on allocated employment and mixed use sites not in accordance with policies E1 and E3 in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator aims to test the implementation of LDP policies E1 and E3 to ensure that the allocations in the LDP continue to provide employment land across the Plan area.

LDP policy promotes the employment allocations (and some of the mixed-use allocations) for B1, B2 and B8 use classes, but also enables proposals for complimentary ancillary employment uses that are not within a B use class order that improve site viability and enables new site development. Any applications which do not comply with this criterion would be contrary to policy.

During the monitoring period, four planning applications (0.745 ha) were permitted for employment uses. The employment uses proposed for these sites, all complied with the permitted uses and category for the sites (Prestige, High Quality, Local and Mixed Use) in accordance with LDP policies E1 and E3, on sites allocated for employment land in the Plan.

Two further planning permissions were granted for infrastructure related proposals. One was for the provision of 189 car parking spaces for use by an existing company on the industrial park and the other was for the configuration of the access and white lining within the circulation route of an ancillary use previously permitted within the allocated site. Both proposals are considered to accord with LDP Policy E1.

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.

**AMR34: Number of employment developments permitted on non-allocated sites.**

<b>Objective:</b>	<b>Vibrant Economy</b>
<b>Indicator:</b>	<b>Number of employment developments permitted on non-allocated sites.</b>
<b>Key Policies:</b>	Topic Based Policy E2 – Employment Proposals on Non-allocated Employment Sites
<b>Related Policies:</b>	
<b>Target:</b>	No employment development to be permitted on non-allocated sites, unless in accordance with Policy E2.
<b>Trigger Point:</b>	1 or more employment developments permitted on non-allocated sites not in accordance with Policy E2 in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

A total of nine planning applications were permitted for employment proposals on non-allocated employment sites (not on an employment allocation or within an employment safeguarding area) during the monitoring period.

Figure 6 below, illustrates where the employment proposals were in terms of the settlement hierarchy and the nature of the development (e.g., conversion/change of use, extension or new build).

LDP Policy E2 requires development proposals on non-allocated sites to consider locations on existing employment sites or previously developed land in the first instance if an allocated employment site is not suitable. Following on from this the policy requires at least one of the following criteria to be met:

- The proposal is up to 0.5ha. and is located within or adjoining a settlement with a development boundary.
- The proposal is for the limited expansion, extension or environmental improvement of existing employment sites and buildings.
- The proposal is appropriate in scale and nature to its location and is supported by a business case which demonstrates that its location is justified.

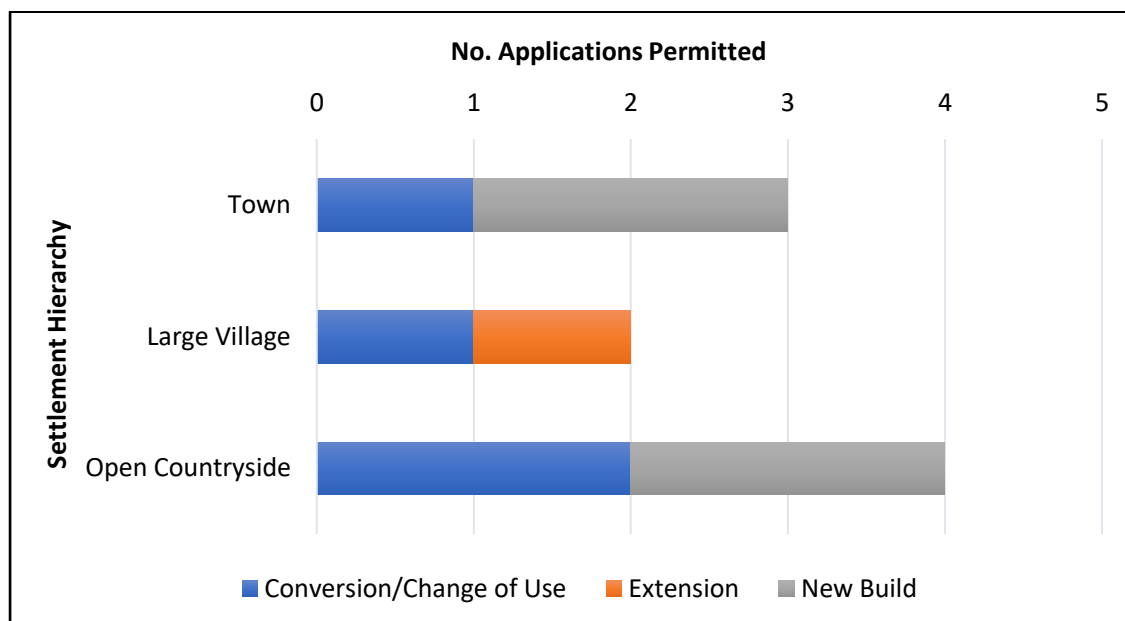
All five of the proposals in the Towns and Large Villages were on previously developed sites within a settlement so can automatically be considered as complying with LDP Policy E2.

The remaining four proposals in the Open Countryside were granted due to compliance with the policies listed in Table 24.

Table 24 identifies one employment development permitted on a non-allocated site that was not necessarily in accordance with LDP Policy E2 but was in accordance with National Policy. In this case, the lack of accordance with LDP Policy E2 is therefore seen as an issue with the wording of this annual monitoring framework, monitoring indicator target and trigger point not the way that the planning application was determined.



**Figure 6. Chart Showing the Number of Planning Applications Permitted on Non-Allocated Employment Sites by Settlement Hierarchy and Development Type in Monitoring Period.**



**Table 24. Applications Permitted in Monitoring Period, for Employment Developments on Non-Allocated Sites in the Open Countryside Against LDP Policy.**

Application	Principle of Development	Policy Accordance
<b>21/0552/FUL</b>	Erection of a building to house bottling plant, alterations to access and all associated works	LDP Policy E2 (criterion 2)
<b>21/0653/FUL</b>	Siting of up to 10 self-storage containers on existing areas of hardstanding within a secure compound including erection of new 2.4 m high fence and gates and alterations to existing access	LDP Policy E2 (criterion 2)
<b>21/0910/FUL</b>	Retrospective application for the change of use of an agricultural workshop building to B1(C) (business - light industrial)	TAN 23, part 3.2.1
<b>21/1085/FUL</b>	Change of use of existing hotel to accommodate a mixed use of hotel and furniture workshop with associated retail space	LDP Policy E2 (criterion 3)

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.

**AMR35: Number of developments permitted for alternative use of existing employment sites listed under Policy E4.**

<b>Objective:</b>	<b>Vibrant Economy</b>
<b>Indicator:</b>	<b>Number of developments permitted for alternative use of existing employment sites listed under Policy E4.</b>
<b>Key Policies:</b>	Topic Based Policy E4 – Safeguarded Employment Sites
<b>Related Policies:</b>	Development Management Policy DM16 – Protection of Existing Employment Sites
<b>Target:</b>	No developments permitted for alternative use of existing employment sites listed under Policy E4 unless in accordance with Policy DM16.
<b>Trigger Point:</b>	1 or more developments permitted for alternative use of existing employment sites listed under Policy E4 not in accordance with Policy DM16 in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator aims to test the implementation of LDP policies E4 and DM16 to ensure that the safeguarded employment sites in the LDP continue to protect the function of existing employment areas across the Plan area.

LDP Policy DM16 only allows for alternative uses on safeguarded employment sites where proposals can demonstrate that the employment site is no longer required, that the proposal would not result in an under provision of employment land or premises and that the development proposal doesn't prejudice the surrounding employment sites and premises.

During the monitoring period all apart from two of the planning applications for non-employment uses permitted, on employment safeguarding sites, were to complement (not replace) the existing employment use (e.g., addition of use class A1 retail to current use class B1).

The two planning applications for non-employment uses permitted, fall within the definition of ancillary employment uses in paragraph 4.4.4 of the LDP. The proposals included a day nursery and a grocery shop both of which could be considered to improve site viability. Furthermore, both applications met the criteria set out in LDP Policy DM16, in that the land and premises were no longer required for employment purposes, they would not result in an under provision of employment land or premises in the sub / local area or prejudice the existing or future operational use of surrounding employment sites and premises.

Therefore, no applications were permitted for an alternative use of an employment safeguarding site that did not comply with the LDP employment policies.

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.



**AMR36: Number of developments permitted within Town Centres, which would result in less than:**

- 75% of units within a Primary Shopping Frontage;
- 66% of units within Secondary Shopping Frontage;

being for A1 and A3 uses.

<b>Objective:</b>	<b>Vibrant Economy</b>
<b>Indicator:</b>	<b>Number of developments permitted within Town Centres, which would result in less than:</b> <ul style="list-style-type: none"> <li>• 75% of units within a Primary Shopping Frontage;</li> <li>• 66% of units within Secondary Shopping Frontage;</li> </ul> <b>being for A1 and A3 uses.</b>
<b>Key Policies:</b>	Topic Based Policy R3 – Development Within Town Centre Areas
<b>Related Policies:</b>	
<b>Target:</b>	No development permitted that results in less than the percentage of units set by Policy R3 for the respective Shopping Frontages being for A1 and A3 uses, unless in accordance with Policy R3.
<b>Trigger Point:</b>	1 or more developments permitted that result in less than the percentage of units set by Policy R3 for the respective Shopping Frontages being for A1 or A3 uses not in accordance with Policy R3, in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

As set out in AMR 2021, this monitoring indicator is no longer being actively monitored due to problems with the baseline data, meaning the % targets are ineffective. It has been determined that the retail suite of policies will need to be updated for the Replacement LDP.

The Council has now commissioned settlement audits for the Replacement LDP which will include consideration of the retail mix in Towns and Large Villages, this will be supplemented by further retail evidence. Planning Policy evidence for the Replacement LDP will need to be aligned to ongoing regeneration work (such as the forthcoming Town Centre Investment Plans which will relate to ten towns in Powys) and have regard to the retail element of any adopted Place Plans.

Table 25 shows the permissions granted in the monitoring period which are relevant to the change of units within Primary or Secondary Frontages (note that Secondary frontages are only defined for Welshpool and Newtown). The decisions are policy compliant taking account of LDP Policy R3.

**Table 25. Applications Permitted in the Monitoring Period for Change of Use in Primary or Secondary Retail Zones.**

<b>Town</b>	<b>Frontage</b>	<b>Permission</b>	<b>Detail</b>
<b>Builth Wells</b>	Primary	20/0707/FUL	20 High Street: Change of use of ground floor from library to retail to include rear extension and access to flats above, change of use of first floor from library to two flats and creation of two new flats on second floor
<b>Welshpool</b>	Primary	21/0484/FUL	17 Berriew Street: Change of use of 1 <sup>st</sup> floor hairdressers and partial change of use of neighbouring 1 <sup>st</sup> floor retail floor space into a residential flat
<b>Ystradgynlais</b>	Primary	21/1707/FUL	24 Station Road: Change of use of property from a Chiropractic Clinic to a Chiropractic Clinic on the ground floor and self-contained flat on the first floor
<b>Newtown</b>	Secondary	21/1316/FUL	7a Market Street: Change of use of basement flat to shop storage area
<b>Newtown</b>	Secondary	21/1722/FUL	31 Market Street (extending over 30 Market Street and building to rear of no.31): Change of use and conversion of offices to create six residential units and retail floor space.

**Action**

**Policy Review Required**

Whilst the principles of LDP Policy R3, to retain vital, viable and attractive town centres, are being adhered to, the Monitoring Indicator and Trigger point is not able to be used effectively and should be reviewed. This will take place as part of the Replacement LDP.

## Objective 7 – Key Economic Sectors

To maintain and strengthen key economic sectors within Powys including manufacturing in the Severn Valley and Ystradgynlais, sustainable year-round tourism opportunities, agriculture and the rural economy.

### Objective 7 Local Indicators - Summary Table for Annual Monitoring Report Period.

Ref No:	Indicator	Assessment	Action
AMR37	Number of new tourism facilities, attractions or extensions to existing development permitted.		Continue Monitoring
AMR38	Number of developments permitted for alternative use of existing tourism development in rural areas.		Continue Monitoring

**AMR37: Number of new tourism facilities, attractions or extensions to existing development permitted.**

<b>Objective:</b>	<b>Key Economic Sectors</b>
<b>Indicator:</b>	<b>Number of new tourism facilities, attractions or extensions to existing development permitted.</b>
<b>Key Policies:</b>	<b>Topic Based Policy TD1 – Tourism Development</b>
<b>Related Policies:</b>	
<b>Target:</b>	No developments permitted for new tourism facilities or attractions or for extensions to existing development, unless in accordance with Policy TD1.
<b>Trigger Point:</b>	1 or more developments permitted for new tourism accommodation, facilities or attractions, or for extensions to existing development not in accordance with Policy TD1 in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

The purpose of this indicator is to ensure that tourism development is in accordance with LDP Policy TD1 and that inappropriate, unacceptable development is not permitted either in settlements or the open countryside. Supporting tourism is a key tenet of the LDP because of its contribution to the economy, but the LPA seeks to ensure that developments are sustainable and do not have an unacceptable adverse impact and effect upon the character and appearance of an area, the natural and historic environment or existing amenities, assets or designations.

During this monitoring period, 92 applications for tourism development were given planning permission, all were in accordance with LDP Policy TD1 which indicates that the policy is being implemented appropriately.

Looking at the distribution of the tourism developments across the settlement hierarchy 95% of the applications permitted were in the Open Countryside and as seen in monitoring indicator AMR20, 71 of the total applications (77%) were on greenfield sites in the Open Countryside.

Analysis of the 92 planning applications permitted found that a total of 240 individual units of tourist accommodation were permitted. Figure 7 below breaks the 240 units into type, the biggest difference between the applications permitted in this monitoring period compared to previous years is the reduction in the number static caravans that received permission.

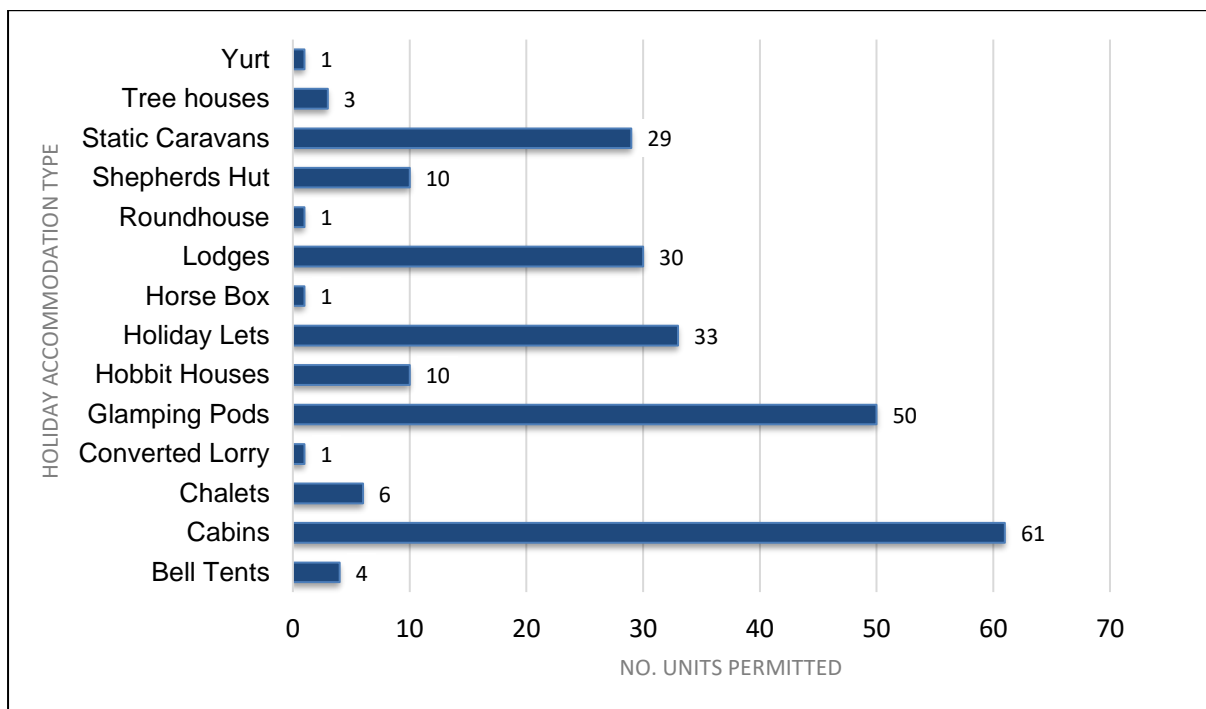
Four of the 92 planning applications for a tourism use, did not result in units of accommodation, these include proposals for minor development related to an existing facility and a campsite.

All 92 planning applications for tourism development permitted, were considered to comply with LDP Policy DM4 – Landscape. However, consideration will be given in the preparation of the Replacement LDP as to whether the Landscape Policy DM4, is



adequately worded in relation to tourism development, including any cumulative impacts and whether the wording of LDP Policy TD1 – Tourism Development needs to be amended.

**Figure 7. Chart Showing the Total Type and Number of Units of Accommodation Permitted in the Monitoring Period.**



**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.

**AMR38: Number of developments permitted for alternative use of existing tourism development in rural areas.**

<b>Objective:</b>	<b>Key Economic Sectors</b>
<b>Indicator:</b>	<b>Number of developments permitted for alternative use of existing tourism development in rural areas.</b>
<b>Key Policies:</b>	Topic Based Policy TD2 – Alternative Uses of Existing Tourism Development
<b>Related Policies:</b>	
<b>Target:</b>	No developments permitted for change of use of existing tourism developments to alternative uses in rural areas, unless in accordance with Policy TD2.
<b>Trigger Point:</b>	1 or more developments permitted for alternative (non-tourism) use of existing tourism developments in rural areas not in accordance with Policy TD2 in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator looks at developments that change the use of an existing tourism facility to some other use. Existing tourist accommodation, facilities and attractions in Powys make an important contribution to the local tourism and business economies and the LDP seeks to avoid any significant loss of such facilities in order to protect the economy of Powys which is heavily dependent on tourism.

During this monitoring period, seven applications were given consent that permitted a change of use from a tourism facility to another use. Five of these applications were located within the Open Countryside (rural areas).

Of the five applications permitted for the alternative (non-tourism) use of existing tourism developments in rural areas, one was for rural enterprise dwelling in association with an existing tourism business, so not considered to conflict with LDP Policy TD2. Two of the applications were supported by evidence in relation to the facility's viability and LDP Policy TD2 was properly considered and applied.

A further application was for the change of use of a holiday let, recently converted from a barn to a residential dwelling. In this instance the Officer considered LDP Policy TD2, but also recognised that TAN 6 and TAN 23 with regards to the conversion of rural buildings, applied in this instance.

The remaining application was for the conversion of a licensed guesthouse to a private dwelling. There was no viability evidence submitted to support the application and the Planning Officer gave limited consideration to compliance with LDP Policy TD2 in the Officer Report. However, the guesthouse had only had planning permission since 2012 prior to this it was a private dwelling.

Looking at the developments permitted for a change of use of an existing tourism development to an alternative use in rural areas, it is considered that they are all in accordance with LDP Policy TD2 or National Policy, apart from the final example.

However, in this case it is not considered to be an issue due to the property reverting to its previous use in a relatively short period of time.

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.

## Objective 8 – Regeneration

To support the regeneration and renewal of Powys’ built environment, its historic towns and employment premises and to support regeneration activities such as the Powys Local Growth Zone initiative.

### Objective 8 Local Indicators - Summary Table for Monitoring Report Period.

Ref No:	Indicator	Assessment	Action
AMR39	Employment development (ha) permitted and delivered within Powys Local Growth Zones.		This Local Indicator has been removed from the AMR due to the nature of the LGZ initiative and an absence of robust data.

## Theme 3 – Supporting Infrastructure and Services

### Objective 9 – Infrastructure and Services

To support the provision of new infrastructure and services to meet the future needs of Powys' communities.

#### Objective 9 Local Indicators - Summary Table for Annual Monitoring Report Period.

Ref No:	Indicator	Assessment	Action
AMR40	Number of major developments permitted where new or improved infrastructure has been secured through developer contributions.		Continue Monitoring
AMR41	Preparation and adoption of Supplementary Planning Guidance relating to Planning Obligations.	SPG Adopted	No Action Required

**AMR40: Number of major developments permitted where new or improved infrastructure has been secured through developer contributions.**

<b>Objective:</b>	<b>Infrastructure and Services</b>
<b>Indicator:</b>	<b>Number of major developments permitted where new or improved infrastructure has been secured through developer contributions.</b>
<b>Key Policies:</b>	Development Management Policy DM1 – Planning Obligations
<b>Related Policies:</b>	
<b>Target:</b>	For new or improved infrastructure to be secured through developer contributions in connection with developments permitted, where appropriate.
<b>Trigger Point:</b>	1 or more developments permitted not in accordance with Policy DM1 in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

In the monitoring period, there were three applications for major development which secured infrastructure through developer contributions.

**Planning permission: 21/0840/OUT** - Outline application for residential development for 23 dwellings at land adjacent to Lyndale and Forden Church in Wales Primary School, Forden. The Section 106 secures a £20,000 contribution towards the cost of maintaining and repairing or replacement of existing play equipment and/or facilities in the locality of the site. The scheme also includes five affordable dwellings.

**Planning permission: P/2009/0038 - 19/1642/REM** - Outline: Residential development and creation of new vehicular access at site adjacent to Shirley, Ludlow Road, Knighton - P24 HA1. The Section 106 secures a £30,000 contribution towards the improvement of the Bryn-y-Castell playground. The scheme also includes two affordable dwellings.

**Planning permission: P/2017/0200 – 21/0383/REM** - Outline: Proposed residential development comprising of up to 42 no. dwellings at land adjacent to Llys Awel Pool Road, Llanfair Caereinion. The Section 106 secures an education contribution of £132,595.18 towards the cost of providing Early Years and Primary Education and Special Education Needs in Llanfair Caereinion (payable in two instalments in conjunction with the phasing of development).

This analysis demonstrates that LDP Policy DM1 continues to be used effectively. The Council also uses planning conditions, where appropriate, to further secure planning gain. The use of conditions has now become common in respect of securing on site Affordable Housing rather than through Section 106. Affordable Housing provision is therefore monitored separately.

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.



**AMR41: Preparation and adoption of Supplementary Planning Guidance relating to Planning Obligations.**

<b>Objective:</b>	<b>Infrastructure and Services</b>
<b>Indicator:</b>	<b>Preparation and adoption of Supplementary Planning Guidance relating to Planning Obligations.</b>
<b>Key Policies:</b>	Development Management Policy DM1 – Planning Obligations
<b>Related Policies:</b>	Development Management Policy DM12 – Development in Welsh Speaking Strongholds Development Management Policy DM13 – Design and Resources Topic Based Policy H5 – Affordable Housing Contributions
<b>Target:</b>	To prepare and adopt Supplementary Planning Guidance relating to Planning Obligations within 6 months of adoption of the LDP.
<b>Trigger Point:</b>	Supplementary Planning Guidance relating to Planning Obligations not adopted within 6 months of adoption of the LDP

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	SPG Adopted October 2018
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

The Planning Obligations SPG was adopted in October 2018 and therefore within the timescale of six months from the date of LDP adoption.

**Action**

No further action required.



**Objective 10 – Important Assets**

**To support the operation and development of locally, regionally and nationally important assets located in Powys.**

**Objective 10 Local Indicators - Summary Table for Annual Monitoring Report Period.**

<b>Ref No:</b>	<b>Indicator</b>	<b>Assessment</b>	<b>Action</b>
AMR42	Developments permitted within the Sennybridge Training Area for operational purposes.		Continue Monitoring
AMR43	Number of developments permitted that would have an impact on strategic resources or assets, or their operation, as identified in Policy SP7.		Continue Monitoring

**AMR42: Developments permitted within the Sennybridge Training Area for operational purposes.**

<b>Objective:</b>	<b>Important Assets</b>
<b>Indicator:</b>	<b>Developments permitted within the Sennybridge Training Area for operational purposes.</b>
<b>Key Policies:</b>	Strategic Policy SP7 – Safeguarding of Strategic Resources and Assets
<b>Related Policies:</b>	Topic Based Policy MD1– Development Proposals by the MOD
<b>Target:</b>	For the Sennybridge Training Area to continue as a nationally significant training facility and for its operation to be generally supported by the Plan.
<b>Trigger Point:</b>	1 or more developments proposed for operational reasons refused planning permission in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator aims to identify instances when the LDP fails to support the operational effectiveness of the Sennybridge military training area.

The training area is included within LDP Policy SP7 due to its strategic importance both in the Plan area itself and nationally. The policy states that only development proposals that will not have an unacceptable impact on the asset/resource and the purposes for which it is safeguarded should be permitted. LDP Policy MD1 also safeguards the training area from any development that would compromise its operation and supports proposals that will sustain the operational use of the existing facility.

During this monitoring period one application was permitted (21/1443/FUL) for the construction of a stoned track measuring approximately 200 metres to provide access for forestry maintenance. No comments were received by the Ministry of Defence however, the Officer considered that the development would not negatively impact upon the operation of the training facility.

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.

**AMR43: Number of developments permitted that would have an impact on strategic resources or assets, or their operation, as identified in Policy SP7.**

<b>Objective:</b>	<b>Important Assets</b>
<b>Indicator:</b>	<b>Number of developments permitted that would have an impact on strategic resources or assets, or their operation, as identified in Policy SP7.</b>
<b>Key Policies:</b>	Strategic Policy SP7 – Safeguarding of Strategic Resources and Assets
<b>Related Policies:</b>	
<b>Target:</b>	No developments permitted that would have an unacceptable adverse impact on identified strategic resources and assets identified, or on their operation.
<b>Trigger Point:</b>	1 or more developments permitted that would have an unacceptable adverse impact on identified strategic resources or assets, or on their operation, not in accordance with Policy SP7, and, where applicable, there is an outstanding objection from a statutory consultee (i.e. NRW, CADW) or the relevant Council Officer in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

To identify permissions which may breach the target or trigger point, analysis will focus on cases where a development has been:

- Granted permission by the Planning Committee against an Officer's recommendation for refusal on grounds of LDP Strategic Policy SP7 or
- Granted on Appeal where the Council had originally refused permission on grounds of LDP Strategic Policy SP7.

To identify the planning decisions which could fall into this category, the Minutes of every Planning Committee held over the monitoring period have been studied with a view to investigating cases which were decided against Officer recommendation. Appeal decisions upheld (against the Council's original refusal) have also been investigated. Cases relevant to the monitoring indicator can then be assessed. The results are as follows:

- No decisions have been made by the Planning Committee to approve a planning application against the Officer's recommendation for refusal. This means the trigger point has not been breached.
- No decisions have been granted on Appeal against the Council's refusal of planning permission on grounds of LDP Strategic Policy SP7. The Minutes show that several Appeals have been dismissed including two in cases which relate to the Council citing LDP Policy SP7 to refuse development (18/0826/FUL and 20/2031/OUT) on the grounds of detrimental impact to areas designated for environmental protection.

The results of this monitoring indicator mean it is considered that the Policy is being used effectively and as intended to protect strategic resources and assets.

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.

## Theme 4 – Guardianship of Natural, Built and Historic Assets

### Objective 11 – Natural Heritage

To conserve and protect Powys’ land, air and water resources important for environmental quality, geodiversity and biodiversity and where possible to ensure development enhances them.

#### Objective 11 Local Indicators - Summary Table for Annual Monitoring Report Period.

Ref No:	Indicator	Assessment	Action
AMR44	Preparation and adoption of Supplementary Planning Guidance relating to biodiversity.	SPG Adopted	No Action Required
AMR45	The number of developments permitted on or affecting locally important site designations as identified in Policy DM2 (3).		Continue Monitoring

**AMR44: Preparation and adoption of Supplementary Planning Guidance relating to biodiversity.**

<b>Objective:</b>	<b>Natural Heritage</b>
<b>Indicator:</b>	<b>Preparation and adoption of Supplementary Planning Guidance relating to biodiversity.</b>
<b>Key Policies:</b>	Strategic Policy SP7 – Safeguarding of Strategic Resources and Assets
<b>Related Policies:</b>	Development Management Policy DM2 – The Natural Environment
<b>Target:</b>	To prepare and adopt Supplementary Planning Guidance relating to biodiversity within 6 months of adoption of the LDP.
<b>Trigger Point:</b>	Supplementary Planning Guidance relating to biodiversity not adopted within 6 months of adoption of the LDP.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	SPG Adopted October 2018
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

Analysis

The Biodiversity SPG was adopted in October 2018 and therefore within the timescale of six months from the date of LDP adoption.

Action

No further action required.

**AMR45: The number of developments permitted on or affecting locally important site designations as identified in Policy DM2 (3).**

<b>Objective:</b>	<b>Natural Heritage</b>
<b>Indicator:</b>	<b>The number of developments permitted on or affecting locally important site designations as identified in Policy DM2 (3).</b>
<b>Key Policies:</b>	Management Policy DM2 – The Natural Environment
<b>Related Policies:</b>	
<b>Target:</b>	No developments permitted on or affecting identified locally important site designations unless in accordance with Policy DM2 (3).
<b>Trigger Point:</b>	1 or more developments permitted on or affecting identified locally important site designations not in accordance with Policy DM2 and where there is an outstanding objection from the County Ecologist or the Local Wildlife Trust.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

LDP Policy DM2 The Natural Environment provides protection for a range of sites, habitats and species that are designated at international, European, national and local level. This monitoring indicator aims to test the policy’s ability to protect the locally important site designations listed under Section 3 of the policy, namely Local Nature Reserves (LNR), Regionally Important Geodiversity Sites (RIGS) and Geological Conservation Review Sites (GCRS).

Section 3 of the policy also includes local Biodiversity Action Plan Habitats and Species, but these are not included under this monitoring indicator as they are not classified as a site designation. These however are the subject of SEA Indicator.2 within the Strategic Environmental Assessment (SEA) monitoring framework.

In this monitoring period a total of six individual applications have been permitted, which were close to an LNR, RIGS or GCRS. Analysis of these applications revealed the following;

- One application was located partly within the Llandrindod Lake Park LNR. The protected sites were referred to in the Officer’s report and covered thoroughly by consultation responses received from the County Ecologist and Natural resources Wales. This application was for an extension to an existing car park which the County Ecologist deemed the site area as being unsuitable for supporting protected and priority species. Biodiversity enhancements proposed as part of the application were welcomed and conditioned as part of the approval. Based on the information submitted, it was considered that the proposed development would not result in negative impact to notable features of the Lake Park LNR.

- Three applications were close to a RIGS site and for all three, the Officer's Report clearly identifies the RIGS in question which were identified by both Ecologists and Contaminated Land Officers. Planning conditions have been placed on the permissions for further environmental and contamination investigations to be carried out prior to any works taking place.
- The remaining two applications were close to a GCRS. Of these, the Officer's Reports did cite nearby SSSIs which were identified as planning constraints. Both the SSSIs in question were designated for their geological interest because of their status as a GCRS. Both applications were identified by consultees and concluded that no impact would arise from the applications being permitted.

In summary, an improvement is evident in this monitoring period compared to the three previous years where the site designations have been clearly identified on each application and considered alongside the application. No application has been permitted where there is an outstanding objection from either the County Ecologist, or a Wildlife Trust. That said, close monitoring is still required to ensure this improvement is maintained and not lost.

Note - this indicator is similar to SEA Indicator 34.

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.



## Objective 12 – Resources

To facilitate the sustainable management of Powys’ natural and environmental resources whilst enabling development to take place including the provision of at least a 25 year land bank of crushed rock aggregates.

### Objective 12 Local Indicators - Summary Table for Annual Monitoring Report Period.

Ref No:	Indicator	Assessment	Action
AMR46	Extent of primary land – won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN requirement).		Continue Monitoring
AMR47	Number of developments permitted within the defined mineral working buffer zones.		Continue Monitoring

**AMR46: Extent of primary land – won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN requirement).**

<b>Objective:</b>	<b>Resources</b>
<b>Indicator:</b>	<b>Extent of primary land – won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN requirement).</b>
<b>Key Policies:</b>	Topic Based Policy M1– Existing Minerals Sites
<b>Related Policies:</b>	Topic Based Policy M2– New Minerals Sites
<b>Target:</b>	Percentage of crushed rock aggregates compared against the annual target for the LDP area identified in the Regional Technical Statement.
<b>Trigger Point:</b>	Less than a 25 year land bank of permitted aggregate reserves in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator aims to monitor the performance of LDP policies M1 - Existing Minerals Sites, and M2 - New Minerals Sites, with regards to their ability to maintain a supply of aggregates when compared to the Minerals Technical Advice Note (MTAN) requirement as expressed in the Regional Technical Statement for Aggregates (RTSA) (1<sup>st</sup> Review 2014 and 2<sup>nd</sup> Review 2020).

Table 5.7 of the RTSA 2<sup>nd</sup> Review states that for Powys there is no apportionment of land-won sand and gravel and a total apportionment of 87.98 million tonnes (RTSA 2<sup>nd</sup> Review) of crushed rock aggregates over a 25-year period. When this is expressed as an annual apportionment it equates to 3.519 million tonnes per annum.

During the monitoring period there were no applications that related to existing mineral sites. There were no applications permitted for the working of new sites for primary won aggregates. No data for annual extraction rates for the monitoring period have been published so a percentage calculation is not possible. However, given the current landbank identified in RTSA 2<sup>nd</sup> Review the trigger point for this monitoring indicator has not been reached.

**Action**

**Continue Monitoring** - Development plan policies are being implemented effectively.

**AMR47: Number of developments permitted within the defined mineral working buffer zones.**

<b>Objective:</b>	<b>Resources</b>
<b>Indicator:</b>	<b>Number of developments permitted within the defined mineral working buffer zones.</b>
<b>Key Policies:</b>	Development Management Policy DM9 – Existing Mineral Workings
<b>Related Policies:</b>	
<b>Target:</b>	No development is permitted within the defined mineral working buffer zones, unless in accordance with the criteria set out under Policy DM9.
<b>Trigger Point:</b>	1 or more developments permitted within the defined mineral working buffer zones not in accordance with Policy DM9 in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator aims to monitor the effectiveness of LDP Policy DM9 – Existing Mineral Workings, and its ability to protect existing mineral working buffer zones from development that constrain the operations of the mineral site.

The policy includes the criteria under which development may be allowed and these are:

- The proposal would not constrain the operations of the mineral site;
- The proposal would not be unacceptably affected by the mineral extraction operations at the site; and
- The proposal can demonstrate the appropriate mitigation measures.

Two planning applications were permitted which were located within mineral working buffer zones. One of the applications related to the after use and restoration of a mineral operation site. The development proposal was for the development of a Global Centre of Rail Excellence at land at and surrounding the Nant Helen Open Cast Coal Site. In this case as the application relates to the after use of the mineral working area LDP Policy DM9 is not considered to be applicable.

The second planning permission permitted, partially intercepted the mineral working buffer zone, and was for the change of use of an existing mobile home to a static glamping pod. In this case it is considered that the proposal would not constrain the operations of the mineral site any more than the existing use, or for the glamping pod to be unacceptably affected by the mineral extraction operations at the site.

It is concluded that all the applications permitted have been granted in accordance with LDP Policy DM9.

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.



## Objective 13 – Landscape and the Historic Environment

### i. Landscape

To protect, preserve and/or enhance the distinctive landscapes of Powys and adjoining areas, including protected landscapes.

### ii. The Historic Environment

To protect, preserve and/or enhance the distinctive historic environment, heritage and cultural assets of Powys, in particular local assets that are not statutorily protected or designated under national legislation, and to ensure that development respects local distinctiveness.

### Objective 13 Local Indicators - Summary Table for Annual Monitoring Report Period.

Ref No:	Indicator	Assessment	Action
AMR48	Preparation and adoption of Supplementary Planning Guidance relating to Archaeology.	SPG Adopted	No Action Required
AMR49	Preparation and adoption of Supplementary Planning Guidance relating to Landscapes.	SPG Adopted	No Action Required
AMR50	Preparation and adoption of Supplementary Planning Guidance relating to Residential Design.	SPG Adopted	No Action Required
AMR51	Preparation and adoption of Supplementary Planning Guidance relating to Historic Environment including the Historic Environment Records.	SPG Adopted	No Action Required
AMR52	Preparation and adoption of Supplementary Planning Guidance relating to Conservation Areas.	SPG Adopted	No Action Required
AMR53	The number of wind energy and major developments permitted and accompanied by a Landscape and Visual Impact Assessment.		Continue Monitoring
AMR54	The number of developments permitted within or affecting the setting of a Conservation Area.		Continue Monitoring

**AMR48: Preparation and adoption of Supplementary Planning Guidance relating to Archaeology.**

<b>Objective:</b>	<b>Landscape and the Historic Environment</b>
<b>Indicator:</b>	<b>Preparation and adoption of Supplementary Planning Guidance relating to Archaeology.</b>
<b>Key Policies:</b>	Strategic Policy SP7 – Safeguarding of Strategic Resources and Assets
<b>Related Policies:</b>	
<b>Target:</b>	To prepare and adopt Supplementary Planning Guidance relating to Archaeology within 24 months of adoption of the LDP.
<b>Trigger Point:</b>	Supplementary Planning Guidance relating to Archaeology not adopted within 24 months of adoption of the LDP.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	SPG Adopted July 2021

**Analysis**

The Archaeology SPG was adopted in July 2021. The approval process had been delayed due to the Covid-19 pandemic as the Council entered Business Critical mode. SPG work re-commenced in 2021 when factual updates were made to the draft SPG and presented to the LDP Working Group in April 2021, before being put forward for adoption by Cabinet.

**Action**

No further action required.

**AMR49: Preparation and adoption of Supplementary Planning Guidance relating to Landscapes.**

<b>Objective:</b>	<b>Landscape and the Historic Environment</b>
<b>Indicator:</b>	<b>Preparation and adoption of Supplementary Planning Guidance relating to Landscapes.</b>
<b>Key Policies:</b>	Development Management Policy DM4 – Landscape
<b>Related Policies:</b>	Strategic Policy SP7 – Safeguarding of Strategic Resources and Assets
<b>Target:</b>	To prepare and adopt Supplementary Planning Guidance relating to Landscapes within 12 months of adoption of the LDP.
<b>Trigger Point:</b>	Supplementary Planning Guidance relating to Landscapes not adopted within 12 months of adoption of the LDP.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	SPG Adopted April 2019
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

The Landscape SPG was adopted in April 2019 and therefore within the timescale of 12 months from the date of LDP adoption.

**Action**

No further action required.

**AMR50: Preparation and adoption of Supplementary Planning Guidance relating to Residential Design.**

<b>Objective:</b>	<b>Landscape and the Historic Environment</b>
<b>Indicator:</b>	<b>Preparation and adoption of Supplementary Planning Guidance relating to Residential Design.</b>
<b>Key Policies:</b>	Development Management Policy DM13 – Design and Resources
<b>Related Policies:</b>	
<b>Target:</b>	To prepare and adopt Supplementary Planning Guidance relating to Residential Design within 18 months of adoption of the LDP.
<b>Trigger Point:</b>	Supplementary Planning Guidance relating to Residential Design not adopted within 18 months of adoption of the LDP.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	SPG Adopted January 2020
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

The Residential Design Guide SPG was adopted in January 2020 and therefore within the timescale of 18 months from the date of LDP adoption.

**Action**

No further action required.



**AMR51: Preparation and adoption of Supplementary Planning Guidance relating to Historic Environment including the Historic Environment Records.**

<b>Objective:</b>	<b>Landscape and the Historic Environment</b>
<b>Indicator:</b>	<b>Preparation and adoption of Supplementary Planning Guidance relating to Historic Environment including the Historic Environment Records.</b>
<b>Key Policies:</b>	Strategic Policy SP7 – Safeguarding of Strategic Resources and Assets
<b>Related Policies:</b>	
<b>Target:</b>	To prepare and adopt Supplementary Planning Guidance relating to Historic Environment including the Historic Environment Records within 24 months of adoption of the LDP.
<b>Trigger Point:</b>	Supplementary Planning Guidance relating to Historic Environment including the Historic Environment Records not adopted within 24 months of adoption of the LDP.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	SPG Adopted July 2021

**Analysis**

The Historic Environment SPG was adopted in July 2021. The approval process had been delayed due to the Covid-19 pandemic as the Council entered Business Critical mode. SPG work re-commenced in 2021 when factual updates were made to the draft SPG and presented to the LDP Working Group in April 2021, before being put forward for adoption by Cabinet.

**Action**

No further action required.

**AMR52: Preparation and adoption of Supplementary Planning Guidance relating to Conservation Areas.**

<b>Objective:</b>	<b>Landscape and the Historic Environment</b>
<b>Indicator:</b>	<b>Preparation and adoption of Supplementary Planning Guidance relating to Conservation Areas.</b>
<b>Key Policies:</b>	Strategic Policy SP7 – Safeguarding of Strategic Resources and Assets
<b>Related Policies:</b>	Development Management Policy DM13 – Design and Resources
<b>Target:</b>	To prepare and adopt Supplementary Planning Guidance relating to Conservation Areas within 18 months of adoption of the LDP.
<b>Trigger Point:</b>	Supplementary Planning Guidance relating to Conservation Areas not adopted within 18 months of adoption of the LDP.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	SPG Adopted January 2020
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

The Conservation Areas SPG was adopted in January 2020 and therefore within the timescale of 18 months from the date of LDP adoption.

**Action**

No further action required.

**AMR53: The number of wind energy and major developments permitted and accompanied by a Landscape and Visual Impact Assessment.**

<b>Objective:</b>	<b>Landscape and the Historic Environment</b>
<b>Indicator:</b>	<b>The number of wind energy and major developments permitted and accompanied by a Landscape and Visual Impact Assessment.</b>
<b>Key Policies:</b>	Development Management Policy DM4 – Landscape
<b>Related Policies:</b>	
<b>Target:</b>	No developments permitted that could have a significant landscape or visual impact, unless accompanied by a Landscape and Visual Impact Assessment.
<b>Trigger Point:</b>	1 or more developments permitted that could have a significant landscape or visual impact permitted without an accompanying Landscape and Visual Impact Assessment.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator aims to test the implementation of LDP Policy DM4 – Landscape which seeks to prevent development from having an unacceptable adverse effect, on the valued characteristics and qualities of the Powys landscape. The Policy requires proposals which are likely to have a significant impact on the landscape and/or visual amenity to undertake a Landscape and Visual Impact Assessment (LVIA). This is elaborated upon in paragraph 4.2.33 of the LDP: “Proposals which could have a significant impact on the landscape and/or visual amenity will require a Landscape and Visual Impact Assessment to be undertaken in accordance with relevant guidance. This will include all wind energy proposals (excluding anemometry masts) and most major developments...”

During the monitoring period 12 applications were granted that met the description of either being a “wind energy proposal “or a “major development”, in the Open Countryside.

The submitted information, demonstrating how landscape has been taken into consideration for the 12 applications, is summarised in Table 26 below.

Since the adoption of the Plan a judicial review was sought, challenging the LPA’s decision to grant consent for a major planning application in the Open Countryside, without an LVIA being submitted with the application (listed among several reasons).

The judge stated the following in the letter detailing the outcome of the judicial review:

“Neither policy DM4 nor the guidance (referring to the SPG) referred to made a formal Visual Impact Assessment mandatory. Whether one should be required in the particular case was a matter for the officers and/or committee members, and given their own assessment, made with the assistance of a site visit, that there would be no significant

visual impact, the decision not to require such an assessment cannot be argued to be irrational or unlawful on other grounds”.

The view of the judge supports the approach taken by the LPA, where specific judgements are being made of what constitutes a ‘**significant impact**’ by Planning Officers, based on whether proposed developments are likely to have a significant landscape and visual impact (highly sensitive landscape or due to nature and scale of development) and therefore the need for LVIA varies.

The Landscape SPG was adopted in April 2019. The SPG provides detail on how landscape should be taken into consideration when considering the design and siting of a proposed development. All the developments listed in Table 26 comply with the guidance to some extent.

From the analysis, it is concluded that none of the applications permitted during the period had a significant landscape or visual impact unless they were accompanied by a LVIA.

**Table 26. Submitted Documentation Detailing Landscape Consideration for Major Applications in the Open Countryside During Monitoring Period.**

<b>Number of applications</b>	<b>Landscape Consideration Document Included with Planning Application Submission</b>
<b>6</b>	Submitted LVIA as part of an EIA
<b>0</b>	Submitted an LVIA
<b>2</b>	Submitted a Landscape Assessment
<b>2</b>	Justified approach to landscape within the Design and Access Statement.
<b>2</b>	Justified approach to landscape within a Planning Statement
<b>0</b>	No Landscape Consideration

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.

**AMR54: The number of developments permitted within or affecting the setting of a Conservation Area.**

<b>Objective:</b>	<b>Landscape and the Historic Environment</b>
<b>Indicator:</b>	<b>The number of developments permitted within or affecting the setting of a Conservation Area.</b>
<b>Key Policies:</b>	Development Management Policy DM13 – Design and Resources
<b>Related Policies:</b>	
<b>Target:</b>	No developments to be permitted in or affecting a Conservation Area, unless in accordance with Policy DM13 or national guidance.
<b>Trigger Point:</b>	1 or more developments permitted in or affecting a Conservation Area not in accordance with Policy DM13 or national guidance and where there is an outstanding objection from the Council’s Built Heritage Officer.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator looks at developments that have been permitted which are either located in or affect the setting of a Conservation Area. The purpose of the indicator is to test the implementation of LDP policies DM13 (3) and SP7 (2 v.) and, in particular, to capture instances where development is permitted where there is an outstanding objection from the Council’s Built Heritage Conservation Officer (BHCO) and where it does not comply with these policies.

Sixty-three developments within or affecting the setting of a Conservation Area have been recorded during this monitoring period, eight of which related to Conservation Area Consent for demolition. In over half of these cases, the BHCO confirmed either support or no objection for the proposals, subject to conditions or following additional information and amendments made to the proposals.

There were also several cases where the BHCO had not commented at the time of writing the Officer’s report, with some involving only change of use and no external alterations, which would, therefore, not impact on the character and appearance of the Conservation Area. Others involved sites outside but adjacent or near to Conservation Areas where the impact of the proposed development on the setting and views into and out of these areas had been considered by Development Management Officers.

A case has been identified where planning permission was granted for change of use of a listed building from an office to a dwellinghouse in the Machynlleth Conservation Area despite an outstanding objection from the Council’s BHCO. The BHCO objected to the application on grounds of insufficient information to fully assess the extent of the works required in connection with the change of use and the impact on the listed building, adjacent listed buildings and the Conservation Area. The planning application had not been accompanied by an application for listed building consent for works associated with the change of use and, therefore, had not been informed by a Heritage Impact

Assessment, and did not provide full details of the works required to meet building regulations. In addition, it was noted that the building had been re-roofed and the chimney demolished without the necessary consent.

The Development Management Officer concluded that, as no internal or external changes were proposed as part of the application, there was not considered to be any harm to the listed building or Conservation Area, and instead included an informative on the planning permission reminding the applicant of the need for listed building consent for further works. It is noted that the approach taken towards determining this application deviates from Cadw best-practice guidance 'Managing Change to Listed Buildings in Wales' (May 2017), which advises that applications for listed building consent, planning permission and building regulations approval should be made concurrently. This advice is reiterated in the Council's Historic Environment Supplementary Planning Guidance (July 2021), which explains that this will enable the overall scheme to be assessed.

A separate listed building application was made and approved for retention of the works undertaken in replacing the roof. The BHCO did not object to this element of the works, however it was made clear that the loss of the chimney was still an outstanding concern, noting that it is specifically mentioned in the listing description. The Article 4 direction in force in the Machynlleth Conservation Area seeks to protect original features, including chimneys, and their importance is reflected in Cadw best-practice guidance 'Managing Change to Listed Buildings in Wales' (May 2017) and 'Managing Conservation Areas in Wales' (May 2017) along with the Council's Supplementary Planning Guidance on Conservation Areas (July 2021). There were no records of any further applications made for any further works involved in converting the listed building or in respect of demolition of the chimney.

Another case involved the removal of an external ATM and signage associated with former use of a listed building as a bank in Welshpool Conservation Area. The BHCO did not object to the principle of removal of these elements, however the replacement of the ATM with a steel plate was not considered acceptable on such a prominent corner building in Welshpool Conservation Area. Amended details had been submitted showing infill with matching brick, and coursing and joints to match the existing brickwork. The BHCO had not formally responded to the re-consultation on these details, however according to the Officer's delegated report, the amendments were in line with those recommended by the BHCO and had been appropriately conditioned under the listed building consent already considered by Cadw. Therefore, the original issues identified with this application had been resolved before planning permission was granted.

The results for this monitoring period show that Officers are determining planning applications against the relevant planning policies, with many decisions being informed by the advice of the Built Heritage Conservation Officer. One case has been identified which suggests regard has not been given to parts of Cadw best practice guidance and the Council's Supplementary Planning Guidance relating to the need for concurrent listed building and planning applications or to the removal of chimneys. Development Management Officers will be reminded of these parts of the guidance to ensure consistency in the approach taken towards these matters.

### **Action**

**Continue Monitoring** - Development plan policies are being implemented effectively.

## Theme 5 – Supporting Healthy Communities

### Objective 14 – Healthy Lifestyles

To encourage active healthy lifestyles by enabling access to open spaces, areas for recreation and amenity including allotments or growing spaces, and to ensure development provides opportunities for walking, cycling, open and play spaces where required.

#### Objective 14 Local Indicators - Summary Table for Annual Monitoring Report Period.

Ref No:	Indicator	Assessment	Action
AMR55	The amount (ha) and type of public open space provision secured in connection with major residential developments permitted.		Continue Monitoring
AMR56	The area of public open space (ha) that would be lost and gained as a result of development granted planning permission.		Continue Monitoring
AMR57	Preparation and adoption of Supplementary Planning Guidance relating to Open Space		Not Assessed

**AMR55: The amount (ha) and type of public open space provision secured in connection with major residential developments permitted.**

<b>Objective:</b>	<b>Healthy Lifestyles</b>
<b>Indicator:</b>	<b>The amount (ha) and type of public open space provision secured in connection with major residential developments permitted.</b>
<b>Key Policies:</b>	Development Management Policy DM3 – Public Open Space
<b>Related Policies:</b>	
<b>Target:</b>	That major residential developments contribute towards addressing the open space deficiencies identified in the Open Space Assessment in terms of the amount and type of public open space provided.
<b>Trigger Point:</b>	1 or more major residential developments permitted where no amount of provision is secured for public open space where deficiencies have been identified by the Open Space Assessment in any one year.  1 or more major residential developments permitted where the type of public open space secured is not of the type required by the Open Space Assessment in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator looks at the amount (ha) and type of public open space provision secured in connection with all major residential developments permitted. The purpose of the indicator is to test the implementation of LDP Policy DM3, whereby the nature of open space provision secured should be guided by deficiencies in the published Open Space Assessment (2018).

Planning permission was granted for six major residential developments during the period. An open space contribution was secured from two of these planning permissions. The remaining four applications secured onsite provision which varied from areas of informal open space, to play areas and communal gardens with benches.

In all six circumstances the scale and nature of open space of the provision/contribution was considered appropriate, matched the types required by the Open Space Assessment and complied with LDP Policy DM3.

**Action**

**Continue Monitoring** - Development plan policies are being implemented effectively.



**AMR56: The area of public open space (ha) that would be lost and gained as a result of development granted planning permission.**

<b>Objective:</b>	<b>Healthy Lifestyles</b>
<b>Indicator:</b>	<b>The area of public open space (ha) that would be lost and gained as a result of development granted planning permission.</b>
<b>Key Policies:</b>	Development Management Policy DM3 – Public Open Space
<b>Related Policies:</b>	
<b>Target:</b>	Net gain of public open space as a result of development granted planning permission.  No net loss of public open space identified or as defined in the Open Space Assessment as a result of development granted planning permission.
<b>Trigger Point:</b>	No net gain of public open space as a result of development granted planning permission in any one year.  A net loss of public open space identified or as defined in the Open Space Assessment as a result of development granted planning permission in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator looks at the amount (hectares) of open space lost and gained as a result of planning applications granted during the monitoring period. The purpose of the indicator is to test the implementation of LDP Policy DM3 where areas identified as open space in the Open Space Assessment are protected and where housing developments of ten more contribute towards the provision of open space.

Net gain of public open space

It has not been possible to accurately record the total amount of open space granted due to the fact that the majority of open space provision secured is done via a planning or Section 106 condition. The condition requires the details (location, size maintenance etc...) of the provision to be submitted at a later date. For two of the four schemes, where new open space provision was secured, the planning applications detail a total net gain of 5,808 square metres between them.

In addition to the net gain of public open space secured through housing developments, eight planning applications relating to public open space were approved in the monitoring period. Four of these related to the addition of features to enhance existing provision, the remainder include a new community garden, playing field and two new football pitches. The two new football pitches are in Welshpool and have been secured to compensate for

the loss of the football pitches on Salop Road, these were lost when the land was developed for the new school.

Net loss of public open space

There have been several planning applications permitted on open spaces, mapped in the Open Space Assessment, that can be considered as ancillary / enhancing the existing open spaces. These include facilities such as footbridges, play equipment, viewing platforms and changing rooms. None are considered as a change of use or result in a loss of open space.

Two further applications were permitted that impacted upon open spaces. The first was for an extension to a car park, with 12 of the car parking spaces encroaching on open space as mapped in the open space assessment. In this instance consideration was given in support of the application by the applicant. The supporting information considered the proposal against LDP Policy DM3 and concluded that the proposal would not result in a deficiency for that type of Open Space and that it would enhance the existing provision by providing a facility for users of the public open space itself.

The second application permitted was for two holiday pods at a golf course. The application was considered against LDP Policy TD1 and deemed to complement an existing tourism development. The holiday pods although within the curtilage of the golf course do not result in the loss of any of the course itself.

In conclusion, during the monitoring period there has been a net gain in public open space. LDP Policy DM3 has overall been implemented as intended. However, when reconsidering the policy, in the Replacement LDP, thought should be given to making it clearer that the protection of public open spaces extends beyond what is mapped in the open space assessment.

Action

**Continue Monitoring**

Development plan policies are being implemented effectively.

**AMR57: Preparation and adoption of Supplementary Planning Guidance relating to Open Space.**

<b>Objective:</b>	<b>Healthy Lifestyles</b>
<b>Indicator:</b>	<b>Preparation and adoption of Supplementary Planning Guidance relating to Open Space.</b>
<b>Key Policies:</b>	Development Management Policy DM3 – Public Open Space
<b>Related Policies:</b>	
<b>Target:</b>	To prepare and adopt Supplementary Planning Guidance on relating to Open Space within 18 months of adoption of the LDP.
<b>Trigger Point:</b>	Supplementary Planning Guidance relating to Open Space not adopted within 18 months of adoption of the LDP.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

Whilst the Open Space SPG has not progressed beyond drafting stage, the published Open Space Assessment (2018) provides an effective mechanism to test development proposals and their loss or provision of Open Space. The Planning Obligations SPG also includes guidance for Open Space provision, so the non-publication of the Open Space SPG is not considered to be a detriment.

**Action**

Not Assessed

## Objective 15 – Welsh Language and Culture

To support and protect Welsh language and culture in Powys and specifically the Welsh Speaking Strongholds of the north-west and south-west.

### Objective 15 Local Indicators - Summary Table for Annual Monitoring Report Period.

Ref No:	Indicator	Assessment	Action
AMR58	The number of major housing developments permitted within or forming logical extensions to the Towns and Large Villages identified within Policy DM12 (in Welsh Speaking Strongholds) accompanied by a Language Action Plan setting out mitigation measures to protect, promote and enhance the Welsh language and Culture.		Continue Monitoring

**AMR58: The number of major housing developments permitted within or forming logical extensions to the Towns and Large Villages identified within Policy DM12 (in Welsh Speaking Strongholds) accompanied by a Language Action Plan setting out mitigation measures to protect, promote and enhance the Welsh language and Culture.**

<b>Objective:</b>	<b>Welsh Language and Culture</b>
<b>Indicator:</b>	<b>The number of major housing developments permitted within or forming logical extensions to the Towns and Large Villages identified within Policy DM12 (in Welsh Speaking Strongholds) accompanied by a Language Action Plan setting out mitigation measures to protect, promote and enhance the Welsh language and Culture.</b>
<b>Key Policies:</b>	Development Management Policy DM12 – Development in Welsh Speaking Strongholds
<b>Related Policies:</b>	
<b>Target:</b>	For all major housing developments within or forming logical extensions to the Towns and Large Villages identified to be accompanied by a Language Action Plan which includes mitigation measures to protect, promote and enhance Welsh language and Culture.
<b>Trigger Point:</b>	1 or more major housing developments permitted within or forming logical extensions to the Towns and Large Villages identified, without a Language Action Plan setting out mitigation measures to protect, promote and enhance the Welsh language and Culture in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

This monitoring indicator tests the implementation of LDP Policy DM12, which applies to major windfall development permitted within Welsh Speaking Strongholds.

The monitoring has captured three developments permitted during this monitoring period, all located within Ystradgynlais. However, two of these permissions were for reserved matters approval, one relating to outline planning permission granted prior to LDP adoption, and the other relating to an outline planning permission on an LDP housing allocation reported in AMR 2020.

The third case related to full planning permission for the development of 117 dwellings on an LDP Housing Allocation (P58 HA10), which benefited from a previous outline planning permission for up to 138 dwellings (that case was reported in AMR 2020). The Planning Officer clarified the position on the Welsh language with Planning Policy at the time, who advised that LDP Policy DM12 does not apply to LDP Housing Allocations as the LDP’s Sustainability Appraisal has already assessed their impact on the Welsh language. The wording of the policy is, instead, aimed at windfall (non-allocated) developments. This

approach reflects national guidance set out in Technical Advice Note 20, which only expects Welsh Language Impact Assessments to be carried out in connection with large windfall developments within areas of Welsh language sensitivity or significance. The Officer, however, considered it to be acceptable to re-attach a condition attached to a previous consent on the site requiring Welsh language and culture mitigation plan to be submitted for approval.

The previous monitoring results in respect of this indicator, for AMR 2021, identified inconsistency in the way that LDP Policy DM12 was being applied, and highlighted the need for Officer training. The results for this monitoring period reflect the fact that the policy did not apply, and, in the third case, the Officer decided to apply policy requirements based on site specific circumstances.

**Action**

**Continue Monitoring**

Development plan policies are being implemented effectively.

## Objective 16 – Community Well-being

To promote development that supports community wellbeing and cohesion, especially in communities suffering from multiple deprivation and social exclusion.

### Objective 16 Local Indicators - Summary Table for Annual Monitoring Report Period.

Ref No:	Indicator	Assessment	Action
AMR59	Number of developments permitted resulting in the loss of an existing community or indoor recreation facility, or neighbourhood/village shop, public house or service.		Policy Review Required

**AMR59: Number of developments permitted resulting in the loss of an existing community or indoor recreation facility, or neighbourhood/village shop, public house or service.**

<b>Objective:</b>	<b>Community Well-being</b>
<b>Indicator:</b>	<b>Number of developments permitted resulting in the loss of an existing community or indoor recreation facility, or neighbourhood/village shop, public house or service.</b>
<b>Key Policies:</b>	Development Management Policy DM11 – Protection of Existing Community Facilities and Services
<b>Related Policies:</b>	
<b>Target:</b>	No developments permitted that result in the loss of an existing community or indoor recreation facility, or neighbourhood/village shop, public house or service, unless in accordance with Policy DM11.
<b>Trigger Point:</b>	1 or more developments permitted resulting in the loss of an existing community or indoor recreation facility, or neighbourhood/village shop, public house or service not in accordance with Policy DM11 in any one year.

**Outcome / actions, year on year:**

<b>LDP Adopted:</b>	17/04/2018
<b>AMR 2020 (2019-2020):</b>	
<b>AMR 2021 (2020-2021):</b>	
<b>AMR 2022 (2021-2022):</b>	

**Analysis**

LDP Policy DM11 seeks to protect community facilities and services unless an alternative use can be justified in accordance with the policy. This monitoring indicator monitors the number of planning permissions given for a change of use involving loss of an existing community facility or service, in order to test the implementation of LDP Policy DM11.

During this monitoring period, 17 developments of this type have been permitted, the majority of which involved change of use/conversion to new uses, with only two developments involving redevelopment (demolition and new build). 13 of these developments proposed residential use (some of which were described as holiday units), with other proposed uses including offices, storage, light industrial use and a food bank. These developments have resulted in the loss (or in some cases partial loss) of a range of community facilities and services, including a former school, library, nursing home, clinic, meeting hall, chapels, public houses, bar, cafe, restaurant, shops, and a night club.

In the majority of cases, these proposals have been assessed specifically under LDP Policy DM11 and have been justified and supported by evidence relating to viability, marketing, and alternative uses/provision, in order to demonstrate compliance with the policy criteria. In the case of the change of use of a former nightclub at Llandrindod Wells, planning permission had previously been granted for its change of use to dwellings, however the latest proposal involved change of use to a foodbank, which would continue with a community use.



The results of the previous monitoring period (AMR 2021) suggested that LDP Policy DM11 was not being applied consistently, particularly in respect of redevelopment schemes. Two cases involved redevelopment during this monitoring period, one of which involved affordable housing on the site of a former school at Bronllys, which was assessed under LDP Policy DM11. The other example involved the demolition of a redundant prefabricated meeting hut, formerly used as village hall, and its replacement with a dwelling, in Forden. It is noted that Forden community centre is now located on the site of the primary school, which meant that the former use of the building was redundant. The temporary nature and dilapidated condition of the building meant that it would have been unsuitable for an alternative community use. This case would not have undermined the objectives of LDP Policy DM11.

In terms of the distribution of the developments permitted across the settlement tier, the majority were located in Towns and Large Villages, with a limited number in Small Villages and the Open Countryside – see Table 27. Therefore, the majority of these developments have come forward in the most sustainable locations, according to the LDP.

Officers continue to rely on LDP Policy R3 in assessing applications involving loss of shops in Towns. These cases involved premises used as a hairdressers and a house clearance company, and in mixed use, for instance an industrial unit partly used for retail and a restaurant with a retail element. However, a case in Presteigne did involve the loss of a former local store a short walk from the Town Centre Area, which appeared to have formerly acted as a neighbourhood shop, selling convenience goods. As the premises was not located in the Town Centre Area or Primary Shopping Frontage, the principle of change of use to residential use was deemed acceptable. However, this meant that the criteria of LDP Policy DM11 around vacancy period, marketing evidence and viability, had not been considered. This suggests that there are issues around the interpretation of the policy wording and specifically around the meaning of a neighbourhood shop.

The cases in Small Villages involved conversion of a former chapel and a former craft shop to dwellings, both had been assessed and justified under LDP policy DM11. The two cases located in the Open Countryside included the loss of a public house, which was assessed and justified under LDP Policy DM11. However, LDP Policy DM11 was not applied to the other case, involving the loss of a nursing home. The issue around whether a nursing home should be considered as a community facility has been considered previously in AMR 2021. The reasoned justification to LDP Policy C1 sets out examples of community facilities supported by the policy, but the list does not include nursing homes. There may be a case for protecting existing care facilities to help address the needs of an ageing population, and therefore this will need to be considered as part of the Replacement LDP process.

The results for this monitoring period indicate that LDP Policy DM11 shows some improvement on last year's monitoring results as there is evidence that the policy is being applied to some redevelopment schemes, rather than only being applied to change of use or conversions, as previously appeared to be the case. However, there are still some issues around consistency in the way that the policy is applied, particularly in relation to neighbourhood shops, and around the relationship between this policy and other LDP policy such as policies R3 and C1. This highlights the need to review and clarify the scope and wording of the policy, and to provide clearer definitions of community facilities and services.

These consistency issues will be highlighted to Development Management Officers, however LDP Policy DM11 will be reviewed as part of the Replacement LDP process.

**Table 27. Planning Permission Permitted for Change of Use of Existing Community Facilities or Services by Settlement Tier during Monitoring Period.**

<b>LDP settlement hierarchy</b>	<b>No. of planning permissions for change of use of existing community facilities or services</b>
<b>Towns</b>	9
<b>Large Villages</b>	5
<b>Small Villages</b>	2
<b>Open Countryside</b>	2
<b>Total</b>	18

**Action**

**Policy Review Required**

Development plan policies are not being implemented and are failing to deliver; a review of the specific policy may be required.

## 6. Results of SA/SEA Indicators

### 6.1 Results for Monitoring Period 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022

6.1.1 Local Development Plans should help deliver sustainable development. To ensure that this is the case, it is a legal requirement that the sustainability of the LDP is tested as the plan is prepared. Part of this process is referred to as the Strategic Environmental Assessment (SEA). The SEA for the Powys LDP is accompanied by a monitoring framework which includes 34 SEA indicators used to test the sustainability performance of the Plan. This section details these SEA indicators along with an analysis of the results for each indicator.

6.1.2 The monitoring process is dependent upon a wide range of statistical information that is sourced from both local authority and external sources. For consistency across the lifetime of the Plan the sources have, where necessary, been identified for each SEA Indicator. However, if these sources change over time, then it will be necessary to substitute them for other data sources that provide as high a degree of equivalence with the previous source as possible.

6.1.3 It is also important to recognise that a number of data sources are published on a time interval greater than one year. This means that from one year of monitoring to the next the data used may stay the same which may impact the possible performance of the SEA Indicator. Subsequent monitoring over longer periods of time should address this issue and where appropriate, identify trends. A note is made for each SEA Indicator, where it is known that this problem may occur.

6.1.4 Updated data has become available during the current monitoring period for certain indicators, for instance for the Biodiversity SEA Topic. Further data will become available as data for the 2021 Census is released later in 2022, during the next monitoring period.

### 6.2 Summary of Main Issues and Trends Identified

6.2.1 The Review Report summarised the main findings of the SEA monitoring, identifying the main issues and trends that have emerged since the LDP was adopted and covering the following SEA topics: Biodiversity, Population, Soils, Strategic Resources and Assets, Cultural Heritage and Geodiversity. In summary, the results for the current monitoring period show:

- A continuation of population trends towards an ageing population, a decrease in the proportion of working age population, and some in-migration of younger adults.
- Average life expectancy remains relatively stable, however healthy life expectancy is reducing.
- The proportion of Welsh speakers is starting to recover following a downward trend since LDP adoption.
- Improvements in the way that safeguarded mineral resources, geodiversity sites, contaminated land and thick peat are being considered as part of the planning application process.

## SEA Topic: Biodiversity

<b>SEA Topic Area – Biodiversity</b>
<b>Objective 1: To protect and enhance all designated sites of nature conservation in the Plan area.</b>
<b>Objective 2: To protect and enhance all species and habitats identified in the Powys Local Biodiversity Action Plan or Section 42 List.</b>
Indicator 1 - Increase/decrease in the number of European designated sites in favourable condition.
Indicator 2 - Changes in the status of the habitats and species identified in the Local Biodiversity Action Plan (LBAP).
Indicator 3 - Number of developments permitted which incorporate enhancements to European/ nationally designated sites, and species and habitats identified in the Powys LBAP or Section 42 List.

<b>SEA Topic Area:</b>	<b>Biodiversity</b>
<b>Subtopic:</b>	Designated Sites of Nature Conservation
<b>Indicator 1:</b>	<b>Increase/decrease in the number of European designated sites in favourable condition.</b>
<b>Task:</b>	Review of NRW information on the condition of designated sites. <a href="https://naturalresources.wales/evidence-and-data/research-and-reports/protected-sites-baseline-assessment-2020/?lang=en">https://naturalresources.wales/evidence-and-data/research-and-reports/protected-sites-baseline-assessment-2020/?lang=en</a>
<b>Timescale:</b>	Dependent on NRW plans for future monitoring

### Analysis

The LDP lists 20 sites (SAC and SPA) from the National Site Network (before January 2021, these were referred to as European sites) that are located either wholly or partially within the county, with a further 27 that are wholly outside the county but within 15 kilometres of the Powys boundary. This latter figure includes three that are in England. Across all of these 47 sites there are 173 conservation ‘features’ (162 in or within 15km of the Powys boundary) that provide the justification for the designation of the site in question. These features are the subject of regular assessment that is carried out in Wales by NRW and over the border by Natural England. The purpose of these assessments is to determine the conservation status of the features concerned, and the status is described as being one of the following;

- Unfavourable; Declining
- Unfavourable; Unclassified
- Unfavourable; Recovering
- Favourable; Unclassified
- Favourable; Recovering
- Favourable; Maintained
- Not Assessed
- Classified

The 2020 Baseline Evaluation project was established by NRW to assess the quality of the protected sites in Wales and it is the first time that an exercise to determine the condition of Wales’ protected site features has been undertaken at this scale since 2003.

The focus of the project was mainly on monitoring features currently considered to be qualifying on Wales’ protected sites. Types of terrestrial and freshwater features in scope for monitoring: flora, fauna, geology, geomorphology and a mixture of these natural features.

Of the 162 conservation features in or within 15km of the Powys boundary, only 32 (20%) were given the indicative condition as ‘Favourable’ a further 86 (53%) were considered ‘Unfavourable’ and the remaining 44 (27%) ‘Unknown’. The condition classed as ‘unknown’ was given where there was insufficient evidence to determine.

The findings from this project (see Table 28) will provide a vital baseline to build an approach to management and monitoring across the wider suite of protected sites (SACs, SPAs and SSSIs).

\* NB; please note that the Section 42 list referred to under Objective 2 heading above, has now been replaced by the Environment (Wales) Act 2016 Section 7 list

**Table 28. Indicative Condition of Conservation Features in or within 15km of the Powys Boundary.**

<b>Indicative Condition</b>	<b>2020</b>
Favourable	20%
Unfavourable	53%
Unknown	27%

<b>SEA Topic Area:</b>	<b>Biodiversity</b>
<b>Subtopic:</b>	Important Habitats and Species
<b>Indicator 2:</b>	<p><b>Changes in the status of the habitats and species identified in the Local Biodiversity Action Plan (LBAP).</b>                  NOTE: the LBAP has been replaced by the Powys Nature Recovery Plan -  <a href="https://en.powys.gov.uk/article/12296/Powys-Nature-Recovery-Action-Plan">https://en.powys.gov.uk/article/12296/Powys-Nature-Recovery-Action-Plan</a> &amp;  <a href="https://en.powys.gov.uk/article/12298/Appendix-A">https://en.powys.gov.uk/article/12298/Appendix-A</a> &amp; <a href="https://en.powys.gov.uk/article/12300/Appendix-B">https://en.powys.gov.uk/article/12300/Appendix-B</a></p>
<b>Task:</b>	Review of PNRAP information and any associated future monitoring.
<b>Timescale:</b>	Dependent on future arrangements

**Analysis**

The Powys Nature Recovery Action Plan (PNRAP) which builds on the previous Powys LBAP, was adopted in March 2022. There is currently no standardised mechanism for reporting on Nature Recovery Action Plan progress. Previously, the Biodiversity Action Reporting System (BARS) was used to report on actions contributing towards the delivery of the Local Biodiversity Action Plans, but this is no longer available. To monitor its progress, a list of projects and activities taking place in Powys which contribute to the delivery of the PNRAP will be compiled and updated annually by the Powys Nature Partnership until standardised reporting mechanisms have been agreed. Planning policy will be looking to align its monitoring with this going forward.

\* NB; please note that the Section 42 list referred to under Objective 2 heading above, has now been replaced by the Environment (Wales) Act 2016 Section 7 list.

<b>SEA Topic Area:</b>	<b>Biodiversity</b>
<b>Subtopic:</b>	Enhancements
<b>Indicator 3:</b>	<b>Number of developments permitted which incorporate enhancements to European/ nationally designated sites, and species and habitats identified in the Powys LBAP or section 42 List.</b>
<b>Task:</b>	Review of PCC Development Management information.
<b>Timescale:</b>	Annually

**Analysis**

In October 2019, the Welsh Government issued a letter to LPAs explaining the position in terms of securing biodiversity enhancements as part of planning applications. Biodiversity enhancements are expected to be secured in connection with all developments, including those developments affecting National Site Network, species and habitats.

In summary, this Indicator no longer requires monitoring due to change in national approach towards enhancement.



## SEA Topic: Population and Human Health

SEA Topic Area – Population and Human Health
<p><b>Objective 3: Enhance the provision of housing, employment, and community services to meet the needs of the population and in response to demographic changes (e.g., the ageing population and the need to retain the young working age population).</b></p> <p><b>Objective 4: Promote improvement in community safety.</b></p> <p><b>Objective 5: Promote improvement in human health and opportunities for healthy living.</b></p> <p><b>Objective 6: To prevent or minimise exposure to potential sources of nuisance and risk to human health.</b></p>
Indicator 4 - Change in average life expectancy.
Indicator 5 - Ratio of working age population to children and retired population.
Indicator 6 - Percentage of population aged 75 and over.
Indicator 7 - Migration trends of younger adults (aged 20-34).
Indicator 8 - The number of police recorded road accidents involving personal injury.
Indicator 9 - Number of police recorded crimes.
Indicator 10 - Percentage of people participating in sporting activities three or more times a week.
Indicator 11 - Number of planning applications referred to the Health and Safety Executive.

<b>SEA Topic Area:</b>	<b>Population and Human Health</b>
<b>Subtopic:</b>	Population (demographic profile).
<b>Indicator 4:</b>	<b>Change in average life expectancy.</b>
<b>Task:</b>	Office of National Statistics (ONS) <a href="https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies">https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies</a>
<b>Timescale:</b>	Census (2021) data available 2022. Average life expectancy every 2-4 years (in line with Welsh Government timescales).

### **Analysis**

The most recently available Welsh Government statistics for Powys (including the Brecon Beacons National Park) average life expectancy at birth relate to averages for the years 2018 to 2020.

Figures shown in Table 29 has identified an increase in male life expectancy at birth and a decrease in female life expectancy at birth from 2016 to 2020.

However, perhaps more notable are the figures for a healthy life expectancy at birth with males at 62.02 years in 2018 to 2020 compared to 65.54 years in 2016 to 2018 and females at 65.62 years in 2018 to 2020 compared to 68.2 years in 2016 to 2018.

Census (2021) data is due to be released from June 2022 onwards.

**Table 29. Health and Life Expectancy at Birth.**

<b>Health and Life Expectancy</b>	<b>2016 -2018</b>	<b>2017-2019</b>	<b>2018-2020</b>
Life expectancy at birth – Male	79.80 years	79.97 years	80.13 years
Life expectancy at birth - Female	84.04 years	83.69 years	83.38 years
Healthy Life expectancy at birth - Male	65.54 years	63.3 years	62.02 years
Healthy Life expectancy at birth - Female	68.2 years	66.31 years	65.62 years

<b>SEA Topic Area:</b>	<b>Population and Human Health</b>
<b>Subtopic:</b>	Population (demographic profile).
<b>Indicator 5:</b>	<b>Ratio of working age population to children and retired population.</b>
<b>Indicator 6:</b>	<b>Percentage of population aged 75 and over.</b>
<b>Indicator 7:</b>	<b>Migration trends of younger adults (aged 20-34).</b>
<b>Task:</b>	Review Census information Office of National Statistics (ONS) midyear population estimates
<b>Timescale:</b>	Census (2021) data available 2022. ONS data available annually.

### **Analysis**

The most recent data available for these three SEA indicators is the 2020 Mid-Year Estimates published in June 2021 and superseded by a newer version released in January 2022. The data for Powys remains unchanged.

**Indicator 5;** Based on the 2020 Mid-Year Estimates the population of Powys is estimated to be 133,030, which represents an increase in population size of 595 since 2019. Approximately 75,160 of the total population are considered to be of working age (between 16 and 64 years) which equates to 56.49%. This represents an increase from the 2019 figure by 264. There are 21,069 children (0 to 15 years) (15.83%). This represents a reduction of 94 from 2019. 36,801 people are aged 65 or over (27.66%). This represents an increase of 425 from 2019. Taken together the populations of children and retired people amount to 57,870 people or 43.49% of the total population, compared to the 56.49% who are of working age. This represents an increase on 2019 of 331 people who are either children or retired and thus are not considered to be working. Changes in these figures since LDP adoption are summarised in Table 30. This demonstrates a continuation of trend relevant to SEA objective 3 to enhance provision of housing, employment and community services to meet the needs of the population and in response to demographic changes, such as the ageing population.

**Indicator 6;** Based on the 2020 Mid-Year estimates, approximately 17,077 people live in Powys who are 75 years or older, this equates to 12.83% of the total population. This represents an increase of 316 (0.18%) from 2019. Changes in these figures since LDP adoption are summarised in Table 31. This demonstrates a continuation of trend relevant to SEA Objective 3 to enhance provision of housing, employment and community services to meet the needs of the population and in response to demographic changes, such as the ageing population.

**Indicator 7;** Based on the 2020 Mid-Year Estimates, there has been a net inflow of +58 younger adults (20-34) age group into Powys, which compares to the same figure in the previous year (2019). Overall, there has been a net inflow of +162 people within the younger adults (aged 20-34) age group over the three years since LDP adoption. Annual changes are summarised in Table 32. This identifies a potential reversal of trend relevant to SEA Objective 3 particularly in terms of the need to retain the young working age population. Census (2021) data is due to be released from June 2022 onwards which will enable further analysis of this indicator.

**Table 30. Percentage of Working Age Population to Children and Retired Population in Powys (2018, 2019 and 2020 Mid-Year Estimates).**

<b>Age groups</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>+/- percentage change from 2018</b>
<b>Working Age (between 16 and 64 years)</b>	56.98%	56.55%	56.49%	-0.49%
<b>Children (0 to 15 years) and People aged 65 years or over</b>	43.01%	43.44%	43.49%	+0.48%

**Table 31. Percentage of Population Aged 75 and Over (2018, 2019 and 2020 Mid-Year Estimates).**

<b>Age group</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>+/- percentage change from 2018</b>
<b>Population aged 75 years and over</b>	12.20%	12.65%	12.83%	+0.63%

**Table 32. Net Inflow of Younger Adults (aged between 20 and 34) into Powys (2018, 2019 and 2020 Mid-Year Estimates).**

	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>+/- change from 2018</b>
<b>Total net inflow</b>	+46	+58	+58	+162

<b>SEA Topic Area:</b>	<b>Population and Human Health</b>
<b>Subtopic:</b>	Community safety
<b>Indicator 8:</b>	<b>The number of police recorded road accidents involving personal injury.</b>
<b>Task:</b>	Review of Welsh Government traffic statistics: <a href="https://gov.wales/police-recorded-road-accidents-interactive-dashboard">https://gov.wales/police-recorded-road-accidents-interactive-dashboard</a> <a href="https://statswales.gov.wales/Catalogue/Transport/Roads/Road-Accidents">https://statswales.gov.wales/Catalogue/Transport/Roads/Road-Accidents</a>
<b>Timescale:</b>	Annually

### **Analysis**

The data available for this monitoring period covers the timeframe from 1<sup>st</sup> January 2021 to 30<sup>th</sup> September 2021. Table 33 incorporates these figures. For the first three quarters of 2021 there were 223 road accidents with 288 casualties. As shown in Table 34, 210 of these casualties were slightly injured, 75 seriously injured and three fatalities. Two of these fatalities occurred in the 2<sup>nd</sup> quarter with the third in quarter three.

We are yet to see the data for the final quarter of 2021 however, the trend would suggest it is likely to be higher than the figures presented for 2020.

Longer term monitoring is needed to identify any trends post-covid and impacts in relation to SEA objective 5 to promote improvement in community safety.

**Table 33. Total Number of Police Recorded Road Accidents Involving Personal Injury in Powys.**

	<b>2019</b>	<b>2020</b>	<b>2021*</b>
<b>No. of road accidents</b>	351	216	223

\*(1<sup>st</sup> January to 30<sup>th</sup> September 2021)

**Table 34. Number of Casualties in Road Accidents by Severity in Powys .**

	<b>2019</b>	<b>2020</b>	<b>2021*</b>
<b>Slightly injured</b>	230	207	210
<b>Seriously injured</b>	107	81	75
<b>Fatalities</b>	14	4	3

\*(1<sup>st</sup> January to 30<sup>th</sup> September 2021)



<b>SEA Topic Area:</b>	<b>Population and Human Health</b>
<b>Subtopic:</b>	Community safety
<b>Indicator 9:</b>	<b>Number of police recorded crimes</b>
<b>Task:</b>	Review of Powys crime statistics, taken from the Powys Community Safety Partnership:  <a href="https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/recordedcrimedatabycommunitysafetypartnershiparea">https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/recordedcrimedatabycommunitysafetypartnershiparea</a>
<b>Timescale:</b>	Annually

### Analysis

The figures used for this analysis relate to the calendar year of 2021 and show the total recorded crime (excluding fraud) in the county of Powys was 9,221. This represents a significant increase of 2,315 incidents (33.5%) when compared to 2020 (see Table 35).

Since restrictions were lifted in early 2021, police recorded crime data show indications that incident levels are returning to or exceeding the levels seen before the pandemic. The highest increase of recorded crime (excluding fraud) in Powys was ‘violence against the person’ where this has seen a 47.5% increase (3,009 recorded incidents in 2020 and 4,439 in 2021). Within this category ‘stalking and harassment’ saw the largest increase of 86.3% (1,142 recorded incidents for 2020 and 2,128 in 2021).

Longer term monitoring is needed to identify any trends post-covid and impacts in relation to SEA Indicator 5 to promote improvement in community safety.

**Table 35. Numbers of Police Recorded Crimes in Powys.**

	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020*</b>	<b>2021*</b>
<b>Number of recorded crimes:</b>	4,263	4,799	5,396	5,979	6,060	6,959	6,906	9,221

\*These figures are for headline offences and exclude fraud.

<b>SEA Topic Area:</b>	<b>Population and Human Health</b>
<b>Subtopic:</b>	Human Health
<b>Indicator 10:</b>	<b>Percentage of people participating in sporting activities three or more times a week.</b>
<b>Task:</b>	Review of National Survey for Wales and School Sport Survey statistics: <a href="https://gov.wales/national-survey-wales-results-viewer">https://gov.wales/national-survey-wales-results-viewer</a>
<b>Timescale:</b>	National Survey for Wales Annually.

### **Analysis**

Updated figures have not been available since the monitoring report AMR 2020 where it was reported that of the respondents located in Powys, 29% answered that they did participate in a sporting activity three or more times a week.

In response to the Covid-19 pandemic, 2020-2021 was not a typical survey year, with monthly and then quarterly questionnaires being asked by telephone. An experimental module of sports questions were asked in the final quarter of the year, but the results were not reliable enough to be published.

The sports module has been updated for the 2021-2022 survey and full results will be published mid-July 2022 and will be captured in future monitoring.

<b>SEA Topic Area:</b>	<b>Population and Human Health</b>
<b>Subtopic:</b>	Human Health
<b>Indicator 11:</b>	<b>Number of planning applications referred to the Health and Safety Executive.</b>
<b>Task:</b>	Review of PCC Development Management information.
<b>Timescale:</b>	Annually.

**Analysis**

During this monitoring period a total of four planning applications were referred to the Health and Safety Executive (HSE).

All four applications were within consultation distance of the High Pressure Gas Transmission Pipeline in the areas of Garthbrenny, Llanigon, Llyswen and Glasbury. The HSE responses concluded that they had no grounds on which to oppose the proposals.

No applications were referred to the HSE for Hazardous Substances.

This is a positive impact in relation to SEA objective 6 to prevent or minimise risk to human health.

## SEA Topic: Soil

<b>SEA Topic Area – Soil</b>
<b>Objective 7: To protect soils that are classified as being important for carbon storage and agriculture.</b>
<b>Objective 8: To prevent contamination of land and support remediation as part of new development.</b>
Indicator 12 - Amount (ha) of development permitted on thick peat areas (mapped by the British Geological Survey).
Indicator 13 - Amount (ha) of development permitted on greenfield land outside development boundaries.
Indicator 14 - Number of developments where a Verification Report has been approved by the Local Planning Authority demonstrating the remediation of contaminated land.

<b>SEA Topic Area:</b>	<b>Soil</b>
<b>Subtopic:</b>	Carbon storage
<b>Indicator 12:</b>	<b>Amount (ha) of development permitted on thick peat areas (mapped by the British Geological Survey).</b>
<b>Task:</b>	Review of PCC Development Management information.
<b>Timescale:</b>	Annually.

### **Analysis**

This SEA Indicator monitors the performance of section 13 of LDP Policy DM13, with regards to that policy's ability to protect the important carbon sinks (bullet point v.), such as thick peat, that exist within the Powys LPA area.

An analysis of the Development Management data showed that there were six applications that were permitted that were close to or over an area of thick peat.

The first was a Section 73 application at Carno Windfarm (20/1610/REM) with proposed changes to increase the tip heights for all 13 turbines.

The second application (21/0559/OUT) situated in the former Nant Helen opencast colliery. This application relates to a number of potential after uses for the former opencast site, with this application in particular being the proposed Global Centre for Railway Excellence. Whilst this application does, ostensibly, cover an area of thick peat, the area of peat in question was actually removed many years ago during opencast working prior to the adoption of the LDP. Its recorded presence reflected the age of the mapping dataset.

A third application (21/0619/FUL) at Cemmaes Windfarm (operational) for installation of external transformers and cabling, identified that all works would be carried out on existing hardstanding's that were approved under the original consent. The majority of the application was located outside of the thick peat with approximately 0.129ha within the thick peat area.

The fourth application was in the Elan Valley for the installation of a power generator and cabinet within an existing telecommunications base station and the fifth application was for the construction of two steel portal frames to form solar canopies for EV charging on an existing car park at Derwenlas, which, combined affected approximately 0.013ha of thick peat.

Finally, the sixth application in Adfa affected approximately 0.002ha of thick peat, however this was a Reserved Matters application addressing conditions imposed on an application that was determined prior to the adoption of the LDP.

The area of thick peat at Nant Helen had been removed prior to adoption of the LDP, and the two applications at Carno and Adfa relate to Section 73 and reserved matters approval respectively, and therefore the presence of thick peat would not have been relevant to these applications. This leaves the remaining applications which, combined, involved 0.142 ha of thick peat deposits. However, these applications did not identify any concerns regarding loss of thick peat given that they were located on existing developments.

<b>SEA Topic Area:</b>	<b>Soil</b>
<b>Subtopic:</b>	Agricultural Land
<b>Indicator 13:</b>	<b>Amount (ha) of development permitted on greenfield land outside development boundaries.</b>
<b>Task:</b>	Review of PCC Development Management information.
<b>Timescale:</b>	Annually.

### Analysis

This SEA Indicator is similar to monitoring indicator AMR20 in the Annual Monitoring Report, from which the following details are sourced.

During this monitoring period, permission was granted on windfall sites for an area totalling 453.99 hectares (ha). However, within the period, planning permission (21/0559/OUT) was granted for the development of a Global Centre of Rail Excellence at the former Nant Helen Open Cast Coal Site. This application equates to 354.27 ha of the 453.99 ha, so has been removed to prevent the data being distorted, this gives a remaining total of 99.72 ha of permitted development on windfall sites.

(See Table 36) From the 99.72 ha, 22.98 ha (23%) of it was on previously developed land, with 75.55 ha (76%) on greenfield sites and 1.28 ha (1%) on a mixture of previously developed land and greenfield. However, on closer inspection it can be seen that some of the applications on greenfield sites will continue to be classified as greenfield when the development proposal is completed. This includes all permissions for agricultural developments (21.91 ha), open space proposals (3.46 ha) and renewable energy schemes (2.06 ha) - where the majority of the original land use remains the same (biomass boilers installed in existing agricultural buildings and solar photovoltaic panels installed on agricultural land).

To analyse this SEA Indicator against the LDP policies in detail, all applications for renewable energy - where the majority of the original landuse remains the same, together with agricultural and open space development proposals shall be **excluded** from the data.



The revised results show that during the monitoring period, planning permission was granted on windfall sites for an area totalling 72.27 ha. From the 72.27ha, 22.27 ha (32%) of it was on previously developed land, with 48.22 ha (67%) on greenfield sites and 1.28 ha (2%) on sites containing a mixture of greenfield and previously developed land.

When interpreting these results, it should be noted that the Plan area is one of the most rural areas in Wales. The total Plan area equates to approximately 430,301 ha, of which only 3,054 ha lies within the development boundaries (less than 1% of the total area). The results from this indicator reflects the characteristics of the area and the wider needs of the economy and population.

Longer term monitoring is required to establish whether the trend towards more of a balance between the development and use of greenfield land and previously developed land continues.

**Table 36. Percentage of Greenfield Land outside Development Boundaries where Development Permitted.**

	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
<b>% of greenfield land outside of development boundaries</b>	70%	67%	50%	67%

<b>SEA Topic Area:</b>	<b>Soil</b>
<b>Subtopic:</b>	Contaminated Land
<b>Indicator 14:</b>	<b>Number of developments where a Verification Report has been approved by the Local Planning Authority demonstrating the remediation of contaminated land.</b>
<b>Task:</b>	Review of PCC Development Management information.
<b>Timescale:</b>	Annually.

### **Analysis**

The aim of this SEA Indicator is to assess the effectiveness of LDP Policy DM10 Contaminated and Unstable Land.

During the current monitoring period a total of 10 developments had planning conditions relating to Verification Reports discharged with the Verification Report being approved by the LPA. This represents a decrease of seven from 2020-2021.

Within the monitoring period a total of 15 discharge of condition applications were submitted relating to a verification report. Five were refused due to the verification report not being completed or submitted as part of the application. Decisions at the discharge of condition stage are being informed by advice from the Contaminated Land Officer and the need to demonstrate remediation through a verification report is being fully considered in the planning process.

## SEA Topic: Water

<b>SEA Topic Area – Water</b>
<b>Objective 9: To maintain and improve water quality and quantity.</b>
Indicator 15 - By River Basin Management Plan Area for Western Wales River Basin Management Plan and Severn River Basin Management Plan: <ul style="list-style-type: none"><li>• % of surface waters are at 'good' status.</li><li>• % of groundwater bodies at 'good' status.</li></ul>
Indicator 16 - Number of planning permissions that incorporate SUDs.

<b>SEA Topic Area:</b>	<b>Water</b>
<b>Subtopic:</b>	Water quality and quantity
<b>Indicator 15:</b>	<p><b>By River Basin Management Plan Area for Western Wales River Basin Management Plan and Severn River Basin Management Plan:</b></p> <ul style="list-style-type: none"> <li>• % of surface waters are at ‘good’ status.</li> <li>• % of groundwater bodies at ‘good’ status.</li> </ul>
<b>Task:</b>	<p>Review information from NRW/EA:</p> <p><a href="https://naturalresources.wales/evidence-and-data/research-and-reports/water-reports/river-basin-management-plans/?lang=en">https://naturalresources.wales/evidence-and-data/research-and-reports/water-reports/river-basin-management-plans/?lang=en</a> &amp; <a href="https://waterwatchwales.naturalresourceswales.gov.uk/en/">https://waterwatchwales.naturalresourceswales.gov.uk/en/</a></p> <p><a href="https://www.gov.uk/government/collections/river-basin-management-plans-2015#severn-river-basin-district-rbmp:-2015">https://www.gov.uk/government/collections/river-basin-management-plans-2015#severn-river-basin-district-rbmp:-2015</a></p>
<b>Timescale:</b>	River Basin Management Plans run in 6-year cycles. NRW and EA updates classification every 3 years but run on different timetables.

**Analysis**

The aim of this SEA Indicator is to test the effectiveness of LDP Policy DM2 -The Natural Environment and in particular, its performance regarding Section 4 concerning the achievement of the Water Framework Directive’s (WFD) overarching objectives.

The WFD Regulations 2017 sets objectives for each quality element in all water bodies, including an objective for the water body as a whole. The default objective is to aim to achieve good status or potential by 2027. There are five categories: Bad, Poor, Moderate, Good, and High. Assessing the quality of waters in Powys is the responsibility of Natural Resources Wales (NRW) and this monitoring occurs in six-year time periods known as cycles.

The quality of surface waters is assessed across two separate criteria: ecological and chemical. For a surface waterbody to be in overall good status both ecological and chemical status must be at least good.

The quality of ground waters is also measured using two separate criteria: chemical and quantitative. As with surface waters, for a groundwater to be classified as 'good' it must achieve 'good' status in both of these criteria.

In the AMR 2020 monitoring period (2019-2020) (see Table 37), for surface waters, there were a total of 239 waterbodies within the LDP area, of these 108 were classified as reaching 'good' status, 103 achieving 'moderate' status, 25 considered 'poor' and three 'bad'. When expressed as a percentage, this meant that 45.2% of the surface water bodies achieved the status of 'good'.

For groundwaters, there were considered to be a total of 17 waterbodies, within the LDP area, of these seven were classified as 'good', whereas the remaining 10 only achieved a 'poor' status. When expressed as a percentage, this meant that 41.17% of groundwaters in the LDP area achieved the status of 'good'.

'Cycle 3' of Groundwater classification data for 2021 is due to be available in mid-July 2022. The next interim update is due in 2024 for surface waters.

The Western Wales River Basin Management Plan (RBMP) 2021-2027 has been submitted to the Minister for Climate Change (in Wales) with the final plans due to be published in mid-July 2022. Consultation is currently out on the Welsh part of the Severn River Basin Management Plan 2021-2027.

**Table 37. Percentage of Water Bodies at ‘Good’ Status within Powys LDP Area.**

<b>Waterbodies classification</b>	<b>2019</b>
Surface waters – ‘good’ status	45.2%
Surface waters – ‘moderate’ status	43.1%
Surface waters – ‘poor’ status	10.5%
Surface waters – ‘bad’ status	1.2%
Ground waters – ‘good’ status	41.2%
Ground waters – ‘poor’ status	58.8%

<b>SEA Topic Area:</b>	<b>Water</b>
<b>Subtopic:</b>	Water quality
<b>Indicator 16:</b>	<b>Number of planning permissions that incorporate SuDS.</b>
<b>Task:</b>	Review of PCC Development Management data.
<b>Timescale:</b>	Annually.

**Analysis**

From 7<sup>th</sup> January 2019, schedule 3 to the Flood and Water Management Act (2010) made the provision of Sustainable Drainage Systems (SuDS) a mandatory requirement for all new developments of more than one dwelling or bigger than 100m<sup>2</sup> in size. As a result, this SEA Indicator is no longer relevant.

## SEA Topic: Air

<b>SEA Topic Area – Air</b>
<b>Objective 10: To protect and improve air quality in Powys.</b>
Indicator 17 - Levels of average NO <sub>2</sub> , PM <sub>2.5</sub> and PM <sub>10</sub> concentrations (recorded as Air Quality Exposure Indicators) across Powys.
Indicator 18 - Specific levels of NO <sub>2</sub> against National Air Quality Strategy Objectives across Powys.



<b>SEA Topic Area:</b>	<b>Air</b>
<b>Subtopic:</b>	Air quality
<b>Indicator 17:</b>	<b>Levels of average NO<sub>2</sub>, PM<sub>2.5</sub> and PM<sub>10</sub> concentrations (recorded as Air Quality Exposure Indicators) across Powys.</b>
<b>Task:</b>	Review of Welsh Government Air Quality Indicators: <a href="https://statswales.gov.wales/Catalogue/Environment-and-Countryside/Air-Quality/airqualityindicators-by-localauthority">https://statswales.gov.wales/Catalogue/Environment-and-Countryside/Air-Quality/airqualityindicators-by-localauthority</a>
<b>Timescale:</b>	Annually.

**Analysis**

Air Quality Exposure Indicators (average NO<sub>2</sub>, PM<sub>2.5</sub> and PM<sub>10</sub> concentrations) are derived from modelled data for each square kilometre in Wales and measured in µg/m<sup>3</sup>. Powys County Council does not monitor for PM<sub>10</sub> or PM<sub>2.5</sub>. Each year the UK Government’s Pollution Climate Mapping (PCM) model calculates average pollutant concentrations for each square kilometre of the UK. The model is calibrated against measurements taken from the UK’s national air quality monitoring network.

NO<sub>2</sub> is the chemical formula for Nitrogen dioxide, which is one of the commonest air pollutants. PM<sub>10</sub> and PM<sub>2.5</sub> stands for airborne Particulate Matter of 10 and 2.5 micrometres (microns) or less respectively.

Latest figures for this monitoring period based on 2020 data show a drop across each concentration (as shown in Table 38). This reveals a positive impact in relation to SEA Objective 10 to protect and improve air quality in Powys. Longer term monitoring is required to analyse whether this trend continues.

**Table 38. Levels of Average NO<sub>2</sub>, PM2.5 and PM10 Concentrations (In µg/m<sup>3</sup>) (Recorded as Air Quality Exposure Indicators) across Powys.**

<b>Year</b>	<b>NO<sub>2</sub></b>	<b>PM2.5</b>	<b>PM10</b>
<b>2020</b>	3	5	9
<b>2019</b>	4	7	10
<b>2018</b>	4	6	10
<b>2017</b>	4	6	9
<b>2016</b>	5	6	10
<b>2015</b>	4	7	10
<b>2014</b>	5	8	11
<b>2013</b>	6	8	12

<b>SEA Topic Area:</b>	<b>Air</b>
<b>Subtopic:</b>	Air quality
<b>Indicator 18:</b>	<b>Specific levels of NO<sub>2</sub> against National Air Quality Strategy Objectives across Powys.</b>
<b>Task:</b>	Review of information held by PCC Environmental Health.
<b>Timescale:</b>	Annually.

**Analysis**

Powys County Council’s Air Quality Progress Report, published in September 2021 and using data gathered in 2020, explains that there were no automatic monitoring sites operating in the county, but undertook non-automatic (passive) monitoring of NO<sub>2</sub> at seven sites during 2020. Two of these were within the Brecon Beacons National Park.

The results of the monitoring for 2020 (are incorporated into Table 39).

The annual mean concentration data recorded for NO<sub>2</sub>, during 2020, at each of the monitoring sites, did not exceed the annual mean NO<sub>2</sub> AQS objective level of 40µg/m<sup>3</sup>.

Significant reductions in the annual mean concentrations of NO<sub>2</sub>, compared to previous years, were recorded at New Road, Newtown i.e., the site of the revoked Air Quality Management Area (AQMA). This reduction, in mean annual NO<sub>2</sub> concentrations, is a likely consequence of the opening of the Newtown Bypass in February 2019.

The results show a positive impact in relation to SEA Objective 10 to protect and improve air quality in Powys. Longer term monitoring will establish if the trend will continue.

**Table 39. Annual Mean Concentrations of NO<sub>2</sub> (in µg/m<sup>3</sup>) at Monitoring Sites in Powys, by Year from 2013.**

<b>Site ID</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
<b>POW (M) 1</b>	31.9	28.8	29	31	38	38	26	21.6
<b>POW (M) 2</b>	32.9	33.9	29	32	37	29	22	18.8
<b>POW (M) 3,4, &amp; 5</b>	39.5	38.1	38	39	36	37	24	19.7
<b>POW (M) 6</b>	36.6	33	30	32	33	30	22	18.2
<b>POW (M) 7</b>	10.4	9.4	9	11	9	9	8	6.8
<b>WG 6-7</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.1
<b>WG 8</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13.1

## SEA Topic: Climatic Factors

<b>SEA Topic Area – Climatic Factors</b>
<b>Objective 11: To reduce flood risk.</b>
<b>Objective 12: To reduce greenhouse gas emissions.</b>
Indicator 19 - Number of properties (homes and businesses) at medium or high risk of flooding from rivers and the sea.
Indicator 20 - Emissions of greenhouse gases.

<b>SEA Topic Area:</b>	<b>Climatic Factors</b>
<b>Subtopic:</b>	Floodrisk
<b>Indicator 19:</b>	<b>Number of properties (homes and businesses) at medium or high risk of flooding from rivers and the sea.</b>
<b>Task:</b>	Review of Natural Resources Wales flood risk maps.
<b>Timescale:</b>	Annually.

### Analysis

This SEA Indicator monitors the performance of LDP Policy DM5 - Development and Flood Risk. This policy requires development proposals to be located away from tidal and fluvial flood plains unless they can demonstrate that the site is justified in line with national guidance and is accompanied by appropriate technical assessments. The data used for monitoring this SEA Indicator is sourced from the Lle website using the dataset for Floodzone 3 (Medium and High Risk). This has been analysed with the Powys County Council dataset for Unique Property Reference Numbers (UPRN) in the county which includes both homes and businesses.

Once addresses located within the National Park have been removed, an analysis of the two datasets revealed that there is a total of 4466 properties now lying within the Floodzone 3 categorisation. This compares to 4,294 from AMR 2021 (2020-2021) and the baseline of 4,264 properties identified in the Monitoring Review (17<sup>th</sup> April 2018 – 31<sup>st</sup> March 2019). This represents an increase of 172 addresses on last year's total and 202 from the baseline. The increase is not necessarily due to new planning permissions but more to do with changes to the Floodmap layer and the addition of addresses created on tourism units with 100 addresses being added on an established holiday caravan park at Foel.

This change does not imply a failure of LDP Policy DM5, as Floodzone 3 includes the C1 Floodzone which is those areas protected by flood defences. There is also an inevitable lag between a permission being granted and a completed address appearing on a map, so it continues to be the case that some applications involved in this increase may have been determined before the LDP was adopted or the publication of national guidance in relation to flood risk.

LDP Policy DM5 states, development must be located away from tidal or fluvial floodplains, unless it can be demonstrated that the site is justified in line with national guidance. It is recognised that development is not completely precluded from the areas categorised under

Floodzone 3, certain forms of development may be permitted in accordance with national guidance this includes less vulnerable developments in areas protected by flood defences or on previously developed land.

<b>SEA Topic Area:</b>	<b>Climatic Factors</b>
<b>Subtopic:</b>	Greenhouse Gas Emissions
<b>Indicator 20:</b>	<b>Emissions of greenhouse gases.</b>
<b>Task:</b>	Review of greenhouse gas emissions data in the National Atmospheric Emissions Inventory.  <a href="https://naei.beis.gov.uk/index">https://naei.beis.gov.uk/index</a>
<b>Timescale:</b>	Defra data available annually.

### Analysis

Greenhouse gases include a wide range of gases of which Carbon dioxide (CO<sub>2</sub>) is probably the most widely known. Emissions of greenhouse gas is not monitored locally but at a national level a number of data sources, including local energy consumption, are used to create nationally consistent annual CO<sub>2</sub> emissions estimates at a local authority level. These estimates are also broken down further into a subset of estimates of emissions that are within the scope of influence of local authorities, However, whilst on the face of it this narrower subset would be more pertinent to use in this context, further analysis reveals that this particular subset excludes emissions that arise from 'land-use' related changes and activity such as forestry, crop and grasslands, wetlands and settlements. As the LDP is directly concerned with land-use therefore it is more appropriate to use the higher Local Authority-level dataset, even though it includes elements that are outside the control of the Local Authority, rather than the narrower subset that is concerned with the scope of the LA's.

This full, national dataset therefore estimates of Carbon dioxide emissions, expressed as kilotonnes (kt) CO<sub>2</sub>, in Powys for the year 2019 (the most recent year monitored). These estimates are shown in Table 40 below.

Whilst a wide range of other greenhouse gases (such as methane) are monitored annually at a national level, these datasets are not broken down to local authority level so it is not possible to assess what impact Powys or the LDP will have upon them. As far as the impact of the LDP on CO<sub>2</sub> emissions is concerned, there would appear to be an overall decrease of 15.5kt in emissions of CO<sub>2</sub> arising from the county in this first year of the LDP's application. However, it needs to be borne in mind that;



- a.) the LDP monitoring period may not necessarily mirror exactly this CO<sub>2</sub> data collection period, and;
- b.) this reduction is a continuation of the trend that has been identified every year, with a couple of exceptions, since at least 2005.
- New data is due to be published by the end of June 2022 with the data from this year to include Nitrous oxide (N<sub>2</sub>O) and Methane (CH<sub>4</sub>)

**Table 40. Carbon Dioxide Emissions, Expressed as kt CO<sub>2</sub>, in Powys for the Year 2019.**

<b>Sector</b>	<b>2018**</b>	<b>2019</b>	<b>Change +/- from previous year</b>	<b>Percentage Change from previous year</b>
<b>Industrial and Commercial</b>	288.9	290.6	+1.7	+0.58%
<b>Domestic</b>	267.4	261.2	-6.2	-2.31%
<b>Transport</b>	344.9	344.5	-0.4	-0.11%
<b>LULUCF*</b>	-104.8	-109.4	-4.6	-4.38%
<b>Total</b>	796.4	786.9	-9.5	-1.19%

\*; LULUCF; Land Use, Land Use Changes and Forestry

\*\*; The figures for each year are subject to revision by DEFRA since their original publication dates, hence they may differ from those cited in the previous AMR.

## SEA Topic: Strategic Resources and Assets

SEA Topic Area – Strategic Resources and Assets
<b>Objective 13: To protect mineral resources from development that would preclude extraction.</b>
<b>Objective 14: To protect important material assets including strategic, transport and location specific infrastructure from incompatible development.</b>
Indicator 21 - Number of existing mineral sites.
Indicator 22 - Number of developments permitted for permanent development on safeguarded mineral resource sites.
Indicator 23 - Number of planning applications for development that would affect strategic transport infrastructure referred onto the Welsh Government.
Indicator 24 - Number of developments permitted on or affecting the Sennybridge (Ministry of Defence) Training Area.

<b>SEA Topic Area:</b>	<b>Strategic Resources and Assets</b>
<b>Subtopic:</b>	Minerals
<b>Indicator 21:</b>	<b>Number of existing mineral sites.</b>
<b>Task:</b>	Review of information relating to existing mineral sites as set out in table M1 of the LDP.
<b>Timescale:</b>	Annually.

**Analysis**

Table M1 in the LDP lists the 15 existing minerals operations sites in Powys at the time of the LDP’s adoption. Since then, no new mineral sites have been approved and none of the existing sites have closed. Consequently, the number of mineral sites in the Powys LPA area remains at 15.

<b>SEA Topic Area:</b>	<b>Strategic Resources and Assets</b>
<b>Subtopic:</b>	Minerals
<b>Indicator 22:</b>	<b>Number of developments permitted for permanent development on safeguarded mineral resource sites.</b>
<b>Task:</b>	Review of PCC Development Management information.
<b>Timescale:</b>	Annually.

### **Analysis**

The aim of this SEA Indicator is to test the effectiveness of LDP Policy DM8 - Minerals Safeguarding. The policy states that Minerals Safeguarding Areas have been designated for deposits of sand and gravel, sandstone, limestone, igneous rocks and surface coal, and these areas are shown on the LDP Proposals Map in accordance with national policy requirements. Defining such areas does not imply any presumption that they will be worked but merely aims to ensure they remain available as and when future generations may need to access them.

During this monitoring period, 161 applications were permitted within or partially overlapping a Mineral Safeguarding Area. Of the 161 applications, 52 did not discuss compliance with LDP Policy DM8 in the Officer's report.

Of the 52 proposals, 49 were for proposals considered not to have any impact, examples include the conversion or redevelopment of existing buildings, minor extensions to existing buildings or proposals for the siting of camping pods and static caravans. For the remaining three applications, in all instances the identification of the Mineral Safeguarding Area as a constraint had been missed. This does not necessarily mean that the development proposal did not comply with LDP Policy DM8, but that it had not been given consideration.

Measures were put in place, at the start of 2021, to ensure that Minerals Safeguarding Areas are captured as a constraint consistently. This has resulted in a marked improvement in the performance of monitoring indicator AMR22 in this annual monitoring report, compared to in AMR 2021. The three applications where the Mineral Safeguarding Area was missed as a constraint are applications validated before the measures were put in place.

Due to the improvements seen with this monitoring indicator, it is recommended that monitoring continues for a further year, the situation has now progressed towards development plan policies being implemented effectively.

<b>SEA Topic Area:</b>	<b>Strategic Resources and Assets</b>
<b>Subtopic:</b>	Transport Infrastructure
<b>Indicator 23:</b>	<b>Number of planning applications for development that would affect strategic transport infrastructure referred onto the Welsh Government.</b>
<b>Task:</b>	Review of PCC Development Management information.
<b>Timescale:</b>	Annually.

**Analysis**

This SEA Indicator is intended to monitor the performance of LDP Policy T3 – Newtown By-pass. The aim of the policy was to safeguard the area around the proposed route/s for the bypass, to ensure that those proposed route/s were not to be jeopardised by the presence of other inappropriate planning applications that could be determined before a proposed route could be secured.

However, with the route for the by-pass now secured, construction completed, and the finished road opened in February 2019, the need for the indicator has now been rendered obsolete.

Consequently, no further monitoring of this SEA indicator is required.

<b>SEA Topic Area:</b>	<b>Strategic Resources and Assets</b>
<b>Subtopic:</b>	Local Specific Infrastructure.
<b>Indicator 24:</b>	<b>Number of developments permitted on or affecting the Sennybridge (Ministry of Defence) Training Area.</b>
<b>Task:</b>	Review of PCC Development Management information.
<b>Timescale:</b>	Annually.

### **Analysis**

This SEA Indicator aims to identify instances when the LDP fails to support the operational effectiveness of the Sennybridge military training area.

The training area is included within LDP Strategic Policy SP7 due to its strategic importance both in the County itself and nationally. The policy states that only development proposals that will not have an unacceptable impact on the asset/resource and the purposes for which it is safeguarded should be permitted. LDP Policy MD1 also safeguards the training area from any development that would compromise its operation and supports proposals that will sustain the operational use of the existing facility.

During this SEA monitoring period one application was permitted (21/1443/FUL) for the construction of a stoned track measuring approximately 200m in length to provide access for forestry maintenance. No comments were received by the Ministry of Defence (MOD) however, the officer considered that the development would not negatively impact upon the operation of the training facility.

This demonstrates that the compatibility in the operation of the area is being considered.

## SEA Topic: Cultural Heritage

<b>SEA Topic Area – Cultural Heritage</b>
<b>Objective 15: To understand, value, protect and enhance Powys’ historic environment including its diversity, local distinctiveness and heritage.</b>
<b>Objective 16: To protect and enhance Welsh language and culture.</b>
Indicator 25 - Net gain or loss of historic environment designations – Listed Buildings, Scheduled Ancient Monuments, Conservation Areas, Registered Historic Parks and Gardens and Registered Historic Landscapes.
Indicator 26 - Percentage of scheduled monuments in Wales that are in stable or improving condition.
Indicator 27 - Percentage of listed buildings that are neither ‘vulnerable’ nor ‘at risk’.
Indicator 28 - Number, percentage and distribution of Welsh Speakers.
Indicator 29 - Changes in the Welsh language skills of the population.
Indicator 30 - Percentage of the population aged 3 and over who say they can speak Welsh.



<b>SEA Topic Area:</b>	<b>Cultural Heritage</b>
<b>Subtopic:</b>	Historic environment
<b>Indicator 25:</b>	<b>Net gain or loss of historic environment designations – Listed Buildings, Scheduled Ancient Monuments, Conservation Areas, Registered Historic Parks and Gardens and Registered Historic Landscapes.</b>
<b>Task:</b>	Review of information held by PCC Built Heritage Officer / CADW.
<b>Timescale:</b>	Annually.

### **Analysis**

The aim of this SEA indicator is to assess the relative impacts of LDP Policy SP7 – Safeguarding of Strategic Resources and Assets upon the historic environment designations listed. Analysis of the data held by the LPA and, where necessary, that held by Cadw, are shown in Table 41.

During the monitoring period, three changes took place under the Listed Building category.

One property named The Oxford, Llanidloes became Grade II Listed in September 2021 as a prominent, ambitious, and well-detailed Edwardian commercial building in the centre of town and for the group value with other adjacent listed items. The second property being Pentre Llifior Methodist Chapel was upgraded to II\* for its special historical and architectural interest. Thirdly, Burgedin Hall at Pool Quay was delisted in April 2021 due to suffering fire damage.

A lapse in the data collection for the number of Scheduled Monuments has been adjusted in the figures for the current monitoring period (as provided by Cadw).

The overall trend shows a positive impact on SEA Objective 16 to understand, value, protect and enhance Powys' historic environment.

**Table 41. Historic Environment Designation Totals for Powys, 2021 to 2022.**

<b>Historic Environment Designation</b>	<b>At LDP Adoption</b>	<b>2018/2019</b>	<b>2019/2020</b>	<b>2020/2021</b>	<b>2021/2022</b>	<b>Net gain or loss Over last year (since adoption)</b>
<b>Listed Buildings</b>	3931	3934	3932	3935	3935	0 (+4)
<b>Scheduled Monuments (SM)</b>	717	718	719	719	730	0 (+13)
<b>Conservation Areas</b>	55	55	55	55	55	0 (0)
<b>Registered Historic Parks and Gardens</b>	37 (consisting of 22 Grade II, 10 of Grade II*, and 5 of Grade I)	37	37	37	37	0 (0)
<b>Registered Historic Landscapes</b>	10	10	10	10	10	0 (0)

<b>SEA Topic Area:</b>	<b>Cultural Heritage</b>
<b>Subtopic:</b>	Historic environment
<b>Indicator 26:</b>	<b>Percentage of scheduled monuments in Wales that are in stable or improving condition.</b>
<b>Task:</b>	Review of CADW Monuments at Risk Survey.
<b>Timescale:</b>	Every 5 years.

### Analysis

The aim of this SEA Indicator is to monitor the performance of LDP Strategic Policy SP7 – Safeguarding of Strategic Resources and Assets, and, in particular point iii. of Criterion 2 of the policy, which relates specifically to scheduled monuments (SM). The five yearly timescale mentioned above relates to individual properties, so each scheduled monument should be assessed at least once every five years.

For this monitoring period, Cadw have provided the following information (see Table 42)

Within the county of Powys there are 952 SMs and the number of SM visited within the current (5<sup>th</sup>) round of condition monitoring is 877 (92%) and of these 877 visited 775 (88%) were assessed as not 'At Risk' with 583 (66%) in a stable or improving condition.

Within the Powys LDP area there are 730 SMs and the number of SM visited within the current (5<sup>th</sup>) round of condition monitoring is 655 (89%). Of the 655 visited, 590 (90%) were assessed as not 'At Risk' with 439 (67%) of those in a stable or improving condition.

There was no updated data available from Cadw in the AMR 2021. However, we can see that the number of scheduled monuments being assessed has increased which is a positive result. The findings have identified a downward trend in both those being assessed as not 'At Risk' and 'stable or improving' but it should be noted that not all scheduled monuments are assessed every year, so over subsequent monitoring periods a different set of scheduled monuments will be assessed, and the percentages arrived at will reflect the condition of this particular set of properties. Therefore, further monitoring is required.

**Table 42. Percentage of Scheduled Monuments in Powys LDP that are in a Stable or Improving Condition.**

<b>Condition of Scheduled Monuments</b>	<b>2019/2020</b>	<b>2021/2022</b>
<b>No. of scheduled monuments</b>	719	730
<b>% assessed</b>	77%	89%
<b>% assessed not 'At Risk'</b>	91%	90%
<b>% assessed in 'stable or improving condition'</b>	69%	67%

<b>SEA Topic Area:</b>	<b>Cultural Heritage</b>
<b>Subtopic:</b>	Historic environment
<b>Indicator 27:</b>	<b>Percentage of listed buildings that are neither 'vulnerable' nor 'at risk'.</b>
<b>Task:</b>	Review of CADW Condition and Use Survey of Listed Buildings in Wales.
<b>Timescale:</b>	Every 5 years (previously published 2015).

### **Analysis**

Cadw maintains a register of listed buildings and collects data relating to the status of those structures according to the following categories;

- Categories 5 and 6 = Not at Risk
- Category 4 = Vulnerable
- Category 3 = At Risk
- Category 2 = At Grave Risk
- Category 1 = At Extreme Risk

The figures are collected from data held on Cadw's register in respect of listed buildings within the Powys LDP area. The percentage of buildings that are neither 'Vulnerable' nor 'At Risk' (i.e., categories 5 and 6 under 'Not at Risk') is 81.64%. (See Tables 43 and 44).

The results are the same as those reported in AMR 2021 as limited survey work has been undertaken by Cadw during this monitoring period. The Covid-19 pandemic severely limited the number of building inspections carried out during 2020 and 2021. The County of Powys would have had a full update in the last year or so. Now it is expected to do the full update later in the year of 2022 so new data should be available for AMR 2023.

**Table 43. Percentage of Listed Buildings that are ‘At Risk, ‘Vulnerable’ or ‘Not at Risk’ in Powys (2015).**

<b>Risk Assessment</b>	<b>Percentage</b>
<b>At Risk</b>	7.59
<b>Vulnerable</b>	10.76
<b>Not at Risk</b>	81.64

**Table 44. Percentage of Listed Buildings in Powys by Risk Score (2015).**

<b>Risk Assessment</b>	<b>Risk Score</b>	<b>Percentage</b>
<b>At Risk</b>	1 – At Extreme Risk	2.02
<b>At Risk</b>	2 – At Grave Risk	0.26
<b>At Risk</b>	3 – At Risk	5.32
<b>Vulnerable</b>	4 – Vulnerable	10.76
<b>Not at Risk</b>	5 – Not at Risk	31.83
<b>Not at Risk</b>	6 – Not at Risk	49.81

<b>SEA Topic Area:</b>	<b>Cultural Heritage</b>
<b>Subtopic:</b>	Welsh Language
<b>Indicator 28:</b>	<b>Number, percentage and distribution of Welsh Speakers.</b>
<b>Task:</b>	Review of Census information on Welsh speakers available from the Office for National Statistics in 2021. <a href="https://statswales.gov.wales/Catalogue/Welsh-Language">https://statswales.gov.wales/Catalogue/Welsh-Language</a>
<b>Timescale:</b>	Census (2021) data available 2022.

### Analysis

Based on the results of the 2011 Census, Powys contains approximately 23,990 Welsh speakers. This represents 18.6% of the total Powys population of 129,083 as recorded in the 2011 census.

With regards to their distribution within the county, the highest densities of Welsh speakers are found in the north and far south of the county. Three wards, all in the north have more than 50% of their populations describing themselves as Welsh speakers (Glantwymyn (57.8), Banwy (56%) and Machynlleth (51.6%)). There are five wards with between 40 and 49% Welsh speakers, and three of these are again in the north (Llanbrynmair (48.2%), Llanfihangel (43%) and Llanwddyn (42.7%)). There are also two wards in the far south of Powys with a similar percentage (Cwm-twrch (46.2%) and Ynyscedwyn (45.9%)). There are six wards with between 30 and 39% Welsh speakers, and four of these are found in the north (Llanfair Caereinion (36%), and Llanfyllin, Llanrhaeadr-ym-Mochnant, and Llansilin (all with 34.1%), and two again, in the far south (Ystradgynlais (39.9%) and Abercraf (38.6))

Conversely, the lowest percentages of Welsh speakers can be found in eleven wards that all contain 10% or under of their populations speaking Welsh. These are Beguildy (10%), Berriew (9.5%), Bronllys (9.7%), Churchstoke (4.3%), Glasbury (8.7%), Gwernfyed (10%), Knighton (8.5%), Llangunllo (8%), Old Radnor (6.8%), Presteigne (9.3%) and Welshpool Castle (9.9%). All of these wards are in the eastern half of the county.

As these data were collected at the last national Census in 2011, they will not change until the results of the next national Census in 2021 are published later in 2022.

<b>SEA Topic Area:</b>	<b>Cultural Heritage</b>
<b>Subtopic:</b>	Welsh Language
<b>Indicator 29:</b>	<b>Changes in the Welsh language skills of the population.</b>
<b>Task:</b>	Review of Census information on Welsh language skills available from the Office for National Statistics in 2021. <a href="https://statswales.gov.wales/Catalogue/Welsh-Language">https://statswales.gov.wales/Catalogue/Welsh-Language</a>
<b>Timescale:</b>	Census (2021) data available 2022.

### **Analysis**

This SEA Indicator is based upon the results of the national 2011 Census. The data is presented in Table 45 below as both a number of individuals and a percentage of the county's population of 129,083. After the results of the next Census have been published in 2022, after approximately six or seven years of the UDP and approximately four years of the LDP being in operation, a comparison can then be made to assess the degree of change that has occurred, although it will be hard to ascribe any changes solely to the LDP and its policies.

As this data was collected at the last national Census in 2011, they will not change until the results of the next national Census in 2021 are published in mid-2022.



**Table 45. Number and Percentages of People with Welsh Language Skills in Powys.**

<b>Welsh Language Skills</b>	<b>2011 - Number</b>	<b>2011 - Percentage of Powys Population</b>
<b>Can speak, read and write Welsh</b>	17,724	13%
<b>Can speak and read but cannot write Welsh</b>	2,025	1.56%
<b>Can speak but cannot read or write Welsh</b>	3,932	3.04%
<b>Can understand spoken Welsh only</b>	8,616	6.67%
<b>Other combination of skills</b>	3,898	3.01%
<b>No Skills</b>	92,888	71.95%

<b>SEA Topic Area:</b>	<b>Cultural Heritage</b>
<b>Subtopic:</b>	Welsh Language
<b>Indicator 30:</b>	<b>Percentage of the population aged 3 and over who say they can speak Welsh.</b>
<b>Task:</b>	Review of Welsh Government Annual Population Survey estimates.  <a href="https://statswales.gov.wales/Catalogue/Welsh-Language/Annual-Population-Survey-Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure">https://statswales.gov.wales/Catalogue/Welsh-Language/Annual-Population-Survey-Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure</a>
<b>Timescale:</b>	Annually.

**Analysis**

Based on the results of the Welsh Government Annual Population Survey for the year ending 31<sup>st</sup> December 2021, Powys contained approximately 34,300 people, aged three or over who said they could speak Welsh. This represents 27% of the total population of 127,100 people in Powys who are aged three or over.

Table 46 shows these figures alongside the same for the previous three years. These results show a slight decrease of 500 people in the size of the Powys population who are aged three or over, alongside an increase of 4,600 people who say they can speak Welsh, all in just a 12-month time period.

The Annual Population Survey (APS) is carried out using a representative sample of 18,000 households selected randomly from across Wales according to certain characteristics (e.g., address, age etc). With a different selection of households being used each year the results may show fluctuations which may account for the relatively large differences that these results are showing. Whilst the APS is not the more thorough and comprehensive National Census that is carried out every 10 years, they also consistently show a higher proportion of people who say they can speak Welsh.

Interestingly, the numbers/percentage of people who speak Welsh in Powys for the year ending 2021 seemed to have recovered since the reduction in 2020, almost back to the level it was in 2019. Whilst there has been an overall downward trend since the LDP was adopted, the results for this monitoring period are more positive and indicate that numbers/percentage are starting to increase again.

The Census 2021 data relating to Welsh language, when it's released later in 2022, will give more definitive data on this.

**Table 46. Percentage of Powys Population, Aged Three or Over, Who Can Speak Welsh.**

<b>Year</b>	<b>Population aged 3 or over</b>	<b>No of these who can speak Welsh</b>	<b>Percentage of Population aged 3 or over who can speak Welsh</b>
<b>2021</b>	127,100	34,300	27.0%
<b>2020</b>	127,600	29,700	23.3%
<b>2019</b>	126,900	34,600	27.3%
<b>2018</b>	125,900	37,500	29.9%

## SEA Topic: Landscape

### SEA Topic Area – Landscape

#### Objective 17: To protect and enhance Powys rich natural landscape.

Indicator 31 - Area (ha) / proportion of development permitted that falls outside of development boundaries and is within LANDMAP aspect areas classified as outstanding / high quality.

Indicator 32 - Proportion of outstanding / high quality aspect areas identified in LANDMAP.

<b>SEA Topic Area:</b>	<b>Landscape</b>
<b>Subtopic:</b>	Natural Landscape
<b>Indicator 31:</b>	<b>Area (ha) / proportion of development permitted that falls outside of development boundaries and is within LANDMAP aspect areas classified as outstanding / high quality.</b>
<b>Task:</b>	Review of PCC Development Management information.
<b>Timescale:</b>	Annually.

### Analysis

Analysis of the four\* LANDMAP layers (Geological Landscape, Landscape Habitats, Visual and Sensory and Historic Landscape) against the planning applications permitted in the monitoring period provided the following results:

The total area of land within the LDP area evaluated as ‘High’ or ‘Outstanding’ value, in at least one of the aspect areas of the four different LANDMAP layers, equates to 414,237 ha. The total area covered by the LDP equates to 428,930ha, therefore 97% of the total LDP area is covered by at least one aspect area evaluated as being of either High or Outstanding value.

During the monitoring period 441 planning applications were granted permission for proposals located outside of a development boundary (i.e., not in a Town or Large Village), covering an area of 609.29ha (one major application (21/0559/OUT) accounted for 354.44ha). Of the 441 applications, 419 were within in either a high or outstanding aspect area covering a total area of 604.91ha (again one major application accounted for 354.44ha).

The results show, that 99.28% of the applications permitted were within at least one aspect area evaluated as being of high or outstanding value. However, when these aspect areas themselves cover 97% of the total LDP area this outcome is almost inevitable. As stated in previous SEAs, the usefulness of this indicator is questionable and should be reconsidered as work commences on the next LDP.

\*As detailed in LANDMAP Guidance Note 2 published by NRW on the 8th of June 2020, the Cultural Landscape LANDMAP layer has been replaced by the Cultural Landscape Services LANDMAP layer which is not subject to the aspect areas being evaluated.

<b>SEA Topic Area:</b>	<b>Landscape</b>
<b>Subtopic:</b>	Natural Landscape
<b>Indicator 32:</b>	<b>Proportion of outstanding / high quality aspect areas identified in LANDMAP.</b>
<b>Task:</b>	Review of NRW LANDMAP data: <a href="https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/evidence-to-inform-development-planning/landmap-the-welsh-landscape-baseline/?lang=en">https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/evidence-to-inform-development-planning/landmap-the-welsh-landscape-baseline/?lang=en</a>
<b>Timescale:</b>	Every five years.

**Analysis**

This indicator aims to measure how well the Landscape policy (DM4) performs in protecting the different characteristics of the Powys landscapes.

The five different layers that make up LANDMAP have not been reviewed by NRW since the SEA monitoring report in AMR 2019, so there is no change to report in this monitoring period. For ease of reference percentages published in AMR 2019 are shown in Table 47.

Whilst this data does not provide any insight into the effectiveness of LDP Policy DM4 - Landscape at this stage, it does provide a baseline for monitoring the policy moving forwards, once further, five-yearly reassessments of the aspect areas have been conducted.

NB: The Cultural Landscape Layer is no longer evaluated into ‘High’ or ‘Outstanding’, therefore this layer has been omitted from analysis.

**Table 47. Percentage of Aspect Areas within, or intersecting, the Plan Area that are of ‘High’ or ‘Outstanding’ Quality.**

<b>LANDMAP layer</b>	<b>Percentage of Aspect Areas in ‘high’ or ‘outstanding’ quality</b>
Geological Landscape	34%
Landscape Habitats	45%
Historic Setting	55%
Visual and Sensory Landscape	38%

## SEA Topic: Geodiversity

<b>SEA Topic Area – Geodiversity</b>
<b>Objective 18: To protect Regionally Important Geo-diversity Sites (RIGS) from incompatible development.</b>
Indicator 33 - Number of RIGS and Geological Conservation Review sites.
Indicator 34 - Number of developments permitted on or affecting RIGS or Geological Conservation Review sites.



<b>SEA Topic Area:</b>	<b>Geodiversity</b>
<b>Subtopic:</b>	Regionally Important Geodiversity Sites (RIGS)
<b>Indicator 33:</b>	<b>Number of RIGS and Geological Conservation Review sites.</b>
<b>Task:</b>	Review of information from JNCC, Central RIGS Group and South East Wales RIGS Group: <a href="http://jncc.defra.gov.uk/default.aspx?page=4177&amp;authority=UKL24">http://jncc.defra.gov.uk/default.aspx?page=4177&amp;authority=UKL24</a> <a href="http://www.geologywales.co.uk/centralwales-rigs/">http://www.geologywales.co.uk/centralwales-rigs/</a> <a href="https://sewrigs.wordpress.com/">https://sewrigs.wordpress.com/</a>
<b>Timescale:</b>	Annually

### **Analysis**

This SEA Indicator aims to monitor the performance of LDP Policy DM2, particularly with regards to the Regionally Important Geodiversity Sites (RIGS) and Geological Conservation Review Sites (GCRS) that are the subject of Criterion “C” of Section 3 of the policy.

#### **RIGS**

According to Lle and Powys County Council (PCC) held data, there is a total of 104 RIGS within the Powys LDP area, with three of these being cross boundary with the Brecon Beacons National Park and two cross border with Shropshire.

#### **GCRS**

The Lle and PCC data sources revealed a total of 80 GCRS within the County of Powys, of which 27 were located within the Brecon Beacons National Park. This results in a total of 53 GCRS within the Powys LDP Planning Area, which includes six that are listed under neighbouring counties as these either share a boundary with, or partially extend into, the County of Powys.

<b>SEA Topic Area:</b>	<b>Geodiversity</b>
<b>Subtopic:</b>	Regionally Important Geodiversity Sites (RIGS)
<b>Indicator 34:</b>	<b>Number of developments permitted on or affecting RIGS or Geological Conservation Review sites.</b>
<b>Task:</b>	Review of PCC Development Management information.
<b>Timescale:</b>	Annually

**Analysis**

LDP Policy DM2 - The Natural Environment provides protection for a range of sites, habitats and species that are designated at international, European, national and local level. This SEA Indicator aims to test the policy’s ability to protect the locally important site designations listed under section 3 of the policy, namely Regionally Important Geodiversity Sites (RIGS) and Geological Conservation Review Sites (GCRS). Within the Powys LDP area, there are 104 RIGS and 53 GCRS.

In the monitoring period (1<sup>st</sup> April 2021 to 1<sup>st</sup> March 2022) a total of five individual applications have been permitted, which were close to a RIGS or GCRS. Analysis of these applications revealed the following information.

There were three applications that were close to a Regionally Important Geological Site and for all three, the Officer’s Report clearly identifies the RIGS in question which were identified by Ecologists and Contaminated Land officers. Planning conditions have been placed on the permissions for further environmental and contamination investigations to be carried out prior to any works taking place.

The remaining two applications were close to a GCRS. Of these the Officer’s Reports did cite nearby SSSIs which were identified as planning constraints. Both the SSSIs in question were designated for their geological interest because of their status as a GCRS. Both applications were identified by consultees and concluded that no impact would arise from the applications being permitted.

Note - this indicator is similar to AMR Monitoring Indicator 45.



## 7. Conclusion and Recommendations

### 7.1 Contextual Changes

7.1.1 During the monitoring period of this Annual Monitoring Report, contextual changes included the insertion of Regulation 16A into The Conservation of Habitats and Species Regulations 2017, meaning that SACs and SPAs are no longer considered as European Sites but now form part of the National Site Network, the natural heritage policies in the Replacement LDP will be drafted to reflect this change.

7.1.2 Decarbonisation, climate change and sustainability continue to be Welsh Government priorities that will need to be considered in the Replacement LDP. Strategies and guidance published within the monitoring period relate to the Net Zero Wales Carbon Budget (2), reducing waste, guidance on adapting to climate change with regards to risks from flooding and coastal erosion, all Wales transport and electric vehicle charging strategies and Active Travel guidance.

7.1.3 The monitoring period saw the introduction of Flood Map for Planning (FMfP) with an amended, Technical Advice Note 15 (Development, Flooding and Coastal Erosion) anticipated to be published in June 2023. The new FMfP is of significance as the flood map includes an allowance for climate change. This means that there are some housing allocations and areas of settlements previously not thought to be impacted by flood risk, that now in terms of policy, need to be treated as being within an area of flood risk. To aid the LPAs understanding of the implications of FMfP and to inform the Replacement LDP a Strategic Flood Consequences Assessment is in the process of being undertaken.

7.1.4 A new approach to undertaking Local Housing Market Assessments (LHMA) was introduced by Welsh Government during the monitoring period. The Council will be using this new approach in order to undertake a new LHMA for Powys for the period 2022-2037 (which will align with the proposed plan period for the Replacement LDP). This is an essential piece of evidence that will inform the strategy and dwelling requirement figure in the Replacement LDP.

7.1.5 In January 2022, the Final Deal Agreement of the Mid Wales Growth Deal was signed by the Welsh Government, UK Government, Powys County Council and Ceredigion County Council. It marked the commitment of all partners to deliver the Mid Wales Growth Deal, bringing a combined investment of £110 million from UK and Welsh Government. The Growth Deal is expected to lever in significant additional investment from other public and private sources maximising the impact in the Mid Wales region. The progress of the Mid Wales Growth Deal and associated work will be taken into account in preparing the Replacement LDP.

7.1.6 The impact of phosphates in riverine Special Area of Conservation catchments in the LDP area is beginning to affect decision-making on some residential and tourism developments (that involve overnight stays). These developments have the potential to increase phosphorus discharges and are being delayed whilst solutions are sought. Exceptions are where new (usually infill) development has combined and replaced existing septic tank systems with a modern package treatment works and has thus been able to demonstrate betterment. This constraint will be a significant consideration in the preparation of the Replacement LDP.

## 7.2 Recommendations and Findings Arising from the Monitoring Indicators

7.2.1 The results from the analysis of the monitoring indicators for the monitoring period, indicate that the LDP policies are largely delivering and meeting the targets set out in the Annual Monitoring Framework, with 42 of the 62 monitoring indicators showing positive policy implementation. This includes nine Supplementary Planning Guidance documents being published since the LDP was adopted. With this level of monitoring targets achieved, it demonstrates that the majority of the policies in the Powys LDP, adopted in 2018, have delivered successfully on the sustainable growth and many of the land use objectives the LDP sought to achieve.

7.2.2 It is recognised that the cumulative number of net additional dwellings delivered (2,470 dwellings) is below what was anticipated (3,036 dwellings), by this period in the lifetime of the adopted LDP, giving a shortfall of 566 dwellings at the end of this monitoring period. There are only four years remaining of the plan period therefore it is unlikely, particularly as this is the only one year that the annual completion rate has met the annual dwelling requirement figure, that 4,500 new dwellings will be delivered to meet the LDP dwelling requirement figure by the end of the plan period (March 2026). The LDP growth strategy is primarily led by housing growth, therefore the poor performance in monitoring indicators (AMR2a, AMR2b) that relate to housing completions demonstrate that the Plan's strategy is not being delivered. During the preparation of the Replacement LDP the dwelling requirement figure will be revised. This will include looking at the latest evidence relating to past build rates, population projections and evidence of need in the Local Housing Market Assessment (LHMA).

7.2.3 There are 80 Housing Allocation sites in the LDP, of which 54 (68%) do not have any form of planning permission (monitoring indicator AMR4). With regards to the number of net additional dwellings delivered on allocated housing sites, monitoring indicator AMR5 sets out an annual target. The cumulative total of the annual completion target of additional dwellings to be delivered on allocated sites, over the four years since LDP adoption equates to 1,217 dwellings. The actual number of dwellings delivered on allocated housing sites over the four-year period was only 155 dwellings, meeting just 13% of the target. The trajectory included in monitoring indicator AMR2a demonstrates how allocated sites have the potential and are fundamental towards the delivery of additional dwellings to meet the dwelling requirement.

7.2.4 Out of the 80 housing allocation sites, 22 are located within a phosphate sensitive riverine Special Area of Conservation (SAC) catchment. This means that the necessary planning permissions cannot be granted unless applications are able to demonstrate phosphate neutrality or betterment. Which, without the local sewage wastewater treatment works having phosphate stripping (and the associated permit) in place is not currently possible.

7.2.5 As part of the preparation of the Replacement LDP there will be a 'call for sites', whereby any party will be able to put forward a site (candidate site) to be considered for development. All sites submitted will be assessed to determine if they are sustainable, deliverable and viable in accordance with the Development Plans Manual (Edition 3) and the emerging strategy in the Replacement LDP. The site assessment process will determine which of the submitted candidate sites should progress to become allocations in the Replacement LDP. Allocations in the adopted LDP that do not have an extant planning

permission will need to be submitted during the call for sites and will be assessed alongside the rest of the submissions.

7.2.6 The AMR has identified that the LDP policies relating to retail frontages, solar Local Search Areas, community/district heating schemes and protection of community facilities and services are not being implemented as intended. The preparation of the Replacement LDP will be used as an opportunity to review these policies in light of the latest national guidance, and to gain an understanding of the reasons why each policy was not implemented as expected and to amend as necessary.

7.2.7 There are six areas where it is recommended that further investigation or research is required:

- Monitoring indicator AMR21 - considers housing density, the trigger for this indicator has been reached in respect of Large Villages. Further investigation/research to inform the approach towards housing density across settlement tiers and development types, as part of the Replacement LDP process is required.
- Monitoring indicator AMR20 - considers the distribution of windfall developments on greenfield sites across the settlement tier. The findings from the analysis of this monitoring indicator revealed that the Plan area has seen a growth in the number of tourism units (holiday chalets, static caravans, glamping pods etc.) on greenfield sites in the Open Countryside. As the trigger for this monitoring indicator has been reached research is required to look at the cumulative effect on the environment together with the economic benefits to the Plan area of such developments.
- Monitoring indicator AMR19 - found that the proportion of employment land permitted in the lower tiers of the settlement hierarchy has exceeded the target for two consecutive years. Research will need to be undertaken, that includes reconsidering targets and the spatial strategy with regards to employment development.
- Monitoring indicator AMR16 - relates to the retail element of mixed-use allocation P51 MUA1. There have been no pre-application enquires or planning applications submitted to date. Therefore, it is recommended that further investigation may be necessary to determine the site owners' intentions and to try to pro-actively progress the delivery of a retail development to address the retail needs identified in the Plan.
- Monitoring indicator AMR15 has recorded that the total amount of employment land permitted on allocated sites has been below the cumulative requirement of four hectares for two consecutive years. Research will be undertaken as evidence to support the preparation of the Replacement LDP, this will include reconsidering the employment land provision and allocated sites.
- Monitoring indicator AMR9 considers viability, in view of the sensitivity of viability to value and cost factors and the current uncertainty around some of these elements, it is considered that further investigation and research around these factors will be necessary to inform the Replacement LDP.

7.2.8 All research / further investigation undertaken will be undertaken as evidence to inform the preparation of the strategy, policies and proposals in the Replacement LDP and will be published alongside the consultation versions of the emerging Replacement Plan.