



Powys Local Development Plan (LDP)

Annual Monitoring Report 2023

**1st April 2022 to 31st March
2023**



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Executive Summary

This is the fourth Annual Monitoring Report (AMR) for the Powys Local Development Plan (LDP). It covers the period 1st April 2022 to 31st March 2023 and is preceded by the Annual Monitoring Reports for 2022 (1st April 2021 to 31st March 2022), 2021 (1st April 2020 to 31st March 2021) and 2020 (1st April 2019 to 31st March 2020) together with the Monitoring Review (covering the period from LDP adoption (17th April 2018) to 31st March 2019).

Following the findings of AMR 2021, a review of the adopted 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 (2011-2026). 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 31st March 2026.

Preparation began in July 2022 on the Replacement LDP following the publication of a Delivery Agreement, which includes a Community Involvement Scheme. 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 strategy of the adopted LDP 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 in Table 1 below.

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

Continue Monitoring	33 - Continue Monitoring 9 - Adopted SPG
Training Required	0
Supplementary Planning Guidance (SPG) Required	0
Further Investigation/Research Required	3
Policy Review Required	7
Plan Review	4
Not Applicable to this AMR monitoring period or superseded	6

Key Findings for This AMR Monitoring Period:

Section 2 of this AMR, the “Analysis of Significant Contextual Change / Indicators”, notes that a motion to declare a Nature Emergency was approved by Powys County Council at a Full Council meeting on 13th October 2022. This will be one of the key issues (together with the Climate Emergency detailed in the previous AMR (AMR 2022)) to be considered and addressed within the preparation of the Replacement LDP. In February 2023, the Full Council also adopted ‘The Corporate and Strategic Equality Plan’ 2023-2027, with ambitions for a Stronger, Greener, Fairer Powys. The document replaces Vision 2025 and sets out the well-being priorities for Powys County Council for the next five years and what action is needed to deliver them. This together with the Local Well-being Plan (2040: A Fair, Sustainable and Healthy Powys) will again inform the issues and objectives the Replacement LDP seeks to address.

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 272 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 have been 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. 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.

From the "Analysis of Core / Key Indicators" (Section 4) it was found that a total of 339 additional new homes were completed in the monitoring period. This figure is a sustained improvement on the early years of the plan and above the annual net additional dwelling requirement of 300 additional homes per year set out in the LDP. Cumulatively 2,809 new homes have been delivered since the adopted LDP start date in 2011. The Plan set out to achieve an overall increase of 4,500 dwellings (known as the dwelling requirement figure) during the 15-year period. The 2,809 additional new homes represent only 62% of the LDP overall housing target. With three years of the adopted LDP remaining, it is unlikely that the shortfall of 1,691 housing units will be delivered by 2026. To make up for slower performance in earlier years an average completion rate of 564 homes per year would need to be achieved.

Out of the 339 additional new homes delivered in the monitoring period, 124 of these were for affordable homes. This demonstrates a sustained increase in the delivery of affordable housing over the past three monitoring periods. This means that since the Plan’s start date in 2011, 832 affordable homes have been delivered by 31st March 2023, representing 87% 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 290 (86%) 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. No additional new homes were completed on allocated housing sites, despite a target figure of 325 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

81 housing sites allocated in the LDP, of which 53 (65%) do not have any form of planning permission.

Analysis of planning permissions granted during the monitoring period found that planning permission was granted for 366 additional new homes, of which 141 units are classified as affordable. Towns and Large Villages are at the top of the sustainable settlement hierarchy and are the location for 79% 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 4.038 ha of land for employment uses (B1, B2 and B8) meaning a total of 28.194 ha has been granted since the LDP was adopted. Out of the 4.038 ha granted, 2.761 ha (two 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 7.0243 MW of renewable, zero or low carbon electricity. Since the LDP was adopted (2018) planning permission has been given for total of 45.188 MW of energy generation, equating to 73% of the 61.7 MW anticipated energy contribution detailed in the LDP.

Continuing the theme from previous annual monitoring reports, monitoring indicators noted that proposals for tourism development remain strong. During this monitoring period 95 applications for tourism development gained planning permission, all were in accordance with adopted LDP Policy TD1. The planning applications permitted equated to a total of 241 units of tourism accommodation (34% of which were cabins). It is notable that 78% of the tourism applications permitted were in the Open Countryside, with 74 applications for development on greenfield sites.

Within this report is a detailed assessment of the performance of the adopted 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 Census 2021 results show a decline in the use of Welsh Language skills since 2011. 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.

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 policies in the adopted LDP 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 eleven monitoring indicators that require strategy / policy issues to be addressed (Table 2). This will be undertaken within the process of preparing the Replacement LDP.

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
AMR2a	The annual level of housing completions monitored against the Average Annual Requirement. (AAR)	Strategic Policy SP1 – Housing Growth
AMR2b	Total cumulative completions monitored against the anticipated cumulative completion rate.	Strategic Policy SP1 – Housing Growth
AMR4	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
AMR5	Total housing units completed on Housing Allocations (HA).	Strategic Policy SP1 – Housing Growth Topic Based Policy H2 – Housing Sites
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).	Strategic Policy SP3 – Affordable Housing Target Topic Based Policy H5 – Affordable Housing Contributions
AMR16	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
AMR21	The average overall density (units per hectare) permitted in respect of housing developments	Topic Based Policy H4 – Housing Density

Reference No.	Monitoring Indicator	Relevant LDP Policies
	in Towns, Large Villages, Small Villages and Rural Settlements.	
AMR27	Additional installed capacity (MW) of solar PV developments permitted within LSAs per annum.	Topic Based Policy RE1– Renewable Energy
AMR28	Number of community/district heating schemes permitted under Policy DM13 (criterion 15) per annum.	Development Management Policy DM13 – Design and Resources
AMR36	<p>Number of developments permitted within Town Centres, which would result in less than:</p> <ul style="list-style-type: none"> – 75% of units within a Primary Shopping Frontage. – 66% of units within Secondary Shopping Frontage. <p>being for A1 and A3 uses.</p>	Topic Based Policy R3 – Development Within Town Centre Areas
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.	Development Management Policy DM11 – Protection of Existing Community Facilities and Services

There are three monitoring indicators that require further investigation or research, as shown in Table 3.

Table 3. Monitoring Indicators that Require Further Investigation or Research

Reference No.	Monitoring Indicator	Relevant LDP Policies
AMR15	Amount of employment land (hectares) permitted on allocated sites in the Development Plan as a % of all employment allocations.	Strategic Policy SP2 – Employment Growth
AMR19	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
AMR20	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

Summary of Conclusions and Recommendations

The results from the analysis of the monitoring indicators for the monitoring period, indicate that the adopted 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.

It is recognised that the cumulative number of net additional dwellings delivered (2,809 dwellings) is below what was anticipated (3,390 dwellings), giving a shortfall of 581 dwellings at the end of this monitoring period. There are only three years remaining of the plan period therefore it is unlikely, that 4,500 new dwellings will be delivered to meet the adopted 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. Consequently, the dwelling requirement figure will be revised for the Replacement LDP. The revised figure will take into consideration the latest evidence relating to past build rates, population projections and evidence of need in the Local Housing Market Assessment (LHMA).

The performance of the sites allocated for housing in the adopted LDP continues to be disappointing. There are 81 Housing Allocation sites in the LDP, of which 53 (65%) do not have any form of planning permission (monitoring indicator AMR4). The number of dwelling completions delivered on allocated housing sites, since the LDP was adopted, equates to 155 dwellings, only fulfilling 10% of the 1,542 dwellings cumulative target (AMR5). However, it is recognised that of the 81 housing allocation sites, approximately a quarter are located within a phosphorus 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. Some permissions have been granted within the monitoring period, but only where improvements to wastewater treatment works (including permits) are included in Dwr Cymru's Asset Management Programme (AMP) 7, 2020-2025, e.g., Llandrindod Wells, Builth Wells.

Undeveloped housing allocations in the adopted LDP will not be carried forward into the Replacement LDP, unless it has been demonstrated, through the candidate site process, that the reasons for non-deliverability have been addressed.

LDP policies relating to the retail allocation, retail frontages, solar Local Search Areas, community/district heating schemes, housing density 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 three 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 includes a total of 62 monitoring indicators, which are set out in Chapter 5 of the adopted 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 the publication of AMR 2021 and the statutory post-adoption 4-year review of the adopted LDP which was published in the Review Report, the Council determined that a full review of the adopted LDP was required. Work commenced on a Replacement LDP in 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, and previous AMRs, together with the Review Report must be taken into consideration in the preparation of the Replacement LDP.

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

Continue Monitoring - Development plan policies are being implemented effectively.
Training Required - Development plan policies are not being implemented as intended and officer or Member training is required.
Supplementary Planning Guidance (SPG) Required - Development plan policies are not being implemented as intended and further guidance is required, potentially preparing additional SPG.
Further Investigation/Research Required - Development plan policies are not being implemented as intended and further research and/or investigation is required.
Policy Review Required - Development plan policies are not being implemented and are failing to deliver; a review of the specific policy may be required.
Plan Review - Development 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 “To be Reconsidered in Replacement LDP”).

2. Analysis of Significant Contextual Change / Indicators

2.0.1 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

Census 2021

The ten yearly Census (Census 2021) was undertaken on 21st March 2021. The Office for National Statistics (ONS) released the first results from Census 2021 on 28th June 2022. The aim of the ONS is for all the main results to be released within two years of the day the Census was undertaken. The Census results will be an important data source providing information on factors such as population size, demographics, employment status, and Welsh language usage, that can then be analysed at the local level. This information will contribute to the key evidence supporting the Replacement LDP.

Local Development Plan Examinations: Procedure Guidance, Welsh Government (November 2022)

This guidance is concerned with the procedural aspects of LDP examinations. It is aimed at all those involved in the process of examining a Plan, including Planning Inspectors and all interested parties. It sets out guidance relating to the principles of the examination process, resources and timescales, key stages of the examination process, submission, hearing sessions, and the Inspector's Report. Appendix 1 of the guidance sets out the procedural requirements and tests of soundness and Appendix 2 sets out a series of preliminary questions for the Local Planning Authority (LPA) to provide a detailed response to at the time of submission.

Public Planning Inquiries and Hearings: Venue and Facilities (February 2023)

This guide sets out the requirements for 'In-person' events for public inquiries, hearings, and examinations ('the event') into planning, allied appeals and called-in applications, compulsory purchase and rights of way orders, development plan documents and the like. It provides guidance on health and safety, location, accessibility, rooms, electronic working facilities, retiring rooms, layout, Welsh language and other languages, and toilet facilities.

Second Homes

The Welsh Government announced new legislative measures relating to second homes in March 2022. From April 2023, local councils will be able to increase the maximum council tax premium on second homes up to 300% (up from the 100% limit set in 2017). In addition, new regulations have been set in place to increase the number of days that self-catering accommodation must be let to qualify for business rates.

In July 2022, the First Minister and the Leader of Plaid Cymru jointly announced changes to planning regulations in Wales, which introduced new use classes to differentiate between

primary and secondary homes and short-term lets. The announcement also included plans to develop a new statutory licensing scheme for all visitor accommodation and to allow councils greater powers over Council tax rates and second home numbers.

As part of the measures two Statutory Instruments changing the Use Class Orders (detailed in Section 2.2) in Wales came into force on 20th October 2022, these being:

- The Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2022; and
- The Town and Country Planning (General Permitted Development etc.) (Amendment) (Wales) Order 2022.

Further information on the Chief Planning Officer Letter relating to Changes to Planning Legislation and Policy for Second Homes and Short Term Lets (September 2022) can be found in Section 2.2 below.

Historic Environment (Wales) Bill

The Historic Environment (Wales) Bill was introduced into Senedd Cymru on 4th July 2022 and passed on 28th March 2023. The purpose of the Historic Environment (Wales) Bill is to consolidate legislation relating to the historic environment in Wales. This is the first consolidation Bill brought forward as part of the Welsh Government's initial five-year programme to improve the accessibility of Welsh law.

The Bill brings together legislation currently set out in a number of Acts relating to the historic environment. This aim of the legislation is to provide fully bilingual, orderly and accessible law for the effective protection and management of the unique historic environment of Wales so that it can continue to contribute to the well-being of Wales and its people. It is anticipated that Royal Assent will be received in June 2023 (beyond this monitoring period) with work on implementation to follow.

Technical Guidance - How to Improve Energy Efficiency in Historic Buildings in Wales, Cadw (April 2022)

This document published by Cadw provides guidance on ways to reduce energy use in historic buildings and buildings of traditional construction and is aimed at owners and managers of such buildings. The guidance is also relevant to architects, surveyors, building contractors and suppliers, and local authority conservation, planning, building control, environmental health and housing officers. It describes a 'whole building approach' to devising and implementing energy efficiency improvements that:

- avoid harming the significance of the building
- are effective, cost efficient, proportionate and sustainable
- ensure a healthy and comfortable environment for occupants, and
- minimise the risk of unintended consequences.

It considers the factors that influence levels of energy use in historic buildings and explains the whole building energy planning process and the key stages involved. It also includes checklists of energy efficiency measures that might be suitable as part of the whole building approach, with links to sources of more detailed technical information on upgrading building elements such as roofs, walls and floors.

The guidance is a companion volume to ‘Renewable Energy and Your Historic Building – installing Micro-generation systems: a Guide to Best Practice’, first published by Welsh Government/Cadw in 2010.

Acceptable Cost / On Costs for Use with Social Housing Grant Funded Housing in Wales (August 2021, Revised May 2022)

This updated guidance is intended to assist housing providers in deciding on the acceptability of scheme cost projects receiving grant e.g., Social Housing Grant (SHG). Welsh Government had published the previous guidance, in April 2021, to reflect the new approach towards calculating SHG (detailed in AMR 2022). This revised guidance includes an update to the Acceptable Cost Guidance figures in Table 1 and Table 2. Annexes A and B of the guidance, which previously only applied to Registered Social Landlords, have been withdrawn.

Living Locally in Rural Wales – Planning Policy and Practice Discussion Paper, RTPI Cymru (2022)

This discussion paper explores the concept of living locally in rural areas in Wales and whether the guiding principles behind the 15 minute neighbourhood model can be applied in more remote rural areas. It also explores what role the planning system can play in supporting more sustainable, local living in rural Wales, not only to encourage less reliance on motor vehicles and support decarbonisation, but also to encourage the wider practice of placemaking within rural communities in Wales.

The project makes several recommendations:

- Retain and strengthen national, regional and local planning policy which promotes the principles of living locally to deliver sustainable development outcomes.
- Move the planning system to a more outcome focused performance measurement to support the delivery of sustainable places on the ground.
- Funding pressures have had a significant impact on rural local authorities and service provision in rural areas. There is a strong case for Welsh Government to be pro-active in encouraging and supporting local planning authorities in ensuring that these important services are adequately resourced.
- Support joint working involving planners, other partners, agencies and sectors, to align strategic goals, investment priorities and outcomes and indicators collaboratively, to facilitate meaningful impact.
- Digital and technological advancements should be developed around supporting local where possible, rather than a continued use of larger regional or national distribution centres for goods and services that require significant transportation and which by-passes local services and does not support the local economy. Planning has a role to play in supporting this wider local agenda through development planning and decision making.
- Further consideration and targeted funding for connecting rural locations to services and facilities. For example, exploring new or enhanced public rights of way / bridleways / cycleways etc. and improvements to public transport.
- Resource, training and support for local planning tools such as community led Place Plans, community engagement etc. Resources within communities, town and community councils and local planning authorities, would assist in improving

understanding and provide the capability and capacity to support joined up working.

- The sharing of resources and good practice across rural authorities, similar to that which has taken place in relation to holiday homes and short term lets in Wales.
- Continued investigation, discussion and learning on how planning can support sustainable living in rural areas and the impacts and outcomes of living locally in rural Wales.

Rural Planning in the 2020s: Wales Research Project, RTPI (July 2022)

This research examines the challenges facing rural communities throughout the UK and in Ireland in the 2020s, including key challenges around the rural housing market, agricultural sector, demographic change, Covid-19, Brexit and Climate Change. It seeks to address how rural planning will need to change to deal with these challenges, as well as how rural communities can meet policy and practice objectives for achieving sustainable development. The research paper is accompanied by a set of technical reports presenting the evidence and findings from each stage of the project - Thematic Reviews; Housing Market Analysis; Roundtable Analysis; National Policy Assessments; and Case Studies and Think Pieces.

Assessing Landscape Sensitivity in Wales, Natural Resources Wales (August 2022)

This guidance issued by Natural Resources Wales, sets out how to create and use a Landscape Sensitivity Assessment to inform decisions on spatial planning and land use change. Landscape Sensitivity Assessments are used in spatial planning to help guide development or land management changes to less sensitive landscape locations. They indicate whether the landscape character would be more susceptible, or less susceptible, to the type of change and whether that could affect landscape value. The Assessments can assist in the strategic planning of infrastructure development - for example, renewable energy, energy infrastructure, and land allocations for housing and employment. They need to be carried out at an early stage in planning, usually before specific development proposals and sites come forward. Local Planning Authorities can also use them in the preparation of their Local Development Plans.

Tranquillity and Place: Visually Tranquil Areas, Natural Resources Wales

Natural Resources Wales (NRW) have developed a new nationally consistent terrestrial Tranquillity and Place resource that identifies the strategic and local resource in remote, rural, peri-urban and urban areas for use as an evidence base to inform policy intent, practice and provision for well-being benefits. Tranquillity is associated with the degree to which places and ecosystems deliver a state of quiet, calm, peace and well-being. The Visually Tranquil Places resource was published in March 2022 with the Sound Environment Part I, in March 2023. The Tranquillity and Place Story map explains how visually tranquil areas in Wales have been mapped. The web map can help decision makers to determine the sensitivity of the visual tranquillity of an area to development and consider opportunities for conserving and enhancing existing tranquillity. The visually tranquil areas data is incorporated into the individual LANDMAP Visual and Sensory surveys (question 59).

The Climate Crisis – A Guide for Local Authorities on Planning for Climate Change (4th Edition, January 2023)

Published by the Town and Country Planning Association (TCPA), this guide replaces the 2021 edition. Written by the RTPI and the TCPA it provides an accessible introduction to the broad issues involved in planning for climate change. It includes technical updates to reflect the most up-to-date evidence and practice and areas where national policy and guidance has moved on from the previous edition. Case study content is provided in an associated online case study hub (TCPA website). It includes three key shared messages for planners and the wider community within the context of believing that climate change should be the top priority for planning across the UK.

The Roads Review and National Transport Delivery Plan 2022 to 2027 (February 2023)

The Roads Review and National Transport Delivery Plan published by the Welsh Government builds on the foundations provided by Planning Policy Wales, Future Wales: The National Plan 2040, Net Zero Wales and the National Transport Strategy.

The Roads Review – The Future of Road Improvements in Wales sets out the advice from the Roads Review Panel on current road projects and how to consider future projects.

<https://www.gov.wales/future-road-investment-wales>

The National Transport Delivery Plan sets out the programmes, projects and policies to deliver Llwybr Newydd, the National Transport Strategy: <https://www.gov.wales/national-transport-delivery-plan-2022-2027>

The suite of documents provides a consistent framework to consider the scale and location of new development by adopting the transport hierarchy. Both the Roads Review and National Transport Delivery Plan explicitly acknowledge the role of planning in reducing transport demand and promoting modal shift. The importance of coordinating Strategic Development Plans and Regional Transport Plans by Corporate Joint Committees is highlighted, together with the assistance available from Transport for Wales who can provide data and modelling to support the use of accessibility modelling and multi modal studies.

2.2 Chief Planning Officer Letters and NRW Letters

Publication of the Development Plans Community Guide (Edition 2), Planning Aid Wales and Welsh Government (May 2022)

This letter announces the publication of a new edition of the Development Plans Community Guide, Edition 2, which replaces Edition 1 of the Guide published in 2006. The Guide has been updated in order to reflect significant changes to the development plan system since 2006, in particular the publication of Future Wales: The National Plan 2040 and the move towards Strategic Development Plans (SDP). The updated Guide provides guidance for the public on the preparation of Strategic Development Plans and Local Development Plans.

The guide provides a useful and helpful resource for communities and interested parties to assist understanding of the development plan process in Wales. It advises when to engage and how to do this in meaningful ways, to ensure views are made as early as possible to influence plans. A quick read guide is also available. The Guide is published on the Council's [Planning Policy website](#).

COP15, Biodiversity Deep Dive, Section 6 Duty and the Planning System (December 2022)

The purpose of this letter is to highlight the essential role that the planning system must play in meeting the challenges laid down by COP15, the Deep Dive recommendations and in fulfilling the Section 6 Duty in Wales. Furthermore, the letter gives notice of proposed changes to planning policy in relation to net benefit for biodiversity and the protection afforded to Sites of Special Scientific Interest and trees and woodlands.

The Deep Dive has committed delivery of a 30 by 30 target, to protect, effectively and equitably manage 30% of Wales' land, freshwater and seas by 2030 as a strategic focus to consider where and how action could be accelerated. Planning Policy Wales (PPW) details the planning system response to the Section 6 Duty by setting out a framework for planning authorities to maintain and enhance biodiversity in the exercise of their functions (providing a net benefit for biodiversity).

The letter also requires planning authorities to have regard to the [Welsh Government's Approach to Net Benefits and the DECCA Framework in the Terrestrial Planning System](#). This is a joint CIEEM (Chartered Institute of Ecology and Environmental Management) and Welsh Government briefing note which provides further supporting information on delivering net benefits for biodiversity and the resilience of ecosystems. It also includes key considerations for ecologists and developers in submitting planning proposals.

Changes to Planning Legislation and Policy for Second Homes and Short Term Lets (September 2022)

On 4th July 2022, the First Minister and the leader of Plaid Cymru announced a package of measures to tackle the issue of second homes and short-term lets in Wales. This included a land use planning element - the introduction of three new use classes to give local planning authorities the ability to control the number of second homes and short-term lets in an area.

Changes to the Use Classes included:

- The Town and Country Planning (Use Classes) Order 1987 (the UCO) being amended to create new use classes for 'Dwellinghouses, used as sole or main

- residences’ (Class C3), ‘Dwellinghouses, used otherwise than as sole or main residences’ (Class C5) and ‘Short-term Lets’ (Class C6);
- The Town and Country Planning (General Permitted Development) Order 1995 (the GPDO) being amended to allow permitted changes between the new use classes, C3, C5 and C6. These permitted development rights can be dis-applied within a specific area by an Article 4 Direction made by a local planning authority on the basis of robust local evidence.

Complementary changes will also be made to section 4.2 of Planning Policy Wales (PPW). These policy changes will make it explicit that, where relevant, the prevalence of second homes and short-term lets in a local area must be taken into account when considering housing requirements and policy approaches in Local Development Plans (LDPs).

The amendments to PPW will make it clear that where a local planning authority introduces an Article 4 Direction, it should reinforce its actions by requiring conditions to be placed on all new dwellings restricting their use to Class C3 where such a condition would meet the relevant tests. Local authorities will also be required to allocate sites in LDPs that are restricted to C3 use, including local market housing, in areas where they are seeking to manage second homes and short-term lets. The changes to PPW will be incorporated into its next revision, which is expected to be published during 2023.

2.3 Regional Context

Mid Wales Regional Strategic Flood Consequences Assessment (November 2022)

Following the delay to the implementation of the revised Technical Advice Note (TAN)15 all LPAs were required to carry out a (or update an existing) Strategic Flood Consequences Assessment (SFCA) for their area, taking into consideration climate change projections and Flood Map for Planning (FMfP).

The Mid Wales SFCA was undertaken as a desk-based study that collated existing information to undertake a broad assessment of potential flood risks across the Mid Wales Region from all sources of flooding including FMfP. The study identified areas at potential high risk from flooding, as well as providing details of historical flood events and details of any flood risk management structures or procedures present.

The study also provided guidance on implementing the revised TAN 15 and managing flood risk in a development site. Further information was also provided on opportunities to slow and store water as part of natural flood management.

The proposed revised TAN 15 has been subject to further amendments, which were to be consulted on in April 2023. Once the revised TAN 15 has been finalised the SFCA will be updated to reflect the amendments made.

Hafren Dyfrdwy - Drainage and Wastewater Management Plan (March 2023)

This is Hafren Dyfrdwy's first ever Drainage and Wastewater Management Plan (DWMP). Covering north Powys, including the Towns of Newtown and Welshpool, it sets out Hafren Dyfrdwy plans to address industry issues such as flooding and sewerage management and the challenges arising from population growth and climate change. This plan will provide the evidence for their forthcoming PR24 submission and inform subsequent price reviews. The DWMP will be reviewed and updated every five years to account for industry developments and to allow for an update to assumptions, especially around climate change.

Area Statement Review (March 2023)

The Environment (Wales) Act 2016 required Natural Resources Wales (NRW) to prepare and publish regional statements, referred to as "Area Statements", for the areas of Wales that it considers appropriate for the purpose of facilitating the implementation of the national Natural Resources Policy. Area Statements outline the key challenges facing the respective region, what collectively can be done to meet those challenges, and how natural resources can be better managed for the benefit of future generations. The Powys LPA area is within the region covered by the Mid Wales Area Statement, which also includes the LPA areas for Ceredigion and the Brecon Beacons National Park.

Since the publication of Area Statements, three years ago, there has been a global pandemic and cost of living crisis, with communities continuing to feel the ever-increasing impacts of the climate and nature emergencies. NRW must keep Area Statements under review; as part of the review, stakeholders and communities were recently invited to complete a survey. The review continues to ensure that Area Statements are updated and improved through engagement with more people, gathering new evidence, putting forward new ideas and creating further opportunities.

Area statements are a key piece of evidence for the LPA to consider in preparing the Replacement LDP. They provide evidence of environmental and natural resources issues and should be used as part of the evidence base for the Replacement LDP and when fulfilling the LPA's duty to maintain and enhance biodiversity in exercising its planning functions.

Regional Viability Model

The Powys LPA published guidance on Candidate Sites Viability Assessment for the Call for Candidate Sites stage of the Replacement LDP process in November 2022. The document provided specific guidance on the process to be used for assessing the viability of Candidate Sites. Viability is a key consideration in the Candidate Site assessment process, alongside sustainability and deliverability considerations.

The guidance describes the key stages and timescales involved in assessing the viability of Candidate Sites. A three-stage process is proposed:

- Stage 1 - an Initial Site Viability Assessment required to be undertaken by all site proposers using the regional Development Viability Model (DVM) at the Candidate Sites stage.
- Stage 2 – a High Level Plan Wide Viability Assessment of the Replacement LDP to be undertaken by the Powys LPA at Preferred Strategy and Deposit stage.
- Stage 3 – a Detailed Site-Specific Viability Assessment to be undertaken by site proposers, with additional information and evidence, after Preferred Strategy stage.

Locked site-specific versions of the DVM were made available on request to site proposers free of charge for completion and submission as part of their Candidate Site submissions. However, there will be a charge to use the DVM for the Detailed Site-Specific Viability Assessment at Stage 3 of the process for sites that are proposed for allocation.

The DVM continues to be used in support of viability challenges at the planning application stage.

2.4 Local Context

Powys County Council Declaration of a Nature Emergency (October 2022)

A motion to declare a Nature Emergency was approved at a Full council meeting on 13th October 2022. The motion, proposed by County Councillor Adam Kennerley, was approved by 36 votes to 16 with five abstentions. It was resolved to:

1. Declare a Nature Emergency as demonstration of the Council's commitment to protecting and rejuvenating Powys' natural environment for its inherent value, for the role nature plays in achieving a vibrant and viable economy and for the benefits nature provides to the wellbeing of our county's residents.
2. Establish meaningful supportive structures that embed nature in decision making including:
 - a) Establish a cross-party Nature Emergency Working Group within the Council to help embed biodiversity in Council decision making, its engagement in partnerships and its ambitions for county-wide nature recovery.
 - b) Appointment of a Council Member as a champion for nature as allowed for by this Council's constitution.
 - c) Actively seek to secure the funding from external new resources for a dedicated and permanent Nature Recovery County Council Officer, between them to help drive nature recovery within the Council and to animate action amongst stakeholders, seeking new external funds to help enable the delivery of nature recovery.
 - d) Reaffirm the Council's support for the Local Nature Partnership and to actively encourage and enable its development as an independent stakeholder group to represent those who manage nature alongside those who use and / or benefit from nature.
3. Take meaningful action to help achieve a net increase in nature county-wide including:
 - a) To draw up a response – outlining the Council's role – to the recently published Powys Nature Recovery Plan produced by Powys Local Nature Partnership and which sets out actions needed to protect and conserve existing systems and to restore nature at a scale and pace commensurate with the threats it faces.
 - b) To show meaningful leadership by reviewing how the Council's assets and services can be more fully harnessed for reversing our county's loss of nature. An immediate priority to be the County Farm Estates. To then extend this as resources allow to review all services the Council provides such as Planning (exploring opportunities afforded by the review of the adopted LDP to implement the motion for example), Procurement (a lot of nature's recovery can be aided by what and how we consume for example), Highways (further adoption of roadside verges as nature reserves), Education Services (skills development, school grounds), Countryside (parks management for example) etc.

Corporate and Strategic Equality Plan 2023-2027 (February 2023)

The Corporate and Strategic Equality Plan 2023-2027 was approved by Full Council in February 2023. The document replaces Vision 2025 and sets out the well-being priorities for Powys County Council for the next five years and what action is needed to deliver them. The plan sets out the following ambitions by 2027:

- **Stronger** - We will become a county that succeeds together, with communities and people that are well connected socially, and are personally and economically resilient.
- **Fairer** - We will be an open, well-run, Council where people's voices are heard and help to shape our work and priorities, with fairer, more equal, access to services and opportunities. We will work to tackle poverty and inequality to support the well-being of the people of Powys.
- **Greener** - We want to ensure a greener future for Powys, where our well-being is linked to that of the natural world, and our response to the climate and nature emergencies is at the heart of everything we do.

The objectives, detailed in the plan, focus on areas to improve or develop to make people's lives better, both as individuals and as communities. The core aims of the Plan:

1. To improve people's awareness of services, and how to access them, so that they can make informed choices.
2. To support good quality, sustainable, employment, providing training opportunities, and pursuing real living wage employer accreditation.
3. To work to tackle poverty and inequality to support the well-being of the people of Powys.

The Public Service Board (PSB) Local Well-Being Plan

A Local Well-being Plan (2040: A Fair, Sustainable and Healthy Powys), has been published in draft (January 2023) with the following core aims:

- People in Powys will live happy, healthy, and safe lives,
- Powys is a county of sustainable places and communities,
- An increasingly effective Public Service for the people of Powys.

Following a 12-week consultation on the Local Well-being Plan, that was launched in January 2023, the plan was due to be approved and published in June 2023.

Town Centre Investment Plans / Placemaking Plans

In 2022, Powys County Council commissioned consultants to prepare Town Centre Investment Plans for ten of the market towns within Powys, as part of a regeneration programme for the county. The Town Centre Investment Plans have been prepared in conjunction with the local Town Council's and include a vision and priorities for each Town's future. The Investment Plans will be used to help attract and shape investment and support the vitality of the town and its recovery from the Covid-19 pandemic. Each Plan has a town centre focus whilst taking into consideration the importance and influence of the opportunities found within the wider area. The Plans have identified and include priorities, actions and projects that will need to be taken into consideration in the Replacement LDP.

The ten towns with Town Centre Investment Plans are:

- Builth Wells
- Knighton,
- Llandrindod Wells
- Llandrindod,
- Llanidloes
- Llanwrtyd Wells
- Machynlleth

- Presteigne
- Rhayader
- Welshpool,
- Ystradgynlais

Placemaking Plans which will serve a similar purpose are also being undertaken for:

- Montgomery
- Llanfyllin

Newtown already has a [Place Plan](#) in place, which was adopted as SPG in July 2021. Whilst Llanfair Caereinion has its own Town Plan.

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.

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

This contextual indicator puts into context the employment strategy of the adopted LDP. During the preparation of the adopted 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 adopted LDP allocated 45 hectares of employment land.

Table 5 shows that the working age population of Powys reduced between 2018 and 2021, with a slight increase in 2022. Demographic data collected through Census 2021 suggests that the reduction in the working age population is set to continue for the remainder of the adopted LDP period (up to 2026) and over the lifetime of the Replacement LDP (2022-2037).

Unemployment data is not available at the Powys level for this monitoring period, however for Wales the total number of people unemployed was recorded at being 2.3%. In contrast, concerns have been raised over a range of industries across Powys about difficulties in recruiting new staff with vacancies remaining unfilled.

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 together with the need for a balance between new homes and jobs.

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

Date - 31st December Each Year	Working Age Population (Aged 16-64)	Economically Active	Economically Inactive	Unemployed	Percentage Unemployed
2022	74,200	57,100	17,100	Not available	Not available
2021	72,500	57,700	14,800	2,800	3.9%
2020	73, 400	58,300	15,100	3,000	4.1%
2019	73,600	57,700	15,800	1,800	2.4%
2018	74,100	59,000	15,100	1,300	1.8%
2017	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.

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

This contextual indicator puts into context the Housing Strategy of the adopted 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 adopted 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 had resulted in job losses, reduced incomes and increased pressure on relationships during lockdowns. Since April 2022, and continuing into April 2023, 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 has been further exacerbated by rising interest rates, effecting mortgages and rental prices. The number of homelessness cases has also been influenced by the rapid increase in house prices locally over the past few years, however this trend has now started to slow if not reverse.

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 92 affordable dwellings during this 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 the number of 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.

<https://en.powys.gov.uk/article/11126/Wellbeing-Information-Bank-View-information-about-homelessness>

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

Year (1st April to 31st March)	Number of Cases
2019 - 2020	607
2020 - 2021	714
2021 - 2022	831
2022 - 2023	1103

Source: Powys County Council

Action

To be Reconsidered in Replacement LDP.

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

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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 area within 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 increased by only 3.5% during this monitoring period, which is a lower rate than the change experienced within recent previous years. The Land Registry's House Price Index (March 2022) shows the average house price for Powys (£251,937) continues to be amongst the highest in Wales, following Monmouthshire (£364,643), the Vale of Glamorgan (£313,772), Cardiff (£266,159) and Ceredigion (£260,366).

The volume of monthly sales in Powys has been on a downward trend during the latter part of the monitoring period from a high point at 148 in August 2022 down to 96 in December 2022. This trend suggests that economic uncertainty, the cost of living crisis and affordability constraints are having an impact on the housing market.

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 decreased slightly since March 2022.

In the previous AMR (AMR2022) reference was made to CACI Paycheck Household Income data, which was considered to provide a more direct indication of household incomes and, therefore, affordability, with data also available at a more local level. Unfortunately, this data had not been updated at the time of reporting.

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 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
April 2018 (at LDP adoption)	£179,837	N/A	£464.40	N/A
March 2019	£185,306	3.2%	£477.80	2.9%
March 2020	£188,728	1.8%	£507.70	6.3%
March 2021	£212,057	12.3%	£540.20	6.4%
March 2022	£243,443	14.8%	£576.30	6.7%
February 2023	£251,937	3.5%	£573.20	-0.5%

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 2022) <https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Earnings>

Action

To be Reconsidered in Replacement LDP.

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).		Policy Review Required

Ref No:	Indicator	Assessment	Action
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

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

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

This is no longer a core indicator. The need to demonstrate at least a five-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.

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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 (1st April 2022 to 31st March 2023) a total of 339 dwellings were completed. As shown in the table below, this figure is a sustained improvement on the early years of the plan and above the original 300 dwellings annual average dwelling requirement figure.

From the start of the plan period 1st April 2011 to the 1st 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 1st April 2022 and 31st March 2023 is above the AAR as set out in the plan (300 units), but below the adjusted AAR (353 units), which takes into account the shortfall accrued in the early years of the plan.

Eight years have now passed since the housing provision base date of April 2015 within the eight-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%
2022 – 2023	339	+ 39	+ 13%	- 14	- 4%

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.

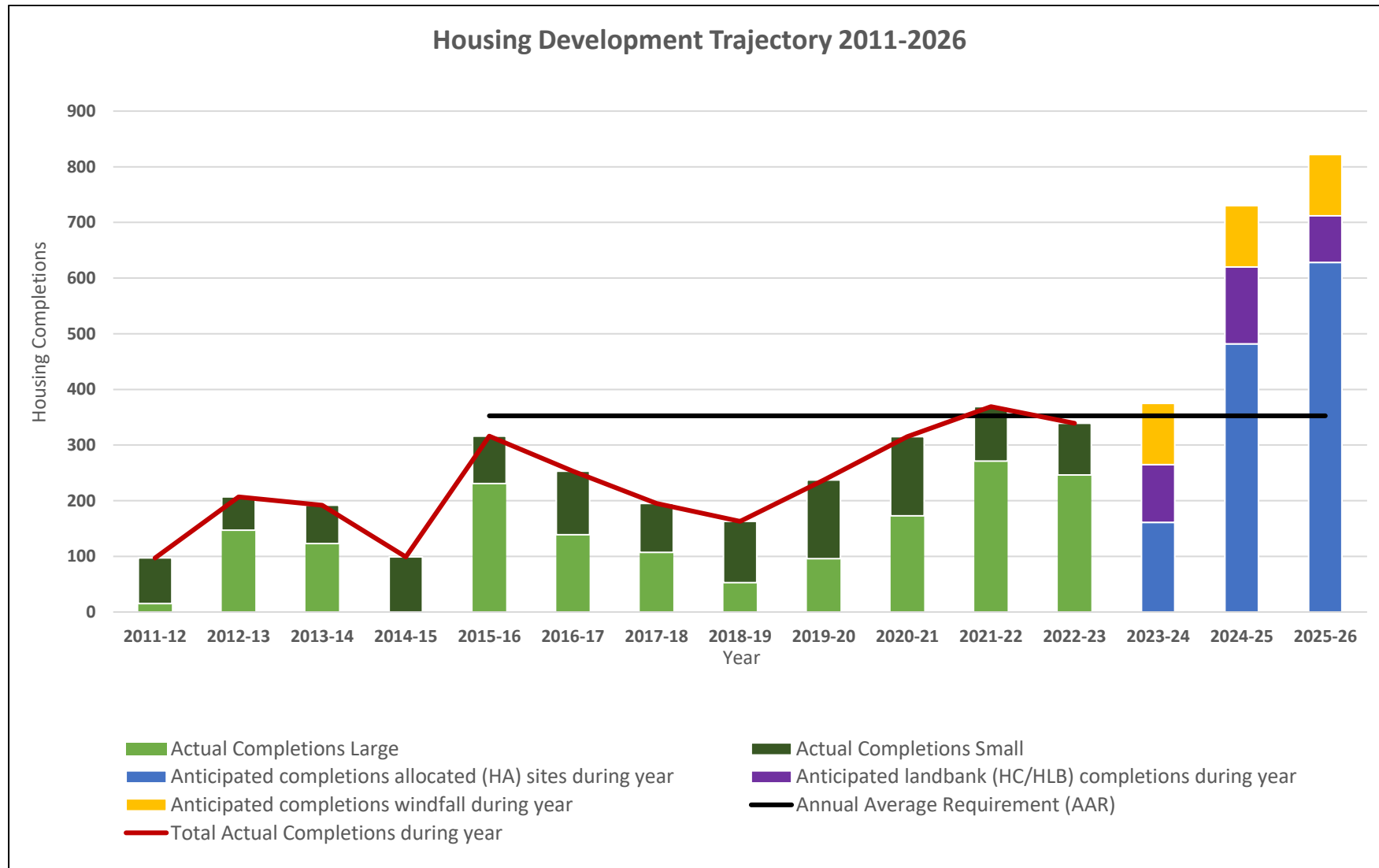
Table 9. (21A) Housing Trajectory at 1st April 2023

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
Actual Completions Large	15	147	123	0	231	139	107	53	96	173	246				
Actual Completions Small	82	60	69	99	85	114	88	110	141	142	93				
Anticipated completions allocated (HA) sites during year													161	482	628
Anticipated landbank (HC/HLB) completions during year													104	138	84
Anticipated completions windfall during year													110	110	110
Total Actual Completions during year	97	207	192	99	316	253	195	163	237	315	369	339			
Annual Average Requirement (AAR)					353	353	353	353	353	353	353	353	353	353	353
Total anticipated completions:													375	730	822

*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 1st Jan - 31st Dec to 1st April – 31st 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 1st April 2023



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.

Objective:	Meeting Future Needs
Indicator:	AMR2b. The annual level of housing completions monitored against the cumulative Average Annual Requirement. (AAR)
Key Policies:	Strategic Policy SP1 – Housing Growth
Related Policies:	N/A
Target:	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
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

This monitoring indicator relates to the growth strategy of the adopted LDP which included a dwelling requirement figure of 4,500 new dwellings. The adopted LDP housing provision components were calculated at the base date of 1st 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 adopted LDP's dwelling requirement.

Within the Plan area a total of **339 dwellings were completed** during the monitoring period. See Table 10. The 339 dwellings together with the completion of 1,848 dwellings recorded during the seven previous years, means that a **total of 2,187 completions** have been recorded since the 1st April 2015 housing provision base date.

The figure of 339 residential completions recorded is lower than the adopted LDP AMR net additional dwelling target (set out for this monitoring indicator) for the same period which is 354 units. The cumulative total of the net additional dwelling targets identified in this monitoring indicator, for the period April 2015 up to 31st March 2023 is 2,768 units. By comparing the 2,187 completions against the 2,768 net additional dwelling requirement target, it can be seen that there has been a shortfall of 581 completions over the eight-year period.

The number of dwellings completed this year is a decrease of 30 dwellings from last year's figure. However, Figure 2 shows that the total number of dwellings completed each year continues to be higher than the early years of the plan and remains at over 300 dwellings being completed a year. Nevertheless, the trigger point for this indicator has been reached with the number of annual net additional dwellings completed being below the cumulative dwelling requirement target consistently since the 1st April 2015 housing provision base date.

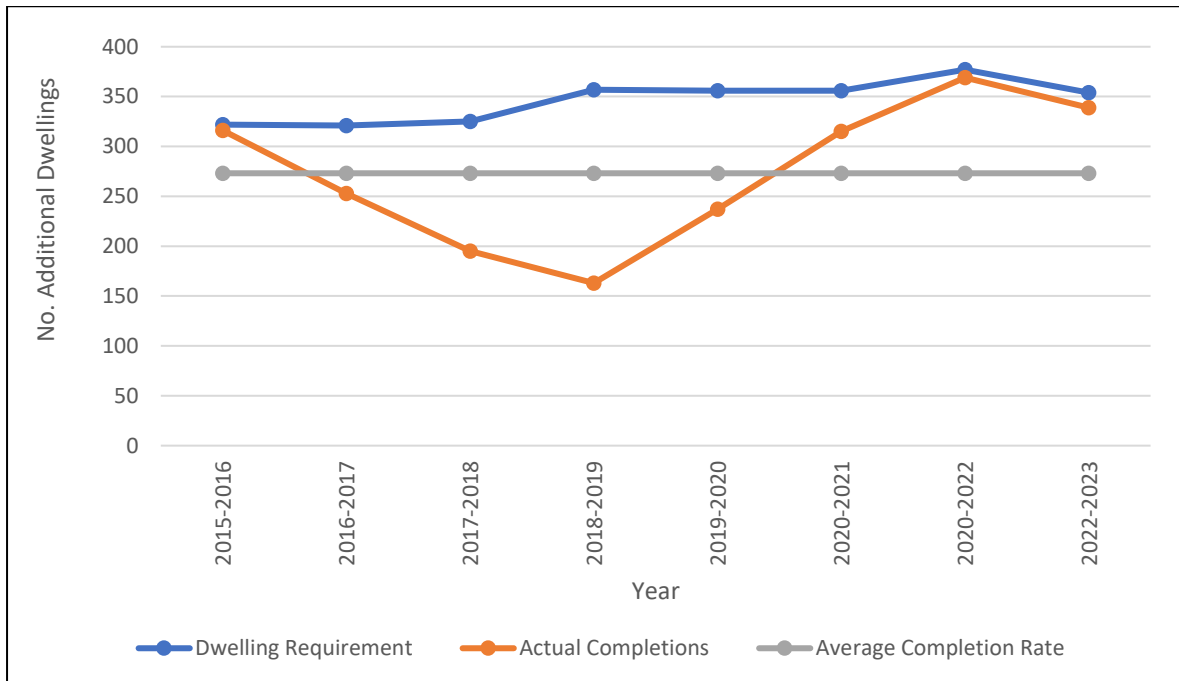
When adding the 2,187 dwellings delivered in the period between 2015 and 2023, to the 622 dwellings completed between 2011 and 2015 a total of 2,809 units have been delivered (62% of the target). With only three years of the Plan period remaining, it means that the objective of delivering 4,500 dwellings before the end of the plan-period is unlikely to be met.

The housing component of the adopted 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 the Replacement LDP.

Table 10. Actual Cumulative Completions against the Cumulative Completions Target

Year	Cumulative Target	Actual Cumulative Completions	Cumulative Completions Against Target	Percentage
2015 - 2016	322	316	- 7	- 2%
2016 - 2017	643	569	- 74	- 12%
2017 - 2018	968	764	- 204	- 21%
2018 - 2019	1,325	927	- 398	- 30%
2019 - 2020	1,681	1,164	- 517	- 31%
2020 - 2021	2,037	1,479	- 558	- 27%
2021 - 2022	2,414	1,848	- 566	- 23%
2022 - 2023	2,768	2,187	- 581	- 21%

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.

Objective:	Meeting Future Needs
Indicator:	The number of net additional affordable homes built in the LPA area.
Key Policies:	Strategic Policy SP3 – Affordable Housing Target
Related Policies:	N/A
Target:	<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>
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

The adopted LDP housing provision components were calculated at the base date of 1st 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 adopted 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 **124 affordable dwellings completed** during this monitoring period together with the completion rate of 522 dwellings recorded during the seven previous years, means that a **total of 646 completions** have been recorded since the 1st April 2015 housing provision base date.

The 646 affordable housing completions exceed the cumulative target of 571 units set to be completed by April 2023. This means that the adopted LDP is on track to delivering the additional affordable homes in line with the adopted LDPs affordable housing target.

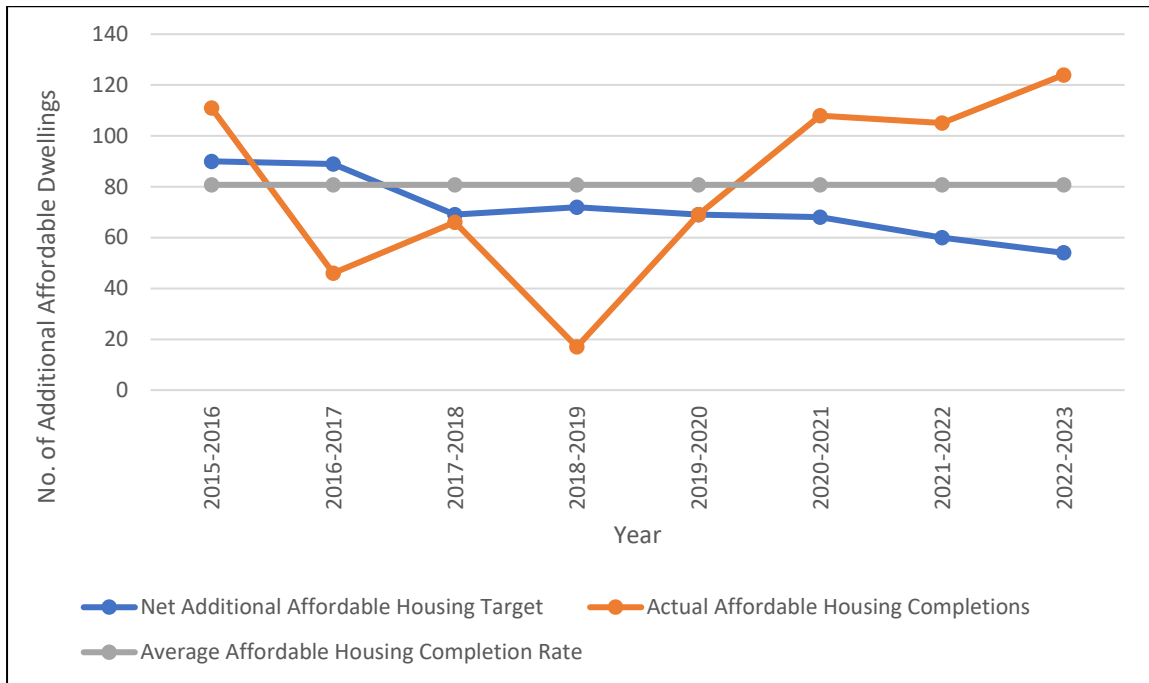
Figure 3 shows that the number of affordable dwellings completed each year varies considerably. This is partially because it has been heavily influenced by the number of affordable dwellings being delivered through the Local Housing Association's, and the Council's housing building, programmes. Of the 124 affordable dwellings completed, 31 were built by Housing Associations and 61 by the Strategic Housing Authority (the Council).

The number of affordable homes being completed each year is anticipated to continue to deliver against the adopted 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 continued delivery of affordable home completions 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
2022 - 2023	54	124	571	646	+75

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.

Objective:	Meeting Future Needs
Indicator:	Affordable Housing by Tenure.
Key Policies:	Strategic Policy SP3 – Affordable Housing Target
Related Policies:	
Target:	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"> • Social rented – 75%. • Intermediate rented housing – 25% Or revised percentages within any updated LHMA.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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 a smaller percentage of intermediate housing completions. This tenure split is in line with the evidence within the LHMA (2016).

In future, this indicator will be monitored against the tenure split identified by the new LHMA 2022. It is anticipated that the new LHMA will be complete by the date of the next Annual Monitoring Report (April 2024).

Table 12. Number of Affordable Housing Completions by Tenure

Tenure	Number of units	% of overall units
Social rented	84	68%
Sheltered accommodation – Social rented	15	12%
Intermediate rented	0	0%
Intermediate for sale	25	20%
Not specified	0	0%

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.

Objective:	Meeting Future Needs
Indicator:	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.
Key Policies:	Strategic Policy SP3 – Affordable Housing Target
Related Policies:	Topic Based Policy H5 – Affordable Housing Contributions
Target:	% 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.
Trigger Point:	% 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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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 adopted LDP Policy H5. The monitoring target requires a calculation of the average contribution secured for each sub-market area.

Six market housing developments have been approved, on either outline or full permissions, under LDP Policy H5 during this monitoring period. Two of the six were located within the Severn Valley, two within Central Powys and two within the North Powys sub-market areas. A contribution of affordable housing that was either equal to, or above the targets, set out in LDP Policy H5 towards affordable housing was secured by condition on each of the permissions. The total number of affordable dwellings secured through the six permissions equates to 17 dwellings.

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.

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%	33%
Severn Valley	20%	20%
North Powys	10%	15%
South West Powys	0%	0%

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).

Objective:	Meeting Future Needs
Indicator:	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).
Key Policies:	Strategic Policy SP3 – Affordable Housing Target
Related Policies:	Topic Based Policy H5 – Affordable Housing Contributions
Target:	To keep the viability of affordable housing delivery under review to enable the maximum level to be achieved and to reflect changes in viability.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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 adopted 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.

Work is progressing on a High-Level Viability Assessment which will provide evidence to inform the Replacement LDP. The values, costs and other assumptions around viability will be updated and reviewed as part of this evidence. The findings of this assessment will be used to review the affordable housing policy targets set out in LDP Policy H5.

Action

Policy Review Required

A review of the specific policy is required informed by an updated High Level Viability Assessment for the Replacement LDP.

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

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

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	Monitoring completed 2021
AMR 2023 (2022-2023):	

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 31st March 2019.

The five pitches needed in Machynlleth were completed on 5th March 2021.

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

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.

Objective:	Meeting Future Needs
Indicator:	Amount of employment land (hectares) permitted on allocated sites in the Development Plan as a % of all employment allocations.
Key Policies:	Strategic Policy SP2 – Employment Growth
Related Policies:	Topic Based Policy E1 – Employment Proposals on Allocated Employment Sites Topic Based Policy E2 – Employment Proposals on Non-Allocated Employment Sites
Target:	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.
Trigger Point:	The total amount of employment land permitted falls below the cumulative requirement of 4ha for two consecutive years.

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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 adopted LDP. The purpose of this indicator is to test whether the employment allocations are delivering employment land in line with the growth strategy and adopted LDP policies SP2 and E2.

The total amount of employment land permitted on allocated employment sites during the period (1st April 2022 to 31st March 2023) totalled 2.761 ha. This equated to 6% of the allocated employment sites including those classified as 'Mixed Use' (45 ha).

The 2.761 ha stemmed from two planning applications on two separate allocated sites giving rise to a total floorspace of 3,900 square metres of a mixture of B2, B8, B1a and B1c floor space.

The cumulative total over the past two monitoring periods equates to 3.506 ha of employment land being permitted on allocated sites. This is just below the trigger point of four hectares of employment land permitted on allocated sites over 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

Monitoring Period	Amount of Employment Land Permitted (ha)
17/04/2018 – 31/03/2019	4.297
2019-2020	0
2020-2021	1.809
2021-2022	0.745
2022-2023	2.761
Total	9.612

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.

Objective:	Sustainable Settlements and Communities
Indicator:	AMR17b: Net housing units completed within each settlement tier measured as a percentage of all housing development completed per annum.
Key Policies:	Strategic Policy SP6 – Distribution of Growth across the Settlement Hierarchy
Related Policies:	Topic Based Policy H1 – Housing Development Proposals
Target:	<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>
Trigger Point:	<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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	N/A
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

This is a relatively 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 adopted LDP's 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 considers the distribution of residential developments **completed** across the settlement hierarchy, in consistence with adopted LDP Strategic Policy SP6.

Table 15 below shows the results for this monitoring period (1st April 2022 to 31st March 2023) together with the distribution of cumulative completions since the housing provision base date 1st April 2015. The results show that the distribution of additional dwellings

across the settlement hierarchy is generally in line with the adopted LDP strategy, with the majority of growth taking place in the upper two tiers of the settlement hierarchy.

However, the percentage of completions taking place in Towns has decreased since the previous monitoring period and the percentage of completions in the Small Villages and Open Countryside has increased. Whilst exceeding the Plan's percentage target in the lower tier settlements during this monitoring, it is doing so by only one percentage point in both cases. This can be partially attributed to when the Plan area had a lack of five-year land supply, which resulted in permissions that did not necessarily accord with the spatial strategy of the development plan, being granted. It is also a result of dwellings in Small Villages, Rural Settlements and the Open Countryside being granted permission and built to meet the needs of rural communities, this includes for affordable housing and rural enterprise dwellings.

The performance of this indicator does not accurately reflect whether the policies in the adopted LDP are working. The location of new dwelling completions is dependent on factors such as the date of the planning permission, market factors and the needs of rural communities. It is therefore recommended that as the spatial distribution of housing completions is in general 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 st April 2015	Cumulative Percentage	Monitoring Target
Town	107	32%	953	44%	>50%
Large Village	140	41%	603	28%	>25%
Small Village	36	11%	185	8%	<10%
Open Countryside / Rural Settlement	56	16%	446	20%	<15%
Total	339		2,187		100%

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	Number of highly vulnerable developments granted planning permission within C2 floodplain areas. Number of developments granted planning permission in C1 floodplain areas.		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.

Objective:	Climate Change and Flooding
Indicator:	Number of highly vulnerable developments granted planning permission within C2 floodplain areas. Number of developments granted planning permission in C1 floodplain areas.
Key Policies:	Development Management Policy DM5 – Development and Flood Risk
Related Policies:	
Target:	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.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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 adopted 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, 1st April 2022 to 31st March 2023, a total of 21 planning applications were permitted for highly vulnerable development that encroached either partially or wholly into the C2 flood zone. Fifteen of the 21 applications, however, were

outside of Floodzones 2 and 3 of Flood Map for Planning, which is now considered to be the best available information source on flood risk and will upon the publication of the revised TAN 15, supersede the C1 and C2 Development Advice Maps (DAM).

For the remaining six applications, four of them 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. A further two applications involved change of use, both of which involved the conversion of the upper floors of buildings to residential use. In both cases less than a third of the site was within an area of flood risk. Therefore, it was considered that the level of flood risk was manageable and did not conflict with TAN 15.

Development permitted in C1

During the monitoring period, one planning application was permitted for highly vulnerable development that encroached either partially or wholly into the C1 flood zone. The application involved a change of use from retail back to residential. A Flood Consequence Assessment (FCA) was undertaken to support the application which demonstrated that the risks and consequences of flooding were manageable to an acceptable level. Based on the findings from the FCA and its recommendations, with regards to mitigation measures, the development was considered to be in accordance with TAN 15.

Therefore, the monitoring trigger in respect of the C1 flood risk areas has not been breached.

It should be noted, 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 towards the end of 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

Ref No:	Indicator	Assessment	Action
AMR13	The scale of affordable housing developments permitted on exception sites in Towns, Large Villages, Small Villages and Rural Settlements.		Continue Monitoring
AMR16	Retail development up to 1,000 square metres net permitted and delivered on part of the mixed use site allocated under Policy R2.		Policy Review Required

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

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

During the monitoring period a total of 147 units were granted planning permission on adopted LDP allocated housing sites (HA) as shown in Table 16 below. The 24 units permitted on the HA site at Orchard Croft, Llandrinio, were considered as part of a larger conjoined planning application for 48 units split across two sites (the HA site being coupled with an exception site in the same village and proposed for 100% Affordable Homes).

As a percentage of overall housing provision on HA sites, this is 147 units out of 2,984 (Table H2 in the LDP) equating to 4.9% of overall housing provision.

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

- AMR 2020: 176 units – 5.9%
- AMR 2021: 67 units – 2.2%
- AMR 2022: 121 units – 4.1%
- AMR 2023: 147 units – 4.9%

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

Site Ref and Planning Permission Reference	Site Name	Description of Development	Units Granted Permission	Units/Capacity in the Adopted LDP (Policy H2 table)
P56 HA1 21/0577/OUT	Land To the East of Trewern School Trewern Welshpool Powys SY21 8TB	Outline permission for the erection of up to 40 dwellings, formation of new school parking and access road and associated works	40	27
P27 HA1 22/0007/OUT	Land opposite Old Barn Close, Llandinam	Outline: Erection of 4 detached dwellings, garaging, formation of vehicular access and associated works (all matters reserved)	4	8
P28 HA3 21/1940/FUL	Ithon Road, Llandrindod Wells	Residential development comprising 79 residential units, formation of vehicular access, roadways and all associated works	79	122
P29 HA1 21/1536/FUL (Partially allocated site)	Land At Trawscoed and At Orchard Croft Llandrinio Powys	Erection of 48 dwellings comprising 24 affordable homes at Trawscoed site and 24 open market dwellings at Orchard Croft site to include landscaping, sustainable drainage, car parking and all associated works	24	30

Action

To be Reconsidered in Replacement LDP.

The plan's strategy is not being delivered.

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

Objective:	Meeting Future Needs
Indicator:	Total housing units completed on Housing Allocations (HA).
Key Policies:	Strategic Policy SP1 – Housing Growth
Related Policies:	Topic Based Policy H2 – Housing Sites
Target:	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
Trigger Point:	The number of additional dwellings completed on HA sites falls below the annual target for two consecutive years.

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

The Annual Monitoring Framework sets an annual target of housing units to be completed on housing allocations (HA). In this monitoring period, there were no recorded completions on Housing Allocation sites.

The annual target is based on the rate of delivery set out in the adopted LDP's (original) trajectory. The annual target for the year 2022-2023 is 325 units, but achieving this type of number depends on enough sites having gained planning permission. The low/nil rate of completions is concurrent with the under-performance of housing allocations in gaining planning permission (see monitoring indicator AMR4) and can be seen to contrast markedly to the house-building performance on other types of site (339 completions in the year split between 290 on windfall sites, 46 on committed (HC) sites and three on legacy housing landbank sites (HLB)).

Table 17 details the total and cumulative number of housing completions on allocated housing sites each year since the LDP was adopted. Due to the absence of any housing completions on allocated sites for this monitoring period, the cumulative total remains as last year, at 155.

It is apparent that the performance of allocated housing sites remains under-target and, overall, dwelling completions on allocated housing sites are much lower than planned.

Table 17. Actual Cumulative Dwelling Completions on Allocated Housing Sites against the Cumulative Completions Target for Allocated Housing Sites.

Monitoring Period	Total Completions	Cumulative Completions	Target	Cumulative Target
2018 -2019	6	6	254	254
2019-2020	11	17	287	541
2020-2021	71	88	304	845
2021-2022	67	155	372	1,217
2022-2023	0	155	325	1,542

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.

Objective:	Meeting Future Needs
Indicator:	Number of housing units completed on windfall sites (non-allocated sites) per annum.
Key Policies:	Strategic Policy SP1 – Housing Growth
Related Policies:	
Target:	For the amount of development delivered on windfall sites to align with that anticipated by the windfall projection of 110 dwellings per annum.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

Of the 339 housing completions in this monitoring year, 290 units were on windfall sites. These were split between 93 on small sites and 197 on large sites, a large site is one that provides for at least five units. The remaining 46 units were on committed housing sites (HC) with three units on housing landbank sites (HLB).

In line with previous monitoring periods, it is evident that there have been considerably more completions on windfall sites against the target assumption of 110 units. Figures are shown for the last three monitoring periods:

- 2020 to 2021: 185 windfall completions
- 2021 to 2022: 264 windfall completions
- 2022 to 2023: 290 windfall completions

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 considered a cause for concern as it means that windfall completions are contributing strongly to the supply of new homes in the Powys LDP area. This can be regarded as a useful counterbalance to the slower than planned delivery rates of homes on both adopted LDP Housing Allocations (HA sites) and LDP Housing Commitments (HC sites).

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.

Objective:	Meeting Future Needs
Indicator:	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.
Key Policies:	Strategic Policy SP3 – Affordable Housing Target
Related Policies:	Topic Based Policy H5 – Affordable Housing Contributions
Target:	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.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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 adopted 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.

One application was permitted in the monitoring period to revoke a Section 106 agreement relating to the provision of affordable housing. However, the application was made because the site was being built out as self-build plots and the phasing of the affordable housing provision could not be tied to the phasing of the self-build plots. Instead, a non-material amendment application was granted approval in order to attach a

suitable affordable housing condition in place of the existing ‘Section 106’ agreement. This means that although the Section 106 agreement was revoked there was no loss in the number of affordable housing units.

There have been cases within the monitoring period where Removal or Variation of Condition applications (Section 73) have been approved with the percentage provision of affordable dwellings lower than the targets set out in adopted LDP Policy H5. These applications have related to sites with extant permission where it has not been appropriate to amend the number of affordable dwellings required.

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.

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

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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 adopted 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 138 affordable housing units have been permitted under LDP Policy H5, as part of developments within development boundaries during this monitoring period. This included 17 affordable housing units permitted on market developments, 60 affordable housing units permitted on a development by a Registered Social Landlord (RSL) and 61 affordable housing units permitted on a development by the Strategic Housing Authority (SHA).

All 138 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	138	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.

Objective:	Meeting Future Needs
Indicator:	Number of Social Rented and Intermediate Housing units secured as a % of all affordable housing units secured through planning permissions.
Key Policies:	Strategic Policy SP3 – Affordable Housing Target
Related Policies:	
Target:	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"> • Social rented – 75%. • Intermediate rented housing – 25% • Or revised percentages within any updated LHMA.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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 adopted 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 16 affordable housing units secured during the monitoring period have 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 for these 16 units 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 completed 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
Social rented	117	83%
Intermediate rented	0	0%
Intermediate for sale	8	6%
Not specified	16	11%

Action

Continue monitoring.

Development plan policies are being implemented effectively.

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

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018 - SPG Adopted October 2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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

Objective:	Meeting Future Needs
Indicator:	The scale of affordable housing developments permitted on exception sites in Towns, Large Villages, Small Villages and Rural Settlements.
Key Policies:	Strategic Policy SP6 – Distribution of Growth across the Settlement Hierarchy
Related Policies:	Topic Based Policy H1 – Housing Development Proposals Topic Based Policy H6 – Affordable Housing Exception Sites
Target:	For the scale of affordable housing developments permitted on exception sites to be appropriate to the settlement tier.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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 adopted 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 two developments were permitted on affordable housing exception sites. Both developments involved a single affordable dwelling in a Rural Settlement and were in line with the scale expected by LDP Policy H6.

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.

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

According to the records in development management, there has been no recent planning activity on the site allocated within the adopted LDP for retail use. As the development has not been granted planning permission during 2022-23, the trigger point has been breached and, as a result of this slippage, it is considered that the site is unlikely to meet its target for delivery.

However, it is known that the site has been resubmitted by the owner/proposer for consideration in the Replacement Local Development Plan via the Candidate Sites process. It's potential for future re-allocation will be fully reviewed.

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.

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.

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

This monitoring indicator looks at the distribution of housing developments permitted across the adopted LDP settlement hierarchy, it is designed to test adopted 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 adopted 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, 17th 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 adopted LDP.

The percentage of dwelling units permitted in the period in the Open Countryside is above what is set out in the adopted LDP strategy at 20% 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.

Settlement Hierarchy	Net number of dwellings permitted in monitoring period	Percentage	Cumulative total of net number of dwellings permitted since LDP adopted	Cumulative Percentage	Monitoring Target
Town	170	46%	1,138	57%	>50%
Large Village	120	33%	537	27%	>25%
Small Village	4	1%	55	3%	<10%
Open Countryside / Rural Settlement	72	20%	269	13%	<15%
Total	366		1,999		100%

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.

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

As evidenced in monitoring indicator AMR17, only four new units were granted planning permission in Small Villages during the monitoring period. Whilst Table 21 shows that these are all open market homes, it can be seen they are compliant with the policy requirements in this scale of settlement.

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

Small Village	Number of New Open Market Homes (Net) Permitted	Number of New Affordable Homes (Net) Permitted
Caehopkin	2	0
Glantwymyn (Change of use)	1	0
Llandyssil	1	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.

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

This monitoring indicator looks at the distribution of employment developments permitted across the settlement hierarchy; it is designed to test adopted 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 shows the net area of employment land (in hectares) permitted across the settlement hierarchy in the monitoring period (1st April 2022 to 31st March 2023) and since the LDP was adopted (17th April 2018 to 31st March 2023). 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 most of the employment development to the Towns and Large Villages (70% of growth). However, within this monitoring period less than 17% of the total employment land permitted was located within the Towns and Large Villages. The main reason for this divergence within the monitoring period, relates to the granting of a permission at the Offa's Dyke Business Park, Buttington. The Offa's Dyke Business Park is not located within a Town or Large Village, but it is an allocated employment site in the adopted LDP, serving the needs of Welshpool and the surrounding area.

The planning permission at the Offa’s Dyke Business Park, accounts for 2.513 ha of the 4.038 ha total employment land permitted, within the monitoring period. This results in a diverge from the targets, set out in this monitoring indicator with regards to the percentage of employment land to be located within the Towns and Large Villages. However, it does not diverge from the adopted LDP strategy and LDP Policy E1 that directs employment development to allocated sites.

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 more than 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.

Settlement Hierarchy	Net area (ha) of employment land permitted in monitoring period	Percentage	Net area (ha) of employment land permitted since LDP adopted	Percentage	Monitoring Target
Town	0.652	16%	10.984	39%	>50%
Large Village	0.002	<1%	6.172	22%	<20%
Small Village / Rural Settlement / Open Countryside	3.384	84%	11.038	39%	<30%
Total	4.038	100%	28.194	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.		Policy Review 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.

Objective:	Efficient Use of Land
Indicator:	Amount (hectares) and location of windfall development permitted on previously developed land and greenfield land.
Key Policies:	Strategic Policy SP6 – Distribution of Growth across the Settlement Hierarchy
Related Policies:	
Target:	Amount (hectares) and location of windfall development permitted on previously developed land and greenfield land.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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 (1st April 2022 to 31st March 2023) permission was granted on windfall sites for an area totalling 93.01 hectares (ha). From this 93.01 ha, 25.17 ha (27%) of it was on previously developed land, with 66.16 ha (71%) on greenfield sites and 1.68 ha (2%) 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 (13.99 ha), open space proposals (0.11 ha) and renewable energy schemes (7.44 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 70.41 ha. From the 70.41 ha, 24.11 ha (34%)

of it was on previously developed land, with 44.62 ha (63%) on greenfield sites and 1.68 ha (2%) 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 76% 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 **51% 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 lower than the percentage recorded in the previous monitoring period, AMR 2022: 60%.

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 63% of the area permitted on greenfield land in the Open Countryside. The applications permitted covered an area totalling 22.26 ha, consisting of 74 separate applications for 219 individual units of accommodation (these include shepherds huts, glamping pods, cabins and traditional holiday lets). The results are consistent with the findings from the previous AMRs and the Monitoring Review. 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 21% of the area permitted on greenfield land in the Open Countryside. Looking at the data in detail 62% of those permitted were for barn conversions and 30% were for rural enterprise dwellings. The remainder were for residential uses not resulting in a new dwelling, such as the change of use of agricultural land to form residential curtilage. 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.

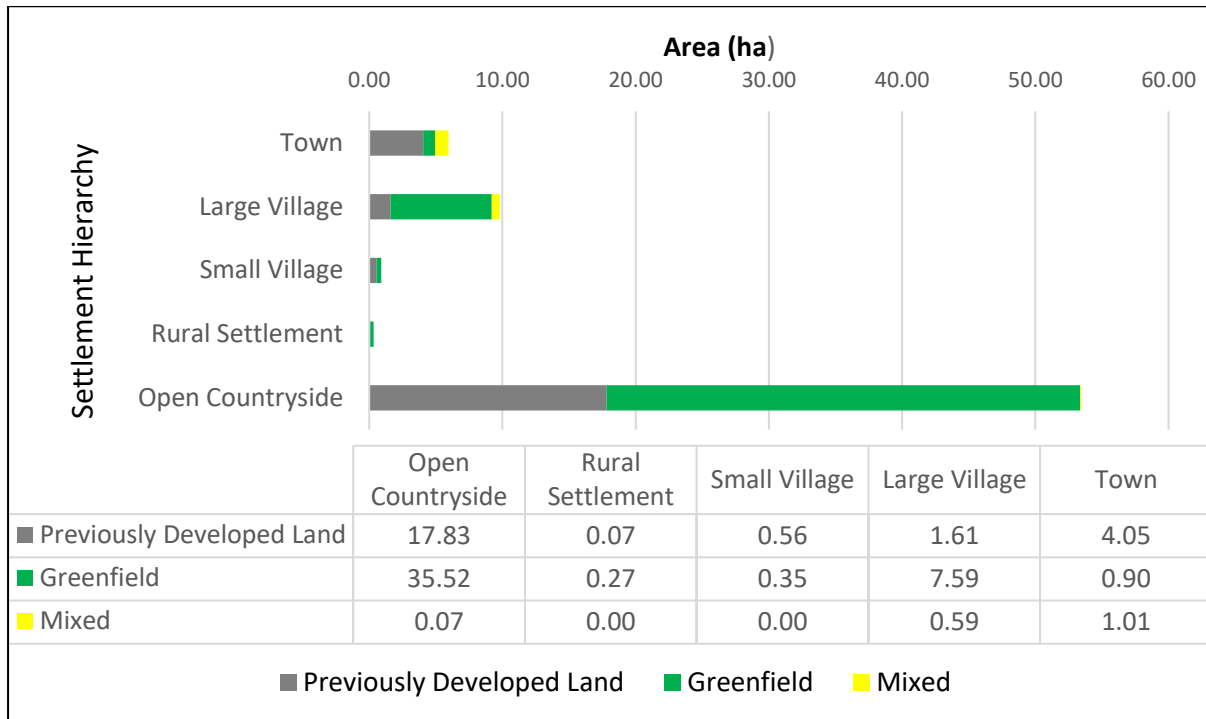
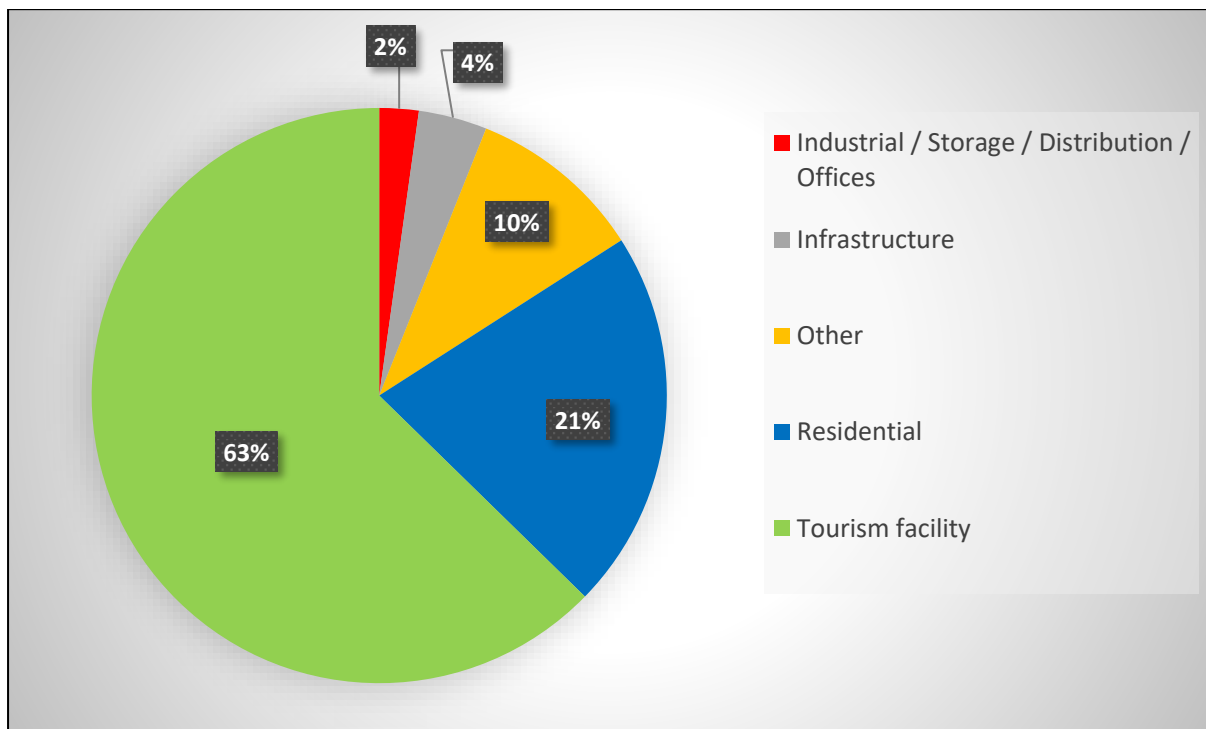


Figure 5. Chart Showing Percentage of Area Permitted for Different Development Proposals on Greenfield Land in the Open Countryside.



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.

Objective:	Efficient Use of Land
Indicator:	The average overall density (units per hectare) permitted in respect of housing developments in Towns, Large Villages, Small Villages and Rural Settlements.
Key Policies:	Topic Based Policy H4 – Housing Density
Related Policies:	
Target:	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"> • Towns and Large Villages - 27 units per hectare. • Small Villages – 20-25 units per hectare. • Rural Settlements – 10-15 units per hectare.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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 35 dwellings per hectare, continues to be in line with the guide of at least 27 dwellings per hectare set out within policy. The results continue to show that densities achieved in Large Villages are lower than expected, however the average density of smaller scale development in Small Villages and Rural Settlements meets policy expectations. The average density of single dwellings across the settlement tiers falls below the policy guide of 10-15 units per hectare.

Eight developments within Towns, involving newbuild, change of use and conversion, had exceeded the density guidelines during this monitoring period. However, three developments had not achieved the density guidelines, including a scheme for supported bungalows at Ystradgynlais, which is considered acceptable given the lower density type

of the development. The developable area of a six-house scheme at Llandrindod Wells was reduced as it included a new car park and access road for the cemetery. A public house conversion scheme at Llandrindod Wells also involved a low density.

The density for seven out of the nine housing developments permitted in Large Villages fell below the density guidelines. The reasons given for lower densities included site constraints and infrastructure requirements, which reduced the developable area of the sites. A development at Llandrinio involved a new pumping station and another development at Trewern included the provision of a new school car park. Part of a site at Castle Caereinion was affected by surface water constraints. The character of surrounding dwellings was also used to justify lower density developments, particularly in edge of settlement locations.

Developments permitted in Small Villages during this monitoring period involved conversion of a former health centre into a dwelling at Glantwymyn, a development of two dwellings at Abercrave and a single dwelling at Llandyssil. Only the scheme at Abercrave met the density guide for Small Villages at 20 units per hectare. It is noted that density was not considered within the Officers Report for these developments, which, therefore, suggests that the policy is not being applied consistently.

The density of two developments permitted in the Rural Settlements of Fron and Llanfihangel yng Ngwynfa fell within the policy guide range of 10-15 units per hectare, with a change of use scheme at Garthmyl exceeding the guide range with a density of 19 units per hectare.

The results for this monitoring period show that density is being considered by Officers in majority of cases, particularly in Towns and Large Villages, however less so in lower tier settlements. 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 single dwellings, and, therefore, a new approach towards housing density across settlement tiers and development types is needed 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. LDP Policy H4 will be reviewed as part of the Replacement LDP process.

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

Settlement tier / development type	Average density (dwellings per ha)	Guide range
Town	35	27+
Large Village	19	27+
Small Village	21	20-25
Rural Settlement	11	10-15
Single dwellings	7	10-15

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.

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

Objective:	Efficient Use of Land
Indicator:	Amount of permanent, sterilising development permitted within a minerals safeguarding area.
Key Policies:	Development Management Policy DM8 – Minerals Safeguarding
Related Policies:	
Target:	No permanent, sterilising development to be permitted within a minerals safeguarding area, unless in accordance with Policy DM8.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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 (1st April 2022 to 31st March 2023), 174 applications were permitted within or partially overlapping a Mineral Safeguarding Area. Of the 174 applications, 40 did not list LDP Policy DM8 within the list of policies considered, in the Officer's report.

Of the 40 proposals, 39 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 (i.e., non-permanent development). For the single remaining application, 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. 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.

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

The Land Drainage Supplementary Planning Guidance (SPG) was due for adoption by 17th 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 TAN 15 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 TAN 15 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.

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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.

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	N/A
AMR 2022 (2021-2022):	N/A
AMR 2023 (2022-2023):	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.

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

The aim of this monitoring indicator is to monitor how effective adopted 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 adopted 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 will be required.

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

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

This monitoring indicator seeks to test the performance of Criterion 14 of adopted LDP 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/km²”.

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 2022) 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 will 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.

Objective:	Energy and Water
Indicator:	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.
Key Policies:	Topic Based Policy RE1– Renewable Energy
Related Policies:	Development Management Policy DM13 – Design and Resources
Target:	<ul style="list-style-type: none"> • Additional installed capacity of renewable low or zero carbon electricity permitted of 30.85MW (potential electricity contribution) by 2021. • Additional installed capacity of renewable low or zero carbon electricity permitted of 61.7MW (potential electricity contribution) by 2026. • Additional installed capacity of renewable, low or zero carbon thermal permitted of 3.5MW (potential thermal contribution) by 2021. • Additional installed capacity of renewable low or zero carbon thermal permitted of 7MW (potential thermal contribution) by 2026. <p>The amount of additional installed capacity of renewable low or zero carbon permitted falls below the potential electricity or thermal contribution.</p>
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

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

Policy RE1 of the adopted 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) are 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 (17th April 2018 to 31st March 2019, 1st April 2019 to 31st March 2020, 1st April 2020 to 31st March 2021, and 1st April 2021 to 31st March 2022), a total of 38.1641MW of renewable, zero or low carbon electricity generation installed capacity was permitted in the Plan area. In addition, a total of 21.1462MW of renewable or low carbon thermal installed capacity was added.

Analysis of the Council's data for this monitoring period, 1st April 2022 to 31st March 2023 determined that there was an additional 7.0243MW of renewable, zero or low carbon electricity generation capacity permitted, along with a further 1.6045MW of thermal capacity.

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

- Electricity; 45.1884MW
- Thermal; 23.0665MW

With less than 17MW of electrical installed capacity 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 been exceeded.

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.

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	SPG Adopted April 2019.
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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.

Objective:	Energy and Water
Indicator:	Number of developments permitted for wind and solar PV energy greater than 5MW.
Key Policies:	Topic Based Policy RE1– Renewable Energy
Related Policies:	
Target:	No developments permitted, unless the size and location is in accordance with criteria 1 and 2 of Policy RE1.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

Criteria 1 and 2 of adopted 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 adopted 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 no developments impacting on a LSA were permitted.

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.

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.

Objective:	Vibrant Economy
Indicator:	Amount of major retail, office and leisure development (sq.m.) permitted within and outside Town Centre Areas.
Key Policies:	Topic Based Policy E2 – Employment Proposals on Non-allocated Employment Sites
Related Policies:	Topic Based Policy TD1 –Tourism Developments
Target:	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.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

This monitoring indicator aims to test the implementation of adopted 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 adopted LDP policies E2 and TD1.

Adopted 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. Two of the three applications were for tourism developments and considered to comply with LDP Policy TD1.

The third application was for the development of a coffee shop and a refreshment pod (A3 use classes) with drive through lanes, and a hotel on the outskirts of Welshpool at Buttington. Welshpool is designated as an Area Retail Centre in the adopted LDP; however, the proposal is not located within the town centre, but adjacent to the development boundary on the outskirts of the town.

Within the Officer report it states “The submitted Planning Statement contains a sequential test outlining the need for the proposed development and justification for the site’s location. It outlines that it is not possible to undertake a quantitative ‘need test’ for A3 units as expenditure and turnover data is not available in the same way as for A1 unit proposals. A qualitative ‘need test’ has, however, been undertaken, and it is argued

that the proposed A3 units would principally serve as a ‘short stop’ for travellers on the intra-urban ‘A’ road network on the A483 and A458, which this location is uniquely able to provide being at the junction of three ‘A’ class roads....” furthermore it states “.... the proposal comprises two A3 drive-thru units; and the submitted sequential test makes it clear that the site’s location adjacent to the trunk road network and the drive-thru nature of the units is intrinsic to the wider proposal.”

With regards to the location of the hotel, the Officer report states “In terms of the sequential test, as outlined above, there are noted to be no sequentially preferable sites of a sufficient size and suitability to accommodate the proposed development as a whole within Welshpool at present. It has been set-out that the proposal for two A3 units and a C1 hotel are very much intrinsic to one another, and thus it would not be reasonable for the Local Planning Authority to insist on the hotel being provided closer to the town centre if there is insufficient space for the two drive-thru A3 units on the site too.”

The justification given, for the location of the coffee shop and refreshment pod (A3 use classes) with drive through lanes, together with the hotel goes some way to meeting the sequential tests in National planning policy. However, consideration needs to be given when reviewing the policies for the Replacement LDP, on how such proposals are to be treated within the retail and tourism policies of the Plan.

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.

Objective:	Vibrant Economy
Indicator:	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.
Key Policies:	Strategic Policy SP2 – Employment Growth
Related Policies:	Topic Based Policy E1 – Employment Proposals on Allocated Employment Sites Topic Based Policy E3 – Employment Proposals on Allocated Mixed Use Employment Sites
Target:	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.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

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

Adopted 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, three planning applications (3.735 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.

Action

Continue Monitoring

Development plan policies are being implemented effectively.



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

Objective:	Vibrant Economy
Indicator:	Number of employment developments permitted on non-allocated sites.
Key Policies:	Topic Based Policy E2 – Employment Proposals on Non-allocated Employment Sites
Related Policies:	
Target:	No employment development to be permitted on non-allocated sites, unless in accordance with Policy E2.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

A total of seven 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).

Adopted 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 0.5 ha. 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 four 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 three 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.

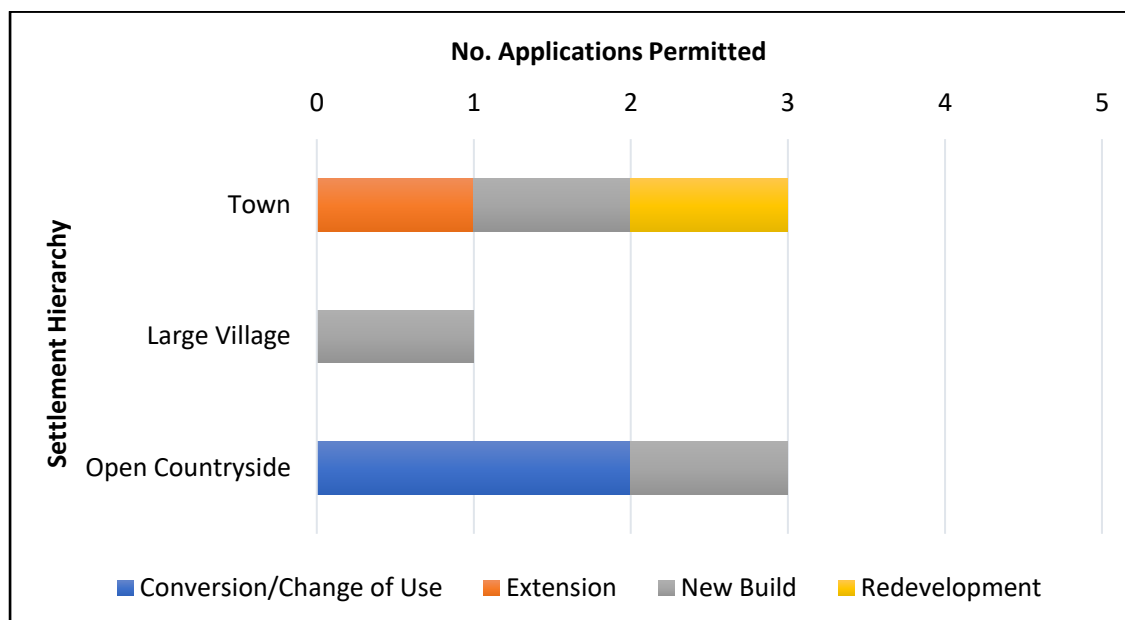


Table 24. Applications Permitted in Monitoring Period, for Employment Developments on Non-Allocated Sites in the Open Countryside Against LDP Policy E2.

Application	Principle of Development	Policy Accordance
21/0224/FUL	Change of use of land from agricultural to woodyard, as an extension to the existing, lawful storage and processing of timber and woodchips operation, erection of replacement building and construction of new access onto the A438.	LDP Policy E2 (criterion 2)
21/1571/FUL	Erection of 2 no. double banded fuel tanks on concrete plinths with bottom loading skid delivery system.	LDP Policy E2 (criterion 2)
22/0073/FUL	Change of use of barn from former farm shop to a microbrewery and cidery with an ancillary - brewery/cidery shop and tap room/tasting room together with associated parking area.	TAN 23, part 3.2.1

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.

Objective:	Vibrant Economy
Indicator:	Number of developments permitted for alternative use of existing employment sites listed under Policy E4.
Key Policies:	Topic Based Policy E4 – Safeguarded Employment Sites
Related Policies:	Development Management Policy DM16 – Protection of Existing Employment Sites
Target:	No developments permitted for alternative use of existing employment sites listed under Policy E4 unless in accordance with Policy DM16.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

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

Adopted 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, there were no planning applications for non-employment uses, permitted on an employment safeguarding site.

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.

Objective:	Vibrant Economy
Indicator:	Number of developments permitted within Town Centres, which would result in less than: <ul style="list-style-type: none"> • 75% of units within a Primary Shopping Frontage; • 66% of units within Secondary Shopping Frontage; being for A1 and A3 uses.
Key Policies:	Topic Based Policy R3 – Development Within Town Centre Areas
Related Policies:	
Target:	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.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

As set out in past Annual Monitoring Reports, this monitoring indicator is no longer being actively used due to problems with baseline data collection. The suite of retail policies will be updated for the Replacement LDP.

Table 25 below 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 adopted LDP Policy R3.

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

Town	Frontage	Permission	Detail
Builth Wells	Primary	22/1941/FUL	Crown Buildings, 11 Broad Street Conversion of first and second floor offices to provide two residential units.
Knighton	Primary	22/0527/FUL	25 - 27 High Street Subdivision of 26 and 27 High Street into two separate retail units
Knighton	Primary	22/0965/FUL	Flat At 25-27 High Street Change of use from first and second floors from storage use to residential use
Welshpool	Primary	22/0241/FUL	The Pinewood Tavern, Broad Street Refurbishment of the ground floor Pinewood Tavern and conversion of redundant hotel rooms and manager's accommodation into six self-contained holiday accommodation units above. Re-formation of an original bar entrance on the corner of Broad Street and Hall Street, replacement and refurbishment of the entrance to the upper floor accommodation and a replacement 'shop front' extensions to the front of No. 2 Broad Street
Welshpool	Primary	22/0553/FUL	23 Broad Street Change of use of first and second floors from a bank to four apartments, and retention of existing A2 ground-floor unit. Removal of internal walls and fittings
Ystradgynlais	Primary	22/0865/FUL	Barclays Bank, 2 Brecon Road Change of use of former bank to a restaurant and shop together with alterations
Newtown	Secondary	22/1157/FUL	Workshops South East Of 26-27 Shortbridge Street Demolition of existing workshop / storage building and erection of a replacement structure containing up to five units (part-retrospective) Use: Industrial / Storage / Distribution

Town	Frontage	Permission	Detail
Newtown	Secondary	22/0870/FUL	<p>31 Market Street, Extending Over 30 Market Street and The Building To The Rear Of No 31</p> <p>Change of use and conversion of offices to create five residential units, to include the installation of an external staircases and walkway, the demolition of a lean to, internal and external alterations and all associated works (offices to be retained at ground floor)</p>

Action

Policy Review Required

Assessing the nature of the planning approvals in the monitoring period, the principles of adopted LDP Policy R3, to retain vital, viable and attractive town centres, are being adhered to. Nevertheless, the detail behind this monitoring indicator and assessment against the 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.

Objective:	Key Economic Sectors
Indicator:	Number of new tourism facilities, attractions or extensions to existing development permitted.
Key Policies:	Topic Based Policy TD1 – Tourism Development
Related Policies:	
Target:	No developments permitted for new tourism facilities or attractions or for extensions to existing development, unless in accordance with Policy TD1.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

The purpose of this indicator is to ensure that tourism development is in accordance with adopted 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 adopted 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, 95 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 adopted LDP settlement hierarchy, 93% of the applications permitted were in the Open Countryside and as seen in monitoring indicator AMR20, 74 of the total applications (78%) were on greenfield sites in the Open Countryside.

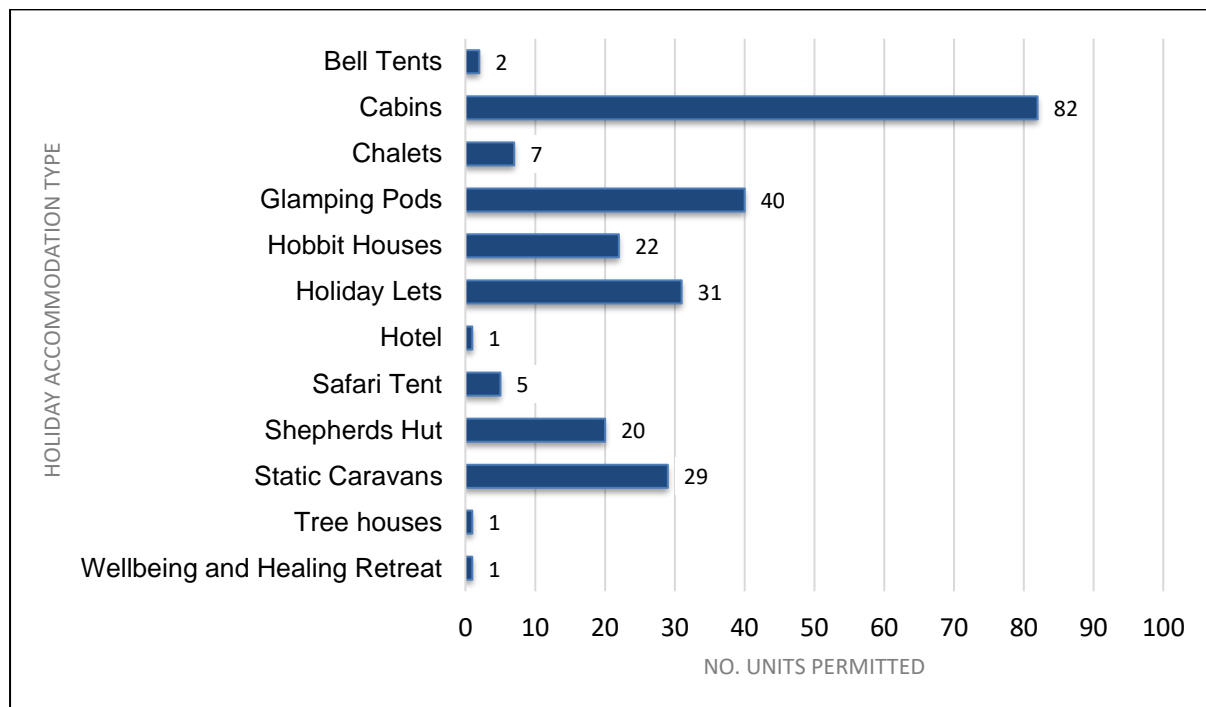
Analysis of the 95 planning applications permitted found that a total of 241 individual units of tourist accommodation were permitted. Figure 7 below breaks the 241 units into type, the number and types of accommodation is very similar to that permitted in the previous monitoring period (see AMR 2022).

Ten of the 95 planning applications for a tourism use, did not result in units of accommodation, instead they were proposals for minor development related to existing facilities.

All 95 planning applications for tourism development permitted, were considered to comply with adopted 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.

Objective:	Key Economic Sectors
Indicator:	Number of developments permitted for alternative use of existing tourism development in rural areas.
Key Policies:	Topic Based Policy TD2 – Alternative Uses of Existing Tourism Development
Related Policies:	
Target:	No developments permitted for change of use of existing tourism developments to alternative uses in rural areas, unless in accordance with Policy TD2.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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 adopted 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, two applications were consented that permitted a change of use from a tourism facility to another use. Both applications were located within the Open Countryside (rural areas). One of the applications was for the conversion of part of a steel framed building, located within a holiday park, to an open market residential dwelling. The Officer report states, “The host building is understood to still be in use for commercial purposes in connection with the fishing and recreation facilities at Parc Clychau'r Gog...”. The application was determined to be acceptable against the policies in TAN23 relating to the re-use and adaptation of rural buildings, however no consideration was given to compliance with LDP Policy TD2. In this instance, the commercial interest in connection with the fishing and recreation facilities, is to be retained on the ground floor, with the dwelling being located on the first floor; this means that there has been no loss of a tourism facility.

The other application involved the change of use of a hotel (C1) to accommodate a mixed use; dwelling house (C3) and hotel (C1). In this instance, sufficient evidence including marketing details, was submitted alongside the application to demonstrate that retaining the premises solely as a hotel was unviable. It is acknowledged that some tourist accommodation was lost but the tourism facility itself was retained albeit at a reduction from ten bedrooms to four.

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.

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

According to the LPA’s Section 106 Register, there was one planning application granted for a major development, which secured infrastructure through developer contributions, within the monitoring period.

Planning permission: 22/1137/FUL - Development of coffee shop with “drive-thru” lane, refreshment pod with “drive-thru” lane and hotel, partial demolition/partial retention of Limekiln Cottage, and associated highway works, car parking and landscaping (resubmission of 21/2136/FUL) at land at Lime Kiln Cottage, Buttington Cross, Welshpool. The Section 106 secured a £20,000 financial contribution for improvements to the Canal Towpath in connection with Active Travel as the towpath links the site to Welshpool Town Centre.

It is considered that adopted LDP Policy DM1 is continuing to be used effectively. The LPA 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 agreements. 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.

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	SPG Adopted October 2018
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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.

Ref No:	Indicator	Assessment	Action
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.

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

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

The training area is included within adopted 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 no developments were permitted within the Sennybridge military training area.

Action

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.

Objective:	Important Assets
Indicator:	Number of developments permitted that would have an impact on strategic resources or assets, or their operation, as identified in Policy SP7.
Key Policies:	Strategic Policy SP7 – Safeguarding of Strategic Resources and Assets
Related Policies:	
Target:	No developments permitted that would have an unacceptable adverse impact on identified strategic resources and assets identified, or on their operation.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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.
- One Appeal was upheld against the Council's refusal of planning permission which had included grounds of adopted LDP Strategic Policy SP7. This related to development within the Knighton Conservation Area where the Council considered

the proposals to be harmful to the character and appearance of the Conservation Area. (21/1374/HH refused on 3rd November 2021).

The Minutes are useful in demonstrating that adopted LDP Policy SP7 is being used in decision-making. For example, in October 2022 the Planning Committee refused permission for a pig rearing unit (20/1122/FUL) in line with the Officer recommendation due to the issue of ammonia deposition and the impact upon a local SSSI, with SP7 cited. Similarly, SP7 was included as a reason for the refusal in March 2023 of a brownfield redevelopment proposal in Newtown (22/1033/FUL) where the issue of the adverse impact on the setting of Listed Buildings and the Conservation Area were a concern. Another example is the Appeal case for 21/0438/FUL which was only upheld in part (change of use), and it was agreed that UPVC windows/doors were found to be unacceptable in a Conservation Area under policies which included LDP Policy SP7.

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.

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	SPG Adopted October 2018
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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).

Objective:	Natural Heritage
Indicator:	The number of developments permitted on or affecting locally important site designations as identified in Policy DM2 (3).
Key Policies:	Management Policy DM2 – The Natural Environment
Related Policies:	
Target:	No developments permitted on or affecting identified locally important site designations unless in accordance with Policy DM2 (3).
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

Adopted LDP Policy DM2 The Natural Environment provides protection for a range of sites, habitats and species that are designated at international, European (now the UK National Site Network), 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 (now replaced by the Powys Nature Recovery Plan), 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 ten applications have been permitted, which were close to an LNR, RIGS or GCRS. Analysis of the ten applications revealed the following:

- Two applications were located close to (within 10 metres) of an LNR boundary, however due to the nature of development it was not deemed necessary to consult either the County Ecologist or the Local Wildlife Trust. The first application was for the construction of new brickwork skin to a Listed Building and the second for the erection of a storage facility screened by a living wall and the provision of a fire exit ramp.
- Four applications were located close to RIGS (within 30m to 48m). In addition, one application (22/0471/FUL) was approved on land adjacent to a RIGS for the construction of an electricity substation and new control building. The Carno RIGS was identified within a supporting statement that confirmed that the proposed

development will result in the relocation of the substation outside of the RIGS boundary and is not predicted to impact the site. A further application was approved within a RIGS site for the change of use of an existing building from residential to office and storage.

- Two applications were approved within 44m to 97m of a GCRS boundary.

In summary, the improvements that were identified in the previous monitoring period have been maintained 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.

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).

Objective:	Resources
Indicator:	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).
Key Policies:	Topic Based Policy M1– Existing Minerals Sites
Related Policies:	Topic Based Policy M2– New Minerals Sites
Target:	Percentage of crushed rock aggregates compared against the annual target for the LDP area identified in the Regional Technical Statement.
Trigger Point:	Less than a 25 year land bank of permitted aggregate reserves in any one year.

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

This monitoring indicator aims to monitor the performance of adopted 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) (1st Review 2014 and 2nd Review 2020).

Table 5.7 of the RTSA 2nd Review states that for Powys there is no apportionment of land-won sand and gravel and a total apportionment of 87.98 million tonnes 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 2nd 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.

Objective:	Resources
Indicator:	Number of developments permitted within the defined mineral working buffer zones.
Key Policies:	Development Management Policy DM9 – Existing Mineral Workings
Related Policies:	
Target:	No development is permitted within the defined mineral working buffer zones, unless in accordance with the criteria set out under Policy DM9.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

This monitoring indicator aims to monitor the effectiveness of adopted 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.

Six planning applications were permitted which were located within mineral working buffer zones. However, four of the applications fell within the Nant Helen Permitted Working area. The Nant Helen mineral site is to close by June 2023, with permissions already granted for its after use and restoration. Therefore, it is considered that the four applications are in accordance with LDP Policy DM9 and will not constrain the operations of a mineral site.

The remaining two applications, include one for an agricultural building and the other for the installation of three ground-mounted solar panel arrays. Neither application is considered to be sensitive development, that would be unacceptably affected by minerals extraction operations, or would constrain the operations of a mineral site.

It is concluded that all the applications permitted have been granted in accordance with adopted 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.

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	SPG Adopted July 2021
AMR 2023 (2022-2023):	

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.

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

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	SPG Adopted April 2019
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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.

Objective:	Landscape and the Historic Environment
Indicator:	Preparation and adoption of Supplementary Planning Guidance relating to Residential Design.
Key Policies:	Development Management Policy DM13 – Design and Resources
Related Policies:	
Target:	To prepare and adopt Supplementary Planning Guidance relating to Residential Design within 18 months of adoption of the LDP.
Trigger Point:	Supplementary Planning Guidance relating to Residential Design not adopted within 18 months of adoption of the LDP.

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	SPG Adopted January 2020
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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.

Objective:	Landscape and the Historic Environment
Indicator:	Preparation and adoption of Supplementary Planning Guidance relating to Historic Environment including the Historic Environment Records.
Key Policies:	Strategic Policy SP7 – Safeguarding of Strategic Resources and Assets
Related Policies:	
Target:	To prepare and adopt Supplementary Planning Guidance relating to Historic Environment including the Historic Environment Records within 24 months of adoption of the LDP.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	SPG Adopted July 2021
AMR 2023 (2022-2023):	

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.

Objective:	Landscape and the Historic Environment
Indicator:	Preparation and adoption of Supplementary Planning Guidance relating to Conservation Areas.
Key Policies:	Strategic Policy SP7 – Safeguarding of Strategic Resources and Assets
Related Policies:	Development Management Policy DM13 – Design and Resources
Target:	To prepare and adopt Supplementary Planning Guidance relating to Conservation Areas within 18 months of adoption of the LDP.
Trigger Point:	Supplementary Planning Guidance relating to Conservation Areas not adopted within 18 months of adoption of the LDP.

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	SPG Adopted January 2020
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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.

Objective:	Landscape and the Historic Environment
Indicator:	The number of wind energy and major developments permitted and accompanied by a Landscape and Visual Impact Assessment.
Key Policies:	Development Management Policy DM4 – Landscape
Related Policies:	
Target:	No developments permitted that could have a significant landscape or visual impact, unless accompanied by a Landscape and Visual Impact Assessment.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

This monitoring indicator aims to test the implementation of adopted 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 14 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 14 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. Of the 14 applications permitted, 12 of the applications, as listed in Table 26, complied with the guidance to some extent.

For the remaining two applications, no details of how landscape had been considered as part of the proposal had been submitted. One was for the installation of a renewable energy generator that included a 15-metre wind turbine and a solar array, at the site of a telecommunications tower, alongside an existing turbine. The Officer report for this application, stated that the proposed wind turbine would be lower in height than the existing tower and backed to the north by forest land. Following detailed consideration of the proposal against LANDMAP, the Planning Officer concluded that the proposal would not have an unacceptable adverse impact on the valued characteristics and qualities of the Powys landscape.

The second application, where the planning submission included no details of how landscape had been considered as part of the proposal, related to the construction of a new slurry store. In this instance, the site was located within a Registered Historic Park and Garden, so an impact assessment had been undertaken assessing the visual impact of the proposal in the context of the Registered Historic Park and Garden. Following the assessment, and comments from Cadw, further landscaping was proposed ensuring the proposal would not have an unacceptable adverse impact on the valued characteristics and qualities of the Powys landscape or the Registered Historic Park and Garden.

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.

Number of applications	Landscape Consideration Document Included with Planning Application Submission
2	Submitted LVIA as part of an EIA
1	Submitted an LVIA
1	Submitted a Landscape Assessment
7	Justified approach to landscape within the Design and Access Statement.
1	Justified approach to landscape within a Planning Statement
2	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.

Objective:	Landscape and the Historic Environment
Indicator:	The number of developments permitted within or affecting the setting of a Conservation Area.
Key Policies:	Development Management Policy DM13 – Design and Resources
Related Policies:	
Target:	No developments to be permitted in or affecting a Conservation Area, unless in accordance with Policy DM13 or national guidance.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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 adopted 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.

Forty-eight developments within or affecting the setting of a Conservation Area have been recorded during this monitoring period. 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 responded at the time of writing the Officer’s report, with many 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 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 against the relevant planning policies. Officers had also referred to the guidance within the Conservation Areas SPG to inform their decision-making.

It is noted that a retrospective application involving the change of use of a shop to a business office and installation of a UPVC window and door at a Member of Parliament’s constituency office in the Conservation Area of Llandrindod Wells was refused. The Built Heritage Conservation Officer did not object to the change of use element of the application, however it was determined that the installation of a UPVC window and door

failed to preserve or enhance the character and appearance of the Conservation Area. The applicant had sought to justify the need to use UPVC on security grounds, however this was not considered to override the concerns raised regarding the character and appearance of the Conservation Area. An appeal against the decision in respect of the UPVC windows element was dismissed, the Inspector agreeing with the LPA that the use of this material would erode the appearance of the Conservation Area by reducing the prevalence of characteristic wood framed doors and windows.

During this monitoring period, no developments were permitted where there was an outstanding objection from the BHCO. The results for this monitoring period demonstrate that Officers are determining planning applications against the relevant planning policies and guidance, and in line with the advice of the Built Heritage Conservation Officer. This indicator will continue to be monitored to test the implementation of the Council's Conservation Area policies and guidance.

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.

Objective:	Healthy Lifestyles
Indicator:	The amount (ha) and type of public open space provision secured in connection with major residential developments permitted.
Key Policies:	Development Management Policy DM3 – Public Open Space
Related Policies:	
Target:	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.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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 adopted 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 seven major residential developments during the monitoring period. An open space contribution was secured, in terms of onsite provision, for four of the seven permissions granted. Three included for fixed play equipment, with the fourth providing for recreational enhancement with a bench, due to their being no open space deficiencies within walking distance of the application site.

For the remaining three of the seven applications granted planning permission in the monitoring period, one made provision for a new car park (to enable access to an existing play area and community facilities) instead of open space. Another related to the re-use of a building (previously developed land) in a conservation area, the costs associated with the development resulted in it being unviable to also provide for open space. The remaining application was for the variation of a planning condition on an extant planning permission. In this instance, it was not considered reasonable to require the developer to

provide further planning obligations, than previously approved, given that the changes related to design improvements of the original scheme.

In four of the applications, the scale and nature of the provision/contribution of open space was considered appropriate, matched the types required by the Open Space Assessment and complied with adopted LDP Policy DM3. For the remaining three applications, it is considered that the justifications given for not providing for open space are acceptable.

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.

Objective:	Healthy Lifestyles
Indicator:	The area of public open space (ha) that would be lost and gained as a result of development granted planning permission.
Key Policies:	Development Management Policy DM3 – Public Open Space
Related Policies:	
Target:	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.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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 adopted LDP Policy DM3 where areas identified as open space in the Open Space Assessment are protected and where housing developments of ten or 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. Details are provided within monitoring indicator AMR55 of the four applications where open space provision has been secured.

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. All eight, related to the addition of features to enhance existing provision.

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 footpaths, flood lights, compost toilets and changing rooms. None are considered as a change of use or result in a loss of open space.

In conclusion, during the monitoring period there has been a net gain in public open space. Adopted 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 to reflect the findings from previous Annual Monitoring Reports.

Action

Continue Monitoring

Development plan policies are being implemented effectively.

AMR57: Preparation and adoption of Supplementary Planning Guidance relating to Open Space.

Objective:	Healthy Lifestyles
Indicator:	Preparation and adoption of Supplementary Planning Guidance relating to Open Space.
Key Policies:	Development Management Policy DM3 – Public Open Space
Related Policies:	
Target:	To prepare and adopt Supplementary Planning Guidance on relating to Open Space within 18 months of adoption of the LDP.
Trigger Point:	Supplementary Planning Guidance relating to Open Space not adopted within 18 months of adoption of the LDP.

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

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.

Objective:	Welsh Language and Culture
Indicator:	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.
Key Policies:	Development Management Policy DM12 – Development in Welsh Speaking Strongholds
Related Policies:	
Target:	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.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

This monitoring indicator tests the implementation of adopted LDP Policy DM12, which applies to major windfall development permitted within Welsh Speaking Strongholds.

Two developments have been captured during this monitoring period located in Ystradgynlais and Machynlleth. The permission at Ystradgynlais related to reserved matters approval on an adopted LDP allocated site, and, therefore, LDP Policy DM12 would not apply to this development.

The permission at Machynlleth related to the variation of a condition on an existing consent to allow for design and layout changes to ensure compliance with the national Welsh Development Quality Requirements. The Officer’s Report recognised that the site was located within a Welsh Speaking Stronghold which requires applications on windfall sites for 10 or more dwellings, to be subject to a Welsh Language Impact Assessment. The report goes on to explain that the original application was not subject to a Welsh

Language Impact Assessment and as such it was not considered reasonable to require an assessment for the proposed design and layout changes at this stage.

It was therefore found that adopted LDP Policy DM12, was not applicable to the types of development/applications permitted in Welsh Speaking Strongholds during this monitoring period. It is proposed to continue monitoring the implementation of this policy, particularly given past inconsistencies in terms of how the policy was being applied.

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.

Objective:	Community Well-being
Indicator:	Number of developments permitted resulting in the loss of an existing community or indoor recreation facility, or neighbourhood/village shop, public house or service.
Key Policies:	Development Management Policy DM11 – Protection of Existing Community Facilities and Services
Related Policies:	
Target:	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.
Trigger Point:	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:

LDP Adopted:	17/04/2018
AMR 2020 (2019-2020):	
AMR 2021 (2020-2021):	
AMR 2022 (2021-2022):	
AMR 2023 (2022-2023):	

Analysis

Adopted 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, 14 developments of this type have been permitted, the majority of which involved change of use/conversion to new uses, with one development involving a new build. These developments resulted in the loss (or in some cases partial loss) of a range of community facilities and services, including a chapel, residential institutions, public houses, microbrewery and visitor centre, hotel, health care centre, shops, a café, a bank and a former school. Nine of the developments proposed residential use, with other proposed uses including offices, microbrewery and cidery with shop, complementary therapy business and shop, holiday let and supported living units associated with a care home.

In terms of the distribution of the developments permitted across the settlement hierarchy, the majority were located in Towns, 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 adopted LDP.

Half of the developments had been assessed specifically under adopted LDP Policy DM11 and had been justified and supported by evidence relating to viability, marketing, and alternative uses/provision, in order to demonstrate compliance with the policy criteria.

However, LDP Policy DM11 had not been used by Officers to assess the remaining developments. Officers, instead, relied on adopted LDP Policy R3 in assessing applications involving the loss of shops in Towns and other relevant policies, such as LDP Policy H1, LDP Policy E2 and national guidance within Technical Advice Note 6 on reuse of rural buildings.

There are still some issues around consistency in the way that LDP Policy DM11 is applied and around the relationship between this policy and other adopted LDP policies 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.

LDP settlement hierarchy	No. of planning permissions for change of use of existing community facilities or services
Towns	9
Large Villages	0
Small Villages	1
Open Countryside	4
Total	14

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 1st April 2022 to 31st March 2023

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.

6.2 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.
- Reversal of trend towards the outmigration of younger adults.
- Increase in police recorded road accidents and crimes.
- Improvement in air quality.
- Reduction in the number and proportion of Welsh speakers, particularly among children and young people aged 3-15 years old.

SEA Topic: Biodiversity

SEA Topic Area – Biodiversity
Objective 1: To protect and enhance all designated sites of nature conservation in the Plan area.
Objective 2: To protect and enhance all species and habitats identified in the Powys Local Biodiversity Action Plan or Section 42 List.
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.

SEA Topic Area:	Biodiversity
Subtopic:	Designated Sites of Nature Conservation
Indicator 1:	Increase/decrease in the number of European designated sites in favourable condition.
Task:	Review of NRW information on the condition of designated sites. https://naturalresources.wales/evidence-and-data/research-and-reports/protected-sites-baseline-assessment-2020/?lang=en
Timescale:	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.

There is no update on this indicator to what was reported in AMR 2022. 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.

Indicative Condition	2020
Favourable	20%
Unfavourable	53%
Unknown	27%

SEA Topic Area:	Biodiversity
Subtopic:	Important Habitats and Species
Indicator 2:	Changes in the status of the habitats and species identified in the Local Biodiversity Action Plan (LBAP). NOTE: the LBAP has been replaced by the Powys Nature Recovery Plan - https://en.powys.gov.uk/article/12296/Powys-Nature-Recovery-Action-Plan & https://en.powys.gov.uk/article/12298/Appendix-A & https://en.powys.gov.uk/article/12300/Appendix-B
Task:	Review of PNRAP information and any associated future monitoring.
Timescale:	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.

SEA Topic Area:	Biodiversity
Subtopic:	Enhancements
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.
Task:	Review of PCC Development Management information.
Timescale:	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
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).
Objective 4: Promote improvement in community safety.
Objective 5: Promote improvement in human health and opportunities for healthy living.
Objective 6: To prevent or minimise exposure to potential sources of nuisance and risk to human health.
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.

SEA Topic Area:	Population and Human Health
Subtopic:	Population (demographic profile).
Indicator 4:	Change in average life expectancy.
Task:	Office of National Statistics (ONS) https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies
Timescale:	Census (2021) Average life expectancy every 2-4 years (in line with Welsh Government timescales).

Analysis

The data available remains the same as reported in the previous monitoring period. The most recently available Welsh Government statistics for Powys (including the Bannau Brycheiniog (Brecon Beacons) National Park) average life expectancy at birth relate to averages for the years 2018 to 2020.

Figures shown in Table 29 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.

It is expected that new data will be released in time for the next monitoring period.

Table 29. Health and Life Expectancy at Birth.

Health and Life Expectancy	2016 -2018	2017-2019	2018-2020
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

SEA Topic Area:	Population and Human Health
Subtopic:	Population (demographic profile).
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).
Task:	Review Census information Office of National Statistics (ONS) midyear population estimates
Timescale:	Census (2021) data available 2022. ONS data available annually.

Analysis

The most recent data available for these three SEA indicators is Census (2021) published in 2022.

Indicator 5; Based on the Census (2021) data the population of Powys is 133,174, which represents an increase in population size of 144 since mid-year estimates of 2020. 75,419 of the total population are considered to be of working age (between 16 and 64 years) which equates to 56.6%. This represents an increase from the 2020 figure by 259. There are 20,634 children (0 to 15 years) (15.5%). This represents a reduction of 435 from 2020. 37,121 people are aged 65 or over (27.9%). This represents an increase of 320 from 2020. Taken together the populations of children and retired people amount to 57,755 people or 43.4% of the total population, compared to the 56.6% who are of working age. This represents a decrease from 2020 of 115 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 Census (2021) data, approximately 17,244 people live in Powys who are 75 years or older, this equates to 12.9% of the total population. This represents an increase of 167 (0.07%) from 2020. 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 2021 Mid-Year Estimates data, there has been a net inflow of -74 younger adults (20-34) age group into Powys. Overall, there has been a net inflow of +88 people within the younger adults (aged 20-34) age group over the four years since LDP adoption. Annual changes are summarised in Table 32. This demonstrates a reversal of trend compared to the previous monitoring periods towards outmigration of young adults and is relevant to SEA objective 3 to enhance provision of housing, employment and community services in response to demographic changes particularly in terms of the need to retain the young working age population.

Table 30. Percentage of Working Age Population to Children and Retired Population in Powys (2018, 2019, 2020 Mid-Year Estimates and Census (2021)).

Age groups	2018	2019	2020	2021	+/- percentage change from 2018
Working Age (between 16 and 64 years)	56.98%	56.55%	56.49%	56.6%	-0.38%
Children (0 to 15 years) and People aged 65 years or over	43.01%	43.44%	43.49%	43.4%	+0.39%

Table 31. Percentage of Population Aged 75 and Over (2018, 2019 and 2020 Mid-Year Estimates and Census 2021).

Age group	2018	2019	2020	2021	+/- percentage change from 2018
Population aged 75 years and over	12.20%	12.65%	12.83%	12.9%	+0.7%

Table 32. Net Inflow of Younger Adults (aged between 20 and 34) into Powys (2018, 2019, 2020, 2021 Mid-Year Estimates)

	2018	2019	2020	2021	+/- change from 2018
Total net inflow	+46	+58	+58	-74	+88

SEA Topic Area:	Population and Human Health
Subtopic:	Community safety
Indicator 8:	The number of police recorded road accidents involving personal injury.
Task:	Review of Welsh Government traffic statistics: https://gov.wales/police-recorded-road-accidents-interactive-dashboard https://statswales.gov.wales/Catalogue/Transport/Roads/Road-Accidents
Timescale:	Annually

Analysis

The data available for this monitoring period covers the timeframe from 1st January to 31st December 2022. Table 33 incorporates these figures.

In 2022 there were 315 road accidents with 461 casualties. As shown in Table 34, 333 of these casualties were slightly injured, 115 seriously injured and 13 fatalities. One fatality recorded in quarter one, five fatalities in both quarter two and three and two fatalities in quarter four.

The figures reported for 2022 show a significant increase in the number of road accidents compared to 2020 and 2021 where movement restrictions were in place due to the Covid-19 pandemic. Perhaps more notable however are the number of casualties by severity in road accidents in 2022 which shows an overall increase to those recorded in 2019, 2020 and 2021.

Table 33. Total Number of Police Recorded Road Accidents Involving Personal Injury in Powys.

	2019	2020	2021	2022
No. of road accidents	351	216	299	315

Table 34. Number of Casualties in Road Accidents by Severity in Powys.

	2019	2020	2021	2022
Slightly injured	230	207	288	333
Seriously injured	107	81	96	115
Fatalities	14	4	5	13

SEA Topic Area:	Population and Human Health
Subtopic:	Community safety
Indicator 9:	Number of police recorded crimes
Task:	Review of Powys crime statistics, taken from the Powys Community Safety Partnership: https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/recordedcrimedatabycommunitysafetypartnershiparea
Timescale:	Annually

Analysis

The figures used for this analysis relate to the calendar year of 2022 and show the total recorded crime incidents (excluding fraud) in the County of Powys was 10,313. This represents an increase of 1,092 incidents (11.8%) when compared to 2021 (see Table 35).

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 12.9% increase (4,439 recorded incidents in 2021 and 5,016 in 2022). Within this category ‘stalking and harassment’ saw the largest increase of 13.2% (2,120 recorded incidents in 2021 and 2,400 in 2022). Other notable recorded crime increases were identified in Thefts (1,340 recorded incidents in 2021 and 1,563 in 2022), Shoplifting (212 recorded incidents in 2021 and 309 in 2022), and Drug offences (380 recorded incidents in 2021 and 445 in 2022).

Table 35. Numbers of Police Recorded Crimes in Powys.

	2014	2015	2016	2017	2018	2019	2020*	2021*	*2022
Number of recorded crimes:	4,263	4,799	5,396	5,979	6,060	6,959	6,906	9,221	10,313

*These figures are for headline offences and exclude fraud.

SEA Topic Area:	Population and Human Health
Subtopic:	Human Health
Indicator 10:	Percentage of people participating in sporting activities three or more times a week.
Task:	Review of National Survey for Wales and School Sport Survey statistics: https://gov.wales/national-survey-wales-results-viewer
Timescale:	National Survey for Wales Annually.

Analysis

The latest figures available (August 2022) show that of the National Survey for Wales respondents located in Powys, 28% of adults (16 and over) participated in sporting activities three or more times a week in 2021–2022 compared to 29% in both 2018-2019 and 2019-2020.

For this indicator respondents were shown a series of indoor and outdoor activities and asked whether they had participated in any of them. If they did, they were asked how many times they had participated in the activity over the previous four weeks. Each year around 12,000 people aged 16 and over are asked for their opinions on a wide range of issues affecting them and their local area. Respondents are selected at random to ensure the results are representative.

SEA Topic Area:	Population and Human Health
Subtopic:	Human Health
Indicator 11:	Number of planning applications referred to the Health and Safety Executive.
Task:	Review of PCC Development Management information.
Timescale:	Annually.

Analysis

During this monitoring period, one planning application has been referred to the Health and Safety Executive (HSE).

The application was within consultation distance of a major hazard pipeline. The Health and Safety Executive (Gas) response identified a high-risk constraint falls within the site and has provided guidance. The application at the time of writing is yet to be determined.

No applications were referred to the HSE for Hazardous Substances.

This is a positive impact in relation to SEA Objective 6 where constraints are identified, and specialist consultees consulted at the early stages of the application process to prevent or minimise risk to human health.

SEA Topic: Soil

SEA Topic Area – Soil
Objective 7: To protect soils that are classified as being important for carbon storage and agriculture.
Objective 8: To prevent contamination of land and support remediation as part of new development.
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.

SEA Topic Area:	Soil
Subtopic:	Carbon storage
Indicator 12:	Amount (ha) of development permitted on thick peat areas (mapped by the British Geological Survey).
Task:	Review of PCC Development Management information.
Timescale:	Annually.

Analysis

This SEA Indicator monitors the performance of Criterion 13 of adopted 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 three applications that were permitted that were close to or over an area of thick peat.

The first application (22/1282/NMA) is situated in the former Nant Helen opencast colliery. This application (rewording of conditions for planning permission 21/0559/OUT) 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.

The second application (22/0581/FUL) was for the installation of a renewable energy generator including a 15 metre wind turbine and solar array in the Elan Valley with 0.007ha (70m²) within the thick peat area. The Powys Planning Ecologist and Officer concluded that as the development was located within a pre-existing telecommunication unit there would be no significant impact or detriment to the site overall.

The third application (22/2190/FUL) for the installation of a shared 20 metre high communication mast, antennas, ground-based apparatus and ancillary development including access track was permitted also within the Elan Valley and 0.012 ha (120m²) in a thick peat area. The presence of thick peat was not considered by the Officer.

The area of thick peat at Nant Helen had been removed prior to adoption of the LDP, and therefore the presence of thick peat would not have been relevant to these applications. This leaves the remaining applications which, combined, involved 0.019 ha of thick peat deposits.

SEA Topic Area:	Soil
Subtopic:	Agricultural Land
Indicator 13:	Amount (ha) of development permitted on greenfield land outside development boundaries.
Task:	Review of PCC Development Management information.
Timescale:	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 93.01 hectares (ha). (See Table 36) From this 93.01 ha, 25.17 ha (27%) of it was on previously developed land, with 66.16 ha (71%) on greenfield sites and 1.68 ha (2%) 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 (13.99 ha), open space proposals (0.11 ha) and renewable energy schemes (7.44 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 land use remains the same, together with agricultural and open space development proposals shall 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 70.41 ha. From the 70.41 ha, 24.11 ha (34%) of it was on previously developed land, with 44.62 ha (63%) on greenfield sites and 1.68 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.

Table 36. Percentage of Greenfield Land outside Development Boundaries where Development Permitted.

	2019	2020	2021	2022	2023
% of greenfield land outside of development boundaries	70%	67%	50%	67%	63%

SEA Topic Area:	Soil
Subtopic:	Contaminated Land
Indicator 14:	Number of developments where a Verification Report has been approved by the Local Planning Authority demonstrating the remediation of contaminated land.
Task:	Review of PCC Development Management information.
Timescale:	Annually.

Analysis

The aim of this SEA Indicator is to assess the effectiveness of adopted LDP Policy DM10 Contaminated and Unstable Land.

During the current monitoring period a total of 11 developments had planning conditions relating to Verification Reports discharged with the Verification Report being approved by the LPA. Within the monitoring period a total of 14 discharge of condition applications were submitted relating to a verification report. Three were refused due to prior conditions not being approved. 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

SEA Topic Area – Water
Objective 9: To maintain and improve water quality and quantity.
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">• % of surface waters are at 'good' status.• % of groundwater bodies at 'good' status.
Indicator 16 - Number of planning permissions that incorporate SUDs.

SEA Topic Area:	Water
Subtopic:	Water quality and quantity
Indicator 15:	<p>By River Basin Management Plan Area for Western Wales River Basin Management Plan and Severn River Basin Management Plan:</p> <ul style="list-style-type: none"> • % of surface waters are at ‘good’ status. • % of groundwater bodies at ‘good’ status.
Task:	<p>Review information from NRW/EA:</p> <p>https://naturalresources.wales/evidence-and-data/research-and-reports/water-reports/river-basin-management-plans/?lang=en & https://waterwatchwales.naturalresourceswales.gov.uk/en/ & Draft river basin management plan: maps (arcgis.com)</p> <p>https://www.gov.uk/government/collections/river-basin-management-plans-2015#severn-river-basin-district-rbmp:-2015</p>
Timescale:	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 adopted 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.

There has been no update in the figures for surface waters and they remain as reported in the AMR 2022 monitoring period (2021-2022) (see Table 37), where 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’. The next interim surface waters update is due in 2024.

Cycle 3’ of Groundwater classification data for 2021 has been published at Weather Watch Wales and there were considered to be a total of 18 waterbodies within the LDP area, of these eight were classified as ‘good’, whereas the remaining 10 only achieved a ‘poor’ status. When expressed as a percentage, this meant that 44.44% of groundwaters in the LDP area achieved the status of ‘good’.

The Western Wales River Basin Management Plan (2021-2027) Summary was published in July 2022. The Welsh part of the Severn River Basin Management Plan (2021-2027) Summary was published in December 2022.

Table 37. Percentage of Water Bodies at ‘Good’ Status within Powys LDP Area.

Waterbodies classification	2019	2021
Surface waters – ‘good’ status	45.2%	45.2%
Surface waters – ‘moderate’ status	43.1%	43.1%
Surface waters – ‘poor’ status	10.5%	10.5%
Surface waters – ‘bad’ status	1.2%	1.2%
Ground waters – ‘good’ status	41.2%	44.4%
Ground waters – ‘poor’ status	58.8%	55.6%

SEA Topic Area:	Water
Subtopic:	Water quality
Indicator 16:	Number of planning permissions that incorporate SuDS.
Task:	Review of PCC Development Management data.
Timescale:	Annually.

Analysis

From 7th 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 100m² in size. As a result, this SEA Indicator is no longer relevant.

SEA Topic: Air

SEA Topic Area – Air
Objective 10: To protect and improve air quality in Powys.
Indicator 17 - Levels of average NO ₂ , PM _{2.5} and PM ₁₀ concentrations (recorded as Air Quality Exposure Indicators) across Powys.
Indicator 18 - Specific levels of NO ₂ against National Air Quality Strategy Objectives across Powys.

SEA Topic Area:	Air
Subtopic:	Air quality
Indicator 17:	Levels of average NO₂, PM_{2.5} and PM₁₀ concentrations (recorded as Air Quality Exposure Indicators) across Powys.
Task:	Review of Welsh Government Air Quality Indicators: https://statswales.gov.wales/Catalogue/Environment-and-Countryside/Air-Quality/airqualityindicators-by-localauthority
Timescale:	Annually.

Analysis

Air Quality Exposure Indicators (average NO₂, PM_{2.5} and PM₁₀ concentrations) are derived from modelled data for each square kilometre in Wales and measured in µg/m³. Powys County Council does not monitor for PM₁₀ or PM_{2.5}. 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.

NO₂ is the chemical formula for Nitrogen dioxide, which is one of the commonest air pollutants. PM₁₀ and PM_{2.5} stands for airborne Particulate Matter of 10 and 2.5 micrometres (microns) or less respectively.

Data for 2021 is due to be released in November 2023 and so the latest figures for this monitoring period are based on 2020 data which shows 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 NO₂, PM2.5 and PM10 Concentrations (In µg/m³) (Recorded as Air Quality Exposure Indicators) across Powys.

Year	NO₂	PM2.5	PM10
2020	3	5	9
2019	4	7	10
2018	4	6	10
2017	4	6	9
2016	5	6	10
2015	4	7	10
2014	5	8	11
2013	6	8	12

SEA Topic Area:	Air
Subtopic:	Air quality
Indicator 18:	Specific levels of NO₂ against National Air Quality Strategy Objectives across Powys.
Task:	Review of information held by PCC Environmental Health. Air Quality - Powys County Council
Timescale:	Annually.

Analysis

Powys County Council's Air Quality Progress Report, published in November 2022 and using data gathered in 2021, explains that there were no automatic monitoring sites operating in the county, but undertook non-automatic (passive) monitoring of NO₂ at two sites during 2021. Both sites these were within the Bannau Brycheiniog (Brecon Beacons) National Park (BBNP).

The results of the monitoring for 2021 (are incorporated into Table 39).

The annual mean concentration data recorded for NO₂, during 2021, at each of the monitoring sites, did not exceed the annual mean NO₂ AQS objective level of 40µg/m³.

Powys County Council is proposing to undertake NO₂ diffusion tube monitoring at three sites during 2022. Two of these sites are within the Powys LDP of Rhayader and Newtown and the third within the BBNP at Crickhowell. The findings of these will be reported late 2023. A new development 21/1865/FUL (Change of use of part of car park to bus station) at Mill Lane in Welshpool has been identified as having a potential impact on air quality in the Local Authority area and will be taken into consideration in the report also.

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 continues.

Table 39. Annual Mean Concentrations of NO₂ (in µg/m³) at Monitoring Sites in Powys, by Year from 2013.

Site ID	2013	2014	2015	2016	2017	2018	2019	2020	2021
POW (M) 1	31.9	28.8	29	31	38	38	26	21.6	N/A
POW (M) 2	32.9	33.9	29	32	37	29	22	18.8	N/A
POW (M) 3,4, & 5	39.5	38.1	38	39	36	37	24	19.7	N/A
POW (M) 6	36.6	33	30	32	33	30	22	18.2	N/A
POW (M) 7	10.4	9.4	9	11	9	9	8	6.8	N/A
WG 6-7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.1	12.2
WG 8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13.1	14.9

SEA Topic: Climatic Factors

SEA Topic Area – Climatic Factors
Objective 11: To reduce flood risk.
Objective 12: To reduce greenhouse gas emissions.
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.

SEA Topic Area:	Climatic Factors
Subtopic:	Floodrisk
Indicator 19:	Number of properties (homes and businesses) at medium or high risk of flooding from rivers and the sea.
Task:	Review of Natural Resources Wales flood risk maps.
Timescale:	Annually.

Analysis

This SEA Indicator monitors the performance of adopted 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 DataMap Wales 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 4848 properties now lying within the Floodzone 3 categorisation. This compares to 4,466 from AMR 2022 (2021-2022) and the baseline of 4,264 properties identified in the Monitoring Review (17th April 2018 – 31st March 2019). This represents an increase of 382 addresses on last year’s total and 584 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 46 addresses being added on an established holiday caravan park at Llangynog, an additional 55 at a caravan park in Llangyniew and 29 additional addresses at a caravan park in Trefeglwys, In addition, 46 addresses have been added for a residential development in Guilsfield which was granted permission by Appeal in 2007.

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.

SEA Topic Area:	Climatic Factors
Subtopic:	Greenhouse Gas Emissions
Indicator 20:	Emissions of greenhouse gases.
Task:	Review of greenhouse gas emissions data in the National Atmospheric Emissions Inventory. https://naei.beis.gov.uk/index
Timescale:	Defra data available annually.

Analysis

Greenhouse gases include a wide range of gases of which Carbon dioxide (CO₂) 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 CO₂ 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 provides estimates of Carbon dioxide emissions, expressed as kilotonnes (kt) CO₂, in Powys for the year 2020 (the most recent year monitored). These estimates are shown in Table 40 below.

Perhaps the most notable change was within the Transport sector where transport CO₂ emissions saw a decrease of 21.6% which was largely due to the impact of the Covid-19 pandemic as people were instructed to stay at home as much as possible for large periods of 2020. It is likely that this has also impacted on the Industrial and Commercial Sector which saw a decrease in CO₂ emissions of 7.71% and the Domestic sector which saw a small increase of 0.95%.

Table 40. Carbon Dioxide Emissions, Expressed as kt CO₂, in Powys for the Year 2020.

Sector	2018**	2019**	2020**	Change +/- from previous year	Percentage Change from previous year
Industrial and Commercial	125.3	111.5	102.9	-8.6	-7.71%
Domestic	254.8	241.0	243.3	+2.0	0.95%
Transport	350.8	348.0	273.0	-75.0	-21.6%
LULUCF*	-194.2	-199.4	-167.4	+32.0	-16.05%
Total	536.7	501.1	451.8	-49.3	-9.83%

*; 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
Objective 13: To protect mineral resources from development that would preclude extraction.
Objective 14: To protect important material assets including strategic, transport and location specific infrastructure from incompatible development.
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.

SEA Topic Area:	Strategic Resources and Assets
Subtopic:	Minerals
Indicator 21:	Number of existing mineral sites.
Task:	Review of information relating to existing mineral sites as set out in table M1 of the LDP.
Timescale:	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.

SEA Topic Area:	Strategic Resources and Assets
Subtopic:	Minerals
Indicator 22:	Number of developments permitted for permanent development on safeguarded mineral resource sites.
Task:	Review of PCC Development Management information.
Timescale:	Annually.

Analysis

The aim of this indicator is to test the effectiveness of adopted 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 (1st April 2022 to 31st March 2023), 174 applications were permitted within or partially overlapping a Mineral Safeguarding Area. Of the 174 applications, 40 did not list LDP Policy DM8 within the list of policies considered, in the Officer's report.

Of the 40 proposals, 39 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 single remaining application, 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. 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.

SEA Topic Area:	Strategic Resources and Assets
Subtopic:	Transport Infrastructure
Indicator 23:	Number of planning applications for development that would affect strategic transport infrastructure referred onto the Welsh Government.
Task:	Review of PCC Development Management information.
Timescale:	Annually.

Analysis

This SEA Indicator is intended to monitor the performance of adopted 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.

SEA Topic Area:	Strategic Resources and Assets
Subtopic:	Local Specific Infrastructure.
Indicator 24:	Number of developments permitted on or affecting the Sennybridge (Ministry of Defence) Training Area.
Task:	Review of PCC Development Management information.
Timescale:	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, no applications were permitted.

SEA Topic: Cultural Heritage

SEA Topic Area – Cultural Heritage
Objective 15: To understand, value, protect and enhance Powys’ historic environment including its diversity, local distinctiveness and heritage.
Objective 16: To protect and enhance Welsh language and culture.
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.

SEA Topic Area:	Cultural Heritage
Subtopic:	Historic environment
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.
Task:	Review of information held by PCC Built Heritage Officer / Cadw.
Timescale:	Annually.

Analysis

The aim of this SEA indicator is to assess the relative impacts of adopted 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 there has been four listings. The first was Croesawdy, Newtown (Grade II) which was designated for its special architectural interest as a well-preserved example of a late C19 industrialist’s house. Aberllefenni House in Machynlleth was designated Grade II listing for its special architectural interest as an important surviving example of an early C19 commercial building retaining its fine original shop and office front. It is also of special historic interest for its direct connection with the Aberllefenni Slate and Slab Quarry Company. A third (Grade II) listing was a Finger Post on the junction of Offa’s Road and West Street, Knighton. Its reason for designation included, notwithstanding the replacement of one of the arms, for its special architectural interest as a rare surviving example of a late C19/early C20 fingerpost, a type of street furniture once common but now increasingly rare. The final listing was (Grade II) Milestone adjacent to Wenallt/Drws Y Coed on Tremont Road in Llandrindod Wells. This was listed for its special historic interest as one of a series of well-preserved milestones on the A483.

There was one de-listing for this monitoring period. The Grade II Barn with Horse Engine House at Bank Farm in Welshpool was delisted due to a fire in December 2022 which destroyed the building.

Table 41. Historic Environment Designation Totals for Powys LDP, 2022 to 2023.

Historic Environment Designation	At LDP Adoption	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Net gain or loss Over last year (since adoption)
Listed Buildings	3931	3934	3932	3935	3935	3938	3 (7)
Scheduled Monuments (SM)	717	718	719	719	730	723	-7 (+6)
Conservation Areas	55	55	55	55	55	55	0 (0)
Registered Historic Parks and Gardens	37 (consisting of 22 Grade II, 10 of Grade II*, and 5 of Grade I)	37	37	37	37	37	0 (0)
Registered Historic Landscapes	10	10	10	10	10	10	0 (0)

SEA Topic Area:	Cultural Heritage
Subtopic:	Historic environment
Indicator 26:	Percentage of scheduled monuments in Wales that are in stable or improving condition.
Task:	Review of Cadw Monuments at Risk Survey.
Timescale:	Every 5 years.

Analysis

The aim of this SEA Indicator is to monitor the performance of adopted 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). Cadw have recently adjusted how they derive the figures for each LPA. Therefore, the current total sits at 959 SMs intersecting (within, partly within, or sharing a boundary with), Powys LPA. Of those 959, 236 are within the BBNP boundary, leaving 723 SMs intersecting (within, partly within, or sharing a boundary with), the area of Powys LPA that is not part of BBNP.

Of the 723 SMs within the Powys LDP area the number of SMs visited within the current round of condition monitoring is 721 (99.7%). Of the 721 visited, 652 (90%) were assessed as not 'At Risk' with 484 (67%) of those in a stable or improving condition.

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.

Condition of Scheduled Monuments	2019/2020	2021/2022	2022/2023
No. of scheduled monuments	719	730	723
% assessed	77%	89%	99.7%
% assessed not 'At Risk'	91%	90%	90%
% assessed in 'stable or improving condition'	69%	67%	67%

SEA Topic Area:	Cultural Heritage
Subtopic:	Historic environment
Indicator 27:	Percentage of listed buildings that are neither 'vulnerable' nor 'at risk'.
Task:	Review of Cadw Condition and Use Survey of Listed Buildings in Wales.
Timescale:	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. For this monitoring period, the percentage of buildings that are neither 'Vulnerable' nor 'At Risk' (i.e., categories 5 and 6 under 'Not at Risk') is 81.91% compared to 81.64% at the previous survey in 2015 (See Tables 43 and 44).

Table 43. Percentage of Listed Buildings that are ‘At Risk, ‘Vulnerable’ or ‘Not at Risk’ in Powys.

Risk Assessment	Percentage (2015)	Percentage (2023)
At Risk	7.59	7.88
Vulnerable	10.76	10.21
Not at Risk	81.64	81.91

Table 44. Percentage of Listed Buildings in Powys by Risk Score.

Risk Assessment	Risk Score	Percentage (2015)	Percentage (2023)
At Risk	1 – At Extreme Risk	2.02	2.48
At Risk	2 – At Grave Risk	0.26	0.18
At Risk	3 – At Risk	5.32	5.22
Vulnerable	4 – Vulnerable	10.76	10.21
Not at Risk	5 – Not at Risk	31.83	30.67
Not at Risk	6 – Not at Risk	49.81	51.24

SEA Topic Area:	Cultural Heritage
Subtopic:	Welsh Language
Indicator 28:	Number, percentage and distribution of Welsh Speakers.
Task:	Review of Census information on Welsh speakers available from the Office for National Statistics in 2021. https://statswales.gov.wales/Catalogue/Welsh-Language Population and migration - Office for National Statistics (ons.gov.uk)
Timescale:	Census (2021) data available 2022.

Analysis

Based on the results of the 2021 Census, Powys contains approximately 21,359 Welsh speakers, a reduction of 2,632 (-10.97%) on the results of the 2011 Census (see Table 45). This represents 16.4% of the total Powys population of 133,174 as recorded in the 2021 Census compared to 18.6% of the total Powys population of 129,083 as recorded in the 2011 Census. The number of people who did not speak Welsh increased by 3,500 (3.3%).

With regards to their distribution within the county, the highest densities of Welsh speakers are found in the north and far south west of the county. One ward in the north has more than 50% of their population describing themselves as Welsh speakers. This being Glantwymyn (52.99%). There are two wards also in the north with between 40 and 49% Welsh speakers (Machynlleth 45.9% and Llanbryn-mair and Banwy 44.08%). There are seven wards with between 30 and 39% Welsh speakers, and three of these are again in the north (Llanrhaeadr-ym-Mochnant (39.44%), Llanfair Caereinion (33.47%) and Llanfyllin (30.81%)) with the remaining four in the far south of the county (Cwm-twrch (35.78%), Ynyscedwyn (34.25%), Ystradgynlais 2 (34.71%) and Aber-craf (31.81%)). Wards in the eastern part of the county had the lowest percentages of Welsh speakers all under 10% (Glasbury (8.36%), Old Radnor (6.78%), Llanbadarn Fawr (8.97%), Llangunllo (7.05%), Beguildy (8.41%), Kerry (9.73%), Churchstoke (4.54%), Forden (8.98%) and Trewern (8.44%)).

Table 45. Percentage of Welsh speakers in Powys (Census 2011 and 2021)

Census Data - Powys	2011	2021	+/- change (%)
Population	129,083	133,174	4,091 (3.17%)
No. of Welsh speakers	23,990 (18.6%)	21,359 (16.4%)	- 2631 (-10.97%)
No. of people who do not speak Welsh	105,042 (81.4%)	108,542 (81.5%)	3,500 (3.33%)

SEA Topic Area:	Cultural Heritage
Subtopic:	Welsh Language
Indicator 29:	Changes in the Welsh language skills of the population.
Task:	Review of Census information on Welsh language skills available from the Office for National Statistics in 2021. https://statswales.gov.wales/Catalogue/Welsh-Language Language - Office for National Statistics (ons.gov.uk)
Timescale:	Census (2021) data available 2022.

Analysis

This SEA Indicator is based upon the results of the national 2021 Census. The data is presented in Table 46 below as both a number of individuals and a percentage of the county’s population of 133,174. Powys has seen a decrease in the number and percentage of people with Welsh Language Skills compared to the 2011 Census.

The decrease across all local authorities in Wales since 2011 is mainly driven by the declining percentage of children and young people reported as being able to speak Welsh. Census 2021 was held during the coronavirus (Covid-19) pandemic. This followed periods of lockdown, remote learning for children, and many people were working from home. It is not known how the pandemic impacted people’s reported Welsh language ability, or their perception of the Welsh language ability of others, such as their children.

Table 46. Number and Percentages of People with Welsh Language Skills in Powys.

Welsh Language Skills	2011 - Number	2011 - Percentage of Powys Population	2021 – Number	2021 – Percentage of Powys Population
Can speak, read and write Welsh	17,724	13%	16,256	12.2%
Can speak and read but cannot write Welsh	2,025	1.56%	1,521	1.14%
Can speak but cannot read or write Welsh	3,932	3.04%	3,316	2.49%
Can understand spoken Welsh only	8,616	6.67%	8,318	6.25%
Other combination of skills	3,898	3.01%	3,311	2.49%
No Skills	92,888	71.95%	91,179	68.47%

SEA Topic Area:	Cultural Heritage
Subtopic:	Welsh Language
Indicator 30:	Percentage of the population aged 3 and over who say they can speak Welsh.
Task:	Review of Welsh Government Annual Population Survey estimates. https://statswales.gov.wales/Catalogue/Welsh-Language/Annual-Population-Survey-Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure
Timescale:	Annually.

Analysis

Based on the results of the Welsh Government Annual Population Survey for the year ending 31st December 2022, Powys contained approximately 39,500 people, aged three or over who said they could speak Welsh. This represents 30.7% of the total population of 128,500 people in Powys who are aged three or over. Table 47 shows these figures alongside the same for the previous four years. These results shows an increase of 1,400 people in the size of the Powys population who are aged three or over, alongside an increase of 5,200 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.

Table 47. Percentage of Powys Population, Aged Three or Over, Who Can Speak Welsh.

Year	Population aged 3 or over	No of these who can speak Welsh	Percentage of Population aged 3 or over who can speak Welsh
2022	128,500	39,500	30.7%
2021	127,100	34,300	27.0%
2020	127,600	29,700	23.3%
2019	126,900	34,600	27.3%
2018	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.

SEA Topic Area:	Landscape
Subtopic:	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.
Task:	Review of PCC Development Management information.
Timescale:	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 422 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 456.98ha (one application 22/1282/NMA accounted for 354.272ha). Of the 422 applications, 410 were within in either a high or outstanding aspect area covering a total area of 455.451ha (again one application accounted for 354.272ha). The results show, that 97.16% 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.

SEA Topic Area:	Landscape
Subtopic:	Natural Landscape
Indicator 32:	Proportion of outstanding / high quality aspect areas identified in LANDMAP.
Task:	Review of NRW LANDMAP data: https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/evidence-to-inform-development-planning/landmap-the-welsh-landscape-baseline/?lang=en
Timescale:	Every five years.

Analysis

This indicator aims to measure how well the adopted LDP 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 48. 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 48. Percentage of Aspect Areas within, or intersecting, the Plan Area that are of ‘High’ or ‘Outstanding’ Quality.

LANDMAP layer	Percentage of Aspect Areas in ‘high’ or ‘outstanding’ quality
Geological Landscape	34%
Landscape Habitats	45%
Historic Setting	55%
Visual and Sensory Landscape	38%

SEA Topic: Geodiversity

SEA Topic Area – Geodiversity
Objective 18: To protect Regionally Important Geo-diversity Sites (RIGS) from incompatible development.
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.

SEA Topic Area:	Geodiversity
Subtopic:	Regionally Important Geodiversity Sites (RIGS)
Indicator 33:	Number of RIGS and Geological Conservation Review sites.
Task:	Review of information from JNCC, Central RIGS Group and South East Wales RIGS Group: http://jncc.defra.gov.uk/default.aspx?page=4177&authority=UKL24 http://www.geologywales.co.uk/centralwales-rigs/ https://sewrigs.wordpress.com/
Timescale:	Annually

Analysis

This SEA Indicator aims to monitor the performance of adopted 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 Datamap Wales and Powys County Council (PCC) held data, there is a total of 101 RIGS within the Powys LDP area, with three of these being cross boundary with the Bannau Brycheiniog (Brecon Beacons) National Park (BBNP) and one cross border with Shropshire.

GCRS

The Datamap Wales and PCC data sources revealed a total of 82 GCRS within the County of Powys, of which 27 were located within the BBNP. This results in a total of 55 GCRS within the Powys LDP 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.

SEA Topic Area:	Geodiversity
Subtopic:	Regionally Important Geodiversity Sites (RIGS)
Indicator 34:	Number of developments permitted on or affecting RIGS or Geological Conservation Review sites.
Task:	Review of PCC Development Management information.
Timescale:	Annually

Analysis

Adopted 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 101 RIGS and 55 GCRS.

In the monitoring period (1st April 2022 to 1st March 2023) eight applications have been permitted, which were close to a RIGS or GCRS. Analysis of these applications revealed that the improvements that were identified in the previous monitoring period have been maintained 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.

7. Conclusion and Recommendations

7.1 Contextual Changes

7.1.1 During the monitoring period of this Annual Monitoring Report, contextual changes included the Welsh Government introducing new legislative measures relating to second homes which included enabling local councils increase the maximum council tax premium on second homes to 300% (up from the 100% limit set in 2017). New regulations were also introduced that increased the number of days that self-catering accommodation must be let to qualify for business rates. Further changes included the introduction of new use classes to differentiate between primary and secondary homes and short-term lets. This means that LPAs now have the ability to control the number of second homes and short-term lets in an area. A letter from Welsh Government to the Chief Planning Officers, detailed how PPW is to be amended and that the prevalence of second homes and short-term lets in a local area must be taken into account when considering housing requirements and policy approaches in Local Development Plans (LDPs).

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 Roads Review and National Transport Delivery Plan, both of which consider the scale and location of new development by adopting the transport hierarchy. It is acknowledged within both the Roads Review and National Transport Delivery Plan, that planning has a role to play in reducing transport demand and promoting modal shift.

7.1.3 Powys County Council declared a Nature Emergency at a Full Council meeting on 13th October 2022. This will be one of the key issues (together with the Climate Emergency detailed in the previous AMR (AMR 2022)) to be considered and addressed within the preparation of the Replacement LDP. The Council also adopted 'The Corporate and Strategic Equality Plan' 2023-2027, with ambitions for a Stronger, Greener, Fairer Powys, in February 2023. This together with the Local Well-being Plan (2040: A Fair, Sustainable and Healthy Powys) will inform the issues the Replacement LDP seeks to address.

7.1.4 Town Centre Investment Plans have been prepared, in conjunction with local Town Councils, for ten market towns within the LDP area. Each Plan includes a vision and priorities for the Town's future and will be used to help attract and shape investment to support the vitality of the town and its recovery from the Covid 19 pandemic. The Plans have identified and include priorities, actions and projects that will need to be taken into consideration in the Replacement LDP.

7.1.5 The Office for National Statistics (ONS) released the first results from the ten yearly Census (Census 2021) within the monitoring period. The Census results will be an important data source providing information on factors such as population size, demographics, employment status, and Welsh language usage, that can be analysed at the local level. This information will feed into key evidence being prepared to support 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 (2,809 dwellings) is below what was anticipated (3,390 dwellings), by this period in the lifetime of the adopted LDP, giving a shortfall of 581 dwellings at the end of this monitoring period. There are only three years remaining of the plan period therefore it is unlikely, that 4,500 new dwellings will be delivered to meet the adopted 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 81 Housing Allocation sites in the LDP, of which 53 (65%) 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 five years since LDP adoption equates to 1,542 dwellings. The actual number of dwellings delivered on allocated housing sites over the five-year period was only 155 dwellings, meeting just 10% 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. Undeveloped housing allocations in the adopted LDP will not be carried forward into the Replacement LDP, unless it has been demonstrated, through the candidate site process, that the reasons for non- deliverability have been addressed.

7.2.4 Out of the 81 housing allocation sites, approximately a quarter are located within a phosphorus 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. Some permissions have been granted within the monitoring period, but only where improvements to wastewater treatment works (including permits) are included in Dwr Cymru's Asset Management Programme (AMP) 7, 2020-2025, e.g., Llandrindod Wells, Builth Wells.

7.2.5 The AMR has identified that the adopted LDP policies relating to the retail allocation, retail frontages, solar Local Search Areas, community/district heating schemes, housing density 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.

7.2.6 Work is progressing on a High-Level Viability Assessment which will provide evidence to inform the Replacement LDP. The values, costs and other assumptions around viability will be updated and reviewed as part of this evidence. The findings of this assessment will be used to determine the affordable housing policy targets in the Replacement LDP. Therefore, it has been recommended in monitoring indicator AMR9, that adopted LDP policies SP3 and H5 are reviewed.

7.2.7 There are three areas where it is recommended that further investigation or research 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 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.

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.