

Pecyn Dogfennau Cyhoeddus

Cabinet

Man Cyfarfod
**Siambwr y Cyngor - Neuadd y Sir,
Llandrindod, Powys**

Dyddiad y Cyfarfod
Dydd Mawrth, 14 Medi 2021

Amser y Cyfarfod
10.30 am

I gael rhagor o wybodaeth cysylltwch â
Stephen Boyd
01597 826374
steve.boyd@powys.gov.uk



Neuadd Y Sir
Llandrindod
Powys
LD1 5LG

Dyddiad Cyhoeddi

Mae croeso i'r rhai sy'n cymryd rhan ddefnyddio'r Gymraeg. Os hoffech chi siarad Cymraeg yn y cyfarfod, gofynnwn i chi roi gwybod i ni erbyn hanner dydd ddau ddiwrnod cyn y cyfarfod

AGENDA

1.	YMDDIHEURIADAU
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Derbyn ymddiheuriadau am absenoldeb.

2.	COFNODION
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Awdurdodi'r Cadeirydd i lofnodi cofnodion y cyfarfod diwethaf a gynhaliwyd ar 27 Gorffennaf 2021 fel cofnod cywir.

(Tudalennau 1 - 4)

3.	DATGANIADAU O FUDD
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Derbyn unrhyw ddatganiadau o fudd gan Aelodau mewn perthynas ag eitemau i'w trafod ar yr agenda.

4.	CATEGORI IAITH YSGOL DYFFRYN TRANNON
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Ystyried adroddiad gan yr Arweinydd, y Cynghorydd Rosemarie Harris.

(Tudalennau 5 - 68)

5.	CYMERADWYO ADRODDIAD MONITRO BLYNYDDOL CYNLLUN
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DATBLYGU LLEOL POWYS 2021 I'W GYFLWYNO I LYWODRAETH CYMRU AC I DDECHRAU'R BROSES O ADOLYGU'R CDLL.

Ystyried adroddiad gan y Cyngorydd Iain McIntosh, Aelod Portffolio Tai, Cynllunio ac Adfywio Economaidd.

(Tudalennau 69 - 716)

6. DIWEDDARIAD 6 MISOL AR DDIOGELU CORFFORAETHOL – 30 GORFFENAF 2021

Ystyried adroddiad gan y Cyfarwyddwr Corfforaethol (Plant ac Oedolion).

(Tudalennau 717 - 720)

7. CYTUNDEB PARTNERIAETH STRATEGOL TRWY WEITHRED YMLYNIAD.

Ystyried adroddiad gan Bennaeth Gwasanaethau Cyfreithiol a Democrataidd.

(Tudalennau 721 - 758)

8. ADRODDIAD RHEOLI'R TRYSORLYS CHWARTER 1

Ystyried adroddiad gan y Cyngorydd Aled Davies, Aelod Portffolio – Cyllid a Thrafnidiaeth.

(Tudalennau 759 - 776)

9. PENDERFYNIADAU DIRPRWYEDIG A WNAED ERS Y CYFARFOD DIWETHAF
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Nodi'r penderfyniadau dirprwyedig a wnaed ers y cyfarfod diwethaf.

(Tudalennau 777 - 778)

10. BLAENRAGLEN WAITH

Ystyried blaenraglen waith y Cabinet.

(Tudalennau 779 - 780)

**MINUTES OF A MEETING OF THE CABINET HELD AT BY TEAMS ON TUESDAY,
27 JULY 2021**

PRESENT

County Councillor M R Harris (Chair)

County Councillors MC Alexander, B Baynham, P Davies, A W Davies, H Hulme,
I McIntosh and R Powell

1.	APOLOGIES
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Apologies for absence were received from the Head of Legal and Democratic Services.

2.	MINUTES
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The Leader was authorised to sign the minutes of the meetings held on 6th and 13th July as correct records.

3.	DECLARATIONS OF INTEREST
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County Councillor Baynham declared a personal and prejudicial interest in the report on Transforming Prevention Services: Roll-out and mainstreaming of Home Support Services across Powys as an employee of a home support project.

4.	TRANSFORMING PREVENTION SERVICES: ROLL-OUT AND MAINSTREAMING OF HOME SUPPORT ACROSS POWYS
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County Councillor Baynham declared a personal and prejudicial interest in this item and left the meeting while it was being considered.

Cabinet considered the proposal to make the transformation of prevention services within Live Well and Age Well Commissioning a strategic priority by bringing together several overlapping and compatible workstreams/ service provision to deliver on the strategic objective to roll-out and mainstream home support services from three to all thirteen localities in Powys. Home Support was an early intervention service for citizens (50+) providing the support and practical assistance an individual may need in their day-to-day life to stay living at home, safely and independently.

Cabinet was advised that this would be managed fully within the Adult Social Care budget and would not require investment, other than that provided by partners or funded through other cost avoidance and saving measures made by Adult Social Care. Single, locality individual business cases which would be developed and brought to Cabinet for approval.

Cabinet welcomed the proposal which had the potential to transform the lives of older people in Powys enabling them to live healthy independent lives for longer in their own homes.

RESOLVED to support the development of home support services across Powys incrementally when finance becomes available and for the Head of Commissioning to ensure that the development is fully funded, either from existing finances, cost avoidance/savings re-investment, wider grant or national government funding opportunities, or from partner investments.

Councillor Baynham returned to the meeting.

5. QUARTER 1 PERFORMANCE REPORT

Cabinet considered the performance report for Quarter 1 of 2021/22. Cabinet noted that although during the quarter there was a return to partial business as usual activity, the pandemic continued to impact on services. Overall, 72% of the 68 Corporate Improvement Plan objectives were on target, with 1.5% objectives off-target) and that 46% of the 120 CIP measures were on target with 3% of measures off target. 42% of the 24 Public Accountability Measures in quarter 1 were on target, an improvement on the quarter 4 performance at 28%.

Cabinet noted that despite the pandemic and the pressure placed on staff, services continued to deliver to a very high standard with the Adult Social Care team being shortlisted for the Municipal Journal Health and Social Care Award, Children's Services a finalist for the MJ award for Digital Transformation and the Transformation and Communications Team receiving the Laria award for Best Use of Data. Cabinet was advised that one impact of the pandemic was the increased demand on social care which may impact on performance in the next quarter.

RESOLVED

- 1. To note the contents of the report.**
- 2. To approve an update to the Vision statement to: 'By 2025, Powys will be widely recognised as a fantastic place in which to live, learn, work, and play', and change the strapline to 'Live, Learn, Work, and Play in Powys' to better reflect the Council's focus and priorities approves their introduction across the Council's Vision 2025 media and branding, with immediate effect.**

6. STRATEGIC RISK REGISTER

Cabinet considered the Strategic Risk Register and noted the addition of one new risk: HO0031: Increasing costs of building materials to new housing developments which could impact on the council housing building programme.

Cabinet also noted that the continued unreliability of the WCCIS system remained a significant risk for Social Services putting pressure on staff. This had been raised with Welsh Government, Audit Wales and the Children's Commissioner. The service was trying to resolve the issue with the supplier and was also looking at what other options were available.

RESOLVED that Cabinet notes the current Strategic Risk and COVID-19 Risk Registers and is satisfied with progress against mitigating actions for quarter 1 and approves the escalation of HO0031 to the Strategic Risk Register.

7.	FINANCIAL FORECAST FOR THE YEAR ENDED 31ST MARCH 2022 (AS AT 30TH JUNE 2021)
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Cabinet considered the revenue budget outturn report for the period ended 30th June 2021. Cabinet was advised that the greatest financial risk was the ability to deliver a balanced budget over the medium and longer term. On current modelling a £38 million budget gap was projected up to 2026. The Head of Finance stressed that the support made available from Welsh Government last year was not recurring it could not be assumed that the same level of support would be available this year. Council would need to consider the continuing implications of the pandemic and how these impact on the Council and embed this into planning and new ways of working. The additional costs and reductions in income had to be considered and factored into service budgets on an ongoing basis and resources would have to be rebalanced to maintain a balanced position.

Cabinet also noted details of grants had been received during the quarter.

RESOLVED

- 1. That Cabinet note the current budget position and the projected full year forecast to the end of March 2022.**
- 2. That the grants set out in section 7 of the report are noted.**

8.	CAPITAL FORECAST AS AT 30TH JUNE 2021
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Cabinet considered an update on the financial position of the Council's capital programme for the period ended 30th June 2021. The revised programme had increased to £115.30 million following the awarding of grants and the reprofiling of budgets between financial years. Actual spend amounted to £12.49 million, representing 11% of the total budget.

The report set out details of grants received during the quarter. Due to the receipt of grant of £1.59million from Welsh Government to help support the financing of public highways refurbishment, it was proposed that work already approved in the Capital Programme (HAMP) was supported by this funding and not by prudential borrowing, reducing the Council's need to borrow by £1.59 million. A virement was recommended to action this change

RESOLVED

1. That the contents of the report are noted.
2. To approve the virement set out above and recommend to Council for approval as per the virement rules.

9.	DELEGATED DECISIONS TAKEN SINCE THE LAST MEETING
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Cabinet noted the delegated decisions taken since the last meeting.

10.	FORWARD WORK PROGRAMME
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Cabinet noted the forward work programme.

County Councillor M R Harris (Chair)

CYNGOR SIR POWYS COUNTY COUNCIL.

CABINET EXECUTIVE

21 September 2021

REPORT AUTHOR: County Councillor Rosemarie Harris
Leader

REPORT TITLE: Ysgol Dyffryn Trannon Language Category

REPORT FOR: Decision

1. Purpose

- 1.1 Further to the decision made by Cabinet on the 22nd June 2021, the Council published a Statutory Notice proposing to change the language category of Ysgol Dyffryn Trannon from dual stream to Welsh-medium on a phased basis, year-by-year, starting with Reception in September 2022.
- 1.2 The purpose of this report is to inform Cabinet members of the outcome of the statutory objection period.
- 1.3 The report includes a recommendation to proceed with implementation of the proposal on a phased basis from the 1st September 2022.
- 1.4 The report is supported by the following appendices:
 - **Appendix A** – Statutory Notice (Welsh)
 - **Appendix A** – Statutory Notice (English)
 - **Appendix B** – Objection Report
 - **Appendix C** – Updated Impact Assessments

2. Background

Strategy for Transforming Education in Powys

- 2.1 On the 14th April 2020, a new Strategy for Transforming Education in Powys was approved by the Leader via a delegated decision.
- 2.2 The Strategy was developed following extensive engagement with a range of stakeholders during two separate periods between October 2019 and March 2020. The Strategy sets out a new vision education in Powys, as follows:

'All children and young people in Powys will experience a high quality, inspiring education to help develop the knowledge, skills and attributes that will enable them to become healthy, personally fulfilled,

economically productive, socially responsible and globally engaged citizens of 21st century Wales.'

2.3 The new strategy also sets out a number of guiding principles which will underpin the transformation of education in Powys. These are as follows:

- *A world class rural education system that has learner entitlement at its core*
- *Schools that are fully inclusive, with a culture of deep collaboration in order to improve learner outcomes and experience*
- *A broad choice and high quality of provision for 14 – 19 year old learners, that includes both academic and vocational provision, meeting the needs of all learners, communities and the Powys economy*
- *Welsh-medium provision that is accessible and provides a full curriculum in Welsh from Meithrin to age 19 and beyond*
- *Provision for learners with Special Educational Needs (SEN)/Additional Learning Needs (ALN) that is accessible as near to home as is practicably possible, with the appropriate specialist teaching, support and facilities that enables every learner to meet their potential*
- *A digitally-rich schools sector that enables all learners and staff to enhance their teaching and learning experience*
- *Community-focused schools that are the central point for multi-agency services to support children, young people, families and the community*
- *Early years provision that is designed to meet the needs of all children, mindful of their particular circumstances, language requirements or any special or additional learning needs*
- *Financially and environmentally sustainable schools*
- *The highest priority is given to staff wellbeing and professional development*

2.4 The new strategy sets out a number of Strategic Aims and Objectives, to shape the Council's work to transform the Powys education system over the coming years. One of the Strategic Aims of the Strategy is to '*improve Welsh-medium provision across all key stages.*' Within this aim, the Strategy sets out a Strategic Objective to '*Move schools along the language continuum*'.

2.5 On the 26th January 2021, the Council's Cabinet considered an options appraisal paper in respect of Ysgol Dyffryn Trannon, and agreed to carry out consultation on the following:

- To make a regulated alteration to alter the medium of instruction at Ysgol Dyffryn Trannon from Bilingual (dual-stream) to Welsh-medium

- This would be introduced on a phased basis, year-by-year, starting with Reception in September 2022.

The Consultation Period

- 2.6 Consultation on the proposal to change the language category of Ysgol Dyffryn Trannon was carried out in accordance with the requirements of the School Organisation Code (2018) from the 25th February 2021 to the 15th April 2021.
- 2.7 A Consultation Report listing the issues raised during the consultation and the authority's response to them was published. This was considered by Cabinet on the 22nd June 2021.
- 2.8 At the meeting on the 22nd June 2021, Cabinet agreed to proceed with the process to change the language category of Ysgol Dyffryn Trannon through the publication of a Statutory Notice.

Statutory Notice

- 2.9 Further to the decision made by Cabinet on the 22nd June 2021, the Council published a Statutory Notice proposing the following:
- i. *To make a regulated alteration to alter the medium of instruction at Ysgol Dyffryn Trannon, Trefeglwys, Powys, SY17 5PH from Dual Stream to Welsh-medium.*
 - ii. *This would be introduced on a phased basis, year-by-year, starting with Reception in September 2022.*

The proposal will be introduced on a phase basis as the pupils joining the school's Reception class in September 2022 move through the school. The phasing of the implementation for each year group would be as follows:

Reception – September 2022	Year 4 – September 2026
Year 1 – September 2023	Year 5 – September 2027
Year 2 – September 2024	Year 6 – September 2028.'
Year 3 – September 2025	

- 2.10 The Statutory Notice was published on the 24th June 2021 for a period of 28 days, in accordance with the guidance within the School Organisation Code (2018). A copy of the Statutory Notice is attached as Appendix A.
- 2.11 The objection period ended on the 22nd July 2021.

Objections

- 2.12 Two objections were received during the statutory objection period. These objections and the Council's response to the issues raised are listed in the Objection Report, which is attached as Appendix B.

3 Advice

- 3.1 Having considered the objections received, it is recommended that the Council proceeds with implementation of the proposal to change the language category of Ysgol Dyffryn Trannon from dual stream to Welsh-medium on a phased basis, year-by-year, starting with Reception in September 2022, as outlined in the Statutory Notice (Appendix A).

- 3.2 The reasons for this are as follows:

- i) To improve educational outcomes
 - Children would no longer be taught in small mixed age classes
 - There would be more pupils who are fluent and confident in using the Welsh and English language equally
- ii) To improve educational provision
 - Opportunities to develop a broader curriculum to meet the needs of pupils
 - Having one language stream would make it easier to track and target the progress of pupils and their well-being
- iii) To improve leadership and management
 - The school's management team could work more efficiently
- iv) To improve efficiency in the delivery of education
 - Potential for the school to operate more efficiently through more efficient deployment of staff and resources
- v) To increase the number of pupils accessing Welsh-medium education
 - More pupils would be fluent in both Welsh and English, therefore contributing to the Welsh Government's aim to achieve a million Welsh speakers by the year 2050.

- 3.3 It must be noted that proceeding with the proposal to change the school's language category does not preclude that school from being a part of future reorganisation proposals.

4. Resource Implications

- 4.1 Based on the current formula, the formula funding requirement will reduce as a result of these proposals and it is estimated that changing the school's language category would eventually result in annual revenue savings to the Council of £122k per annum, once the school is fully single-stream. There would be no saving in the first year, and although there would be opportunities for savings as the phasing takes place, this would be dependent on pupil numbers.

It is not anticipated that there would be an impact on transport costs, and there would be no capital costs.

- 4.2 Implementation of the proposal would require involvement from a number of service areas, including staff from the Schools Service, HR and Finance.
- 4.3 The Head of Finance (Section 151 Officer) notes the content of the report and can support the recommendation.

5. Legal implications

- 5.1 Legal: The recommendation can be supported from a legal point of view.
- 5.2 The Head of Legal and Democratic Services (Monitoring Officer) has commented as follows: " I note the legal comment and have nothing to add to the report".

6. Comment from local member(s)

- 6.1 Cllr Phyl Davies: I hope that Cabinet will take account of all responses before making the decision and thank members of the community for the responses received.

7. Integrated Impact Assessment

- 7.1 An initial impact assessment was considered by Cabinet on the 26th January 2021.
- 7.2 In addition, a range of draft impact assessments were produced as part of the consultation documentation. These included an Integrated Impact Assessment, an Equalities Impact Assessment, a Community Impact Assessment and a Welsh Language Impact Assessment.
- 7.3 The draft impact assessments were updated to reflect issues raised during the consultation period and the updated impact assessments were considered by Cabinet on the 22nd June 2021 when considering whether or not to proceed with the publication of a statutory notice.

7.4 These have been further updated following the objection period, and the updated version is attached as Appendix C.

8. **Recommendation**

- To receive the Objection Report in respect of changing the language category of Ysgol Dyffryn Trannon.
- To approve the proposal to make a regulated alteration to alter the medium of instruction at Ysgol Dyffryn Trannon, Trefeglwys from Dual Stream to Welsh-medium on a phase basis, year-by-year, starting with Reception in September 2022.

Contact Officer:	Marianne Evans
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Email:	Marianne.evans@powys.gov.uk
Head of Service:	Emma Palmer – Head of Transformation & Communications Lynette Lovell – Interim Chief Education Officer
Corporate Director:	Dr Caroline Turner

POWYS COUNTY COUNCIL

NOTICE OF SCHOOL REORGANISATION PROPOSAL UNDER THE SCHOOL STANDARDS AND ORGANISATION (WALES) ACT 2013

Notice is hereby given in accordance with section 42 of the School Standards and Organisation (Wales) Act 2013 ("the Act") and the School Organisation Code 011/2018 ("the Code"), that Powys County Council of County Hall, Llandrindod Wells, Powys LD1 5LG ("the Council"), having consulted such persons as required, proposes the following:-

- i. To make a regulated alteration to alter the medium of instruction at Ysgol Dyffryn Trannon, Trefeglwys, Powys, SY17 5PH from Dual Stream to Welsh-medium.
- ii. This would be introduced on a phased basis, year-by-year, starting with Reception in September 2022.

The proposal will be introduced on a phased basis as the pupils joining the school's Reception class in September 2022 move through the school. The phasing of the implementation for each year group would be as follows:

Reception – September 2022
Year 1 – September 2023
Year 2 – September 2024
Year 3 – September 2025

Year 4 – September 2026
Year 5 – September 2027
Year 6 – September 2028

The school is currently maintained by Powys County Council.

The Council undertook a period of consultation before deciding to publish this proposal. A consultation report containing a summary of the issues raised by consultees, the responses of the Council and the views of Estyn is available on the Council's website:

<https://en.powys.gov.uk/article/10461/Ysgol-Dyffryn-Trannon>

Admissions

The Council will continue to be the admissions authority for the new school. The proposal will not impact on the admissions number for Ysgol Dyffryn Trannon. The admissions number for first time admission to the school would continue to be 24.

From 1 September 2022:

- All pupils admitted to the Reception year group would be taught through the medium of Welsh
All pupils admitted to any other year groups would be able to express a preference for the Welsh-medium stream or the English-medium stream, in accordance with the current arrangements.

This would continue to be the case until the language category of the relevant year has changed, as outlined above.

Parents may express a preference for another school and the Council will comply with any such expressed preference subject to Section 86(3) of the School Standards and Framework Act 1998.

Language Category

Following full implementation of the proposal, the language category of Ysgol Dyffryn Trannon, as defined by "Defining Schools According to Welsh medium Provision", Welsh Government Information Document No: 023/2007¹ will be Welsh-medium (Category 1).

Transport

There will be no change to the transport arrangements for pupils currently attending Ysgol Dyffryn Trannon.

For pupils attending Ysgol Dyffryn Trannon in the future, transport will be provided in accordance with the Council's Home-to-School Transport Policy.

Implementation

The proposal will be implemented by Powys County Council, in accordance with the phasing outlined above.

¹ Available at: <https://gov.wales/defining-schools-according-welsh-medium-provision>

How to Object to this Notice

Within a period of 28 days after the date of publication of these proposals, that is to say by **Thursday 22nd July 2021** any person may object to the proposals.

Objections should be sent to Lynette Lovell, Interim Chief Education Officer, Powys County Council, Powys County Hall, Llandrindod Wells, Powys, LD1 5LG or by email to education@powys.gov.uk.

Powys County Council will publish a summary of any such objections made within the objection period (and not withdrawn in writing), together with the Council's observations thereon, within the period set out in the Code.

Lynette Lovell
Interim Chief Education Officer
For Powys County Council

Dated this day 24th June 2021.

EXPLANATORY NOTE

(This explanatory note does not form part of the Notice but is offered by way of explanation).

- The Council intends to change the language category of Ysgol Dyffryn Trannon, Trefeglwys from Dual Stream to Welsh-medium.
- The rationale for this proposal was set out in a Consultation Document which was issued in June 2021. The Council has subsequently published a Consultation Report, which summarises the issues raised during the consultation period and provides the Council's response to these issues. The Consultation Report is available on the Council's website: <https://en.powys.gov.uk/article/10461/Ysgol-Dyffryn-Trannon>
- The intention is that the change to the school's language category happens on a phased basis, year-by-year, starting with Reception in September 2022.
- All pupils currently accessing English-medium provision at the school would be able to continue to access this provision throughout their time at Ysgol Dyffryn Trannon.
- Following implementation of the proposal, all pupils attending Ysgol Dyffryn Trannon would develop the skills needed to become fully bilingual, fluent in Welsh and English.
- The change in the school's language category would be phased in as follows:

Reception – September 2022

Year 1 – September 2023

Year 2 – September 2024

Year 3 – September 2025

Year 4 – September 2026

Year 5 – September 2027

Year 6 – September 2028

- Following full implementation of the proposal, the language category of the school would be Welsh-medium (Category 1).
- The Welsh Government information document "Defining schools according to Welsh Medium provision 023/2007" provides a description of the language categories for schools according to the amount of Welsh used in teaching and learning. The document is available on the Welsh Government's website at: <https://gov.wales/defining-schools-according-welsh-medium-provision>.
- The Welsh Government has recently carried out consultation on updated school categories according to Welsh-medium provision. Information about the consultation is available on the Welsh Government's website at this address: <https://gov.wales/school-categories-according-welsh-medium-provision>. The outcome of this consultation exercise has not yet been published.
- Once the outcome of the Welsh Government's recent consultation exercise on school language categories has been published, the Council will review the language category of Ysgol Dyffryn Trannon in accordance with the actions required by Welsh Government.
- More information about bilingualism and Welsh-medium education is available on the Council's website at: <https://en.powys.gov.uk/article/10742/Destination-bilingual-the-benefits-of-choosing-a-Welsh-medium-education>.
- To support the change to Ysgol Dyffryn Trannon's language category, the Council would ensure that additional language support is available at the school to support pupils, including immersion provision, additional Welsh language support and opportunities for parents to learn Welsh.
- This proposal would not affect the right of parents to express a preference for other schools.
- There would be no change to the transport arrangements for pupils currently attending Ysgol Dyffryn Trannon. For pupils attending Ysgol Dyffryn Trannon in the future, transport would be provided in accordance with the Council's home to school transport policy.

CYNGOR SIR POWYS

HYSBYSIAD O GYNNIG I AD-DREFNU YSGOLION DAN DDEDDF SAFONAU A THREFNIADAETH YSGOLION (CYMRU) 2013

Rhoddir rhybudd drwy hyn yn unol ag adran 42 Deddf Safonau a Threfniadaeth Ysgolion (Cymru) 2013 (“y Ddeddf”) a’r Cod Trefniadaeth Ysgolion 011/2018 (“y Cod”) bod Cyngor Sir Powys, Neuadd y Sir, Llandrindod, Powys LD1 5LG (“y Cyngor”), wedi iddo ymgynghori â’r unigolion gofynnol, yn cynnig y canlynol:-

- i. Gwneud newid rheoledig i newid cyfrwng y dysgu yn Ysgol Dyffryn Trannon, Trefeglwys, Powys, SY17 5PH o Ddwy Ffrwd i Gyfrwng Cymraeg.
- ii. Byddai hyn yn cael ei gyflwyno fesul cam, o flwyddyn i flwyddyn, gan ddechrau gyda Derbyn ym mis Medi 2022.

Bydd y cynnig yn cael ei gyflwyno fesul cam wrth i’r disgyblion sy’n ymuno â dosbarth Derbyn yr ysgol ym mis Medi 2022 symud drwy’r ysgol. Byddai hyn yn cael ei weithredu ar gyfer pob grŵp blwyddyn fel a ganlyn:

Derbyn – Medi 2022

Blwyddyn 1 – Medi 2023

Blwyddyn 2 – Medi 2024

Blwyddyn 3 – Medi 2025

Blwyddyn 4 – Medi 2026

Blwyddyn 5 – Medi 2027

Blwyddyn 6 – Medi 2028

Cynhelir yr ysgol ar hyn o bryd gan Gyngor Sir Powys.

Cynhaliodd y Cyngor gyfnod o ymgynghori cyn penderfynu cyhoeddi’r cynnig hwn. Mae adroddiad ymgynghori sy’n cynnwys crynodeb o’r materion a godwyd gan yr ymgynghoreion, ymatebion y Cyngor a barn Estyn ar gael ar wefan y Cyngor:

<https://cy.powys.gov.uk/article/10462/Ysgol-Dyffryn-Trannon>

Derbyniadau

Bydd y Cyngor yn parhau i fod yr awdurdod derbyniadau ar gyfer yr ysgol newydd. Ni fydd y cynnig yn effeithio ar nifer y disgyblion a fydd yn cael eu derbyn yn Ysgol Dyffryn Trannon. Byddai’r nifer derbyn ar gyfer disgyblion sy’n cael eu derbyn am y tro cyntaf yn parhau i fod yn 24.

O 1 Medi 2022:

- Byddai’r holl ddisgyblion a dderbynnir i’r grŵp blwyddyn Derbyn yn cael eu haddysgu drwy gyfrwng y Gymraeg
- Byddai pob disgybl a dderbynnir i unrhyw grwpiau blwyddyn arall yn gallu mynegi dewis ar gyfer y ffrwd cyfrwng Cymraeg neu’r ffrwd cyfrwng Saesneg, yn unol â’r trefniadau presennol.

Byddai hyn yn parhau i fod yn wir tan fod categori iaith y flwyddyn berthnasol wedi newid, fel yr amlinellir uchod.

Gall rhieni fynegi dewis ar gyfer ysgol arall a bydd y Cyngor yn cydymffurfio ag unrhyw ddewis a fynegir yn amodol ar Adran 86(3) Deddf Safonau a Fframwaith Ysgolion 1998.

Categori iaith

Ar ôl gweithredu’r cynnig yn llawn, categori iaith Ysgol Dyffryn Trannon, fel y’i diffinnir gan “Ddogfen Wybodaeth Llywodraeth Cymru rhif: 023/2007¹ yn gyfrwng Gymraeg (Categori 1).

Cludiant

Ni fydd unrhyw newid i’r trefniadau cludiant ar gyfer disgyblion sy’n mynychu Ysgol Dyffryn Trannon ar hyn o bryd.

Darperir cludiant yn unol â Pholisi Cludiant y Cyngor rhwng y Cartref a’r Ysgol ar gyfer disgyblion a fydd yn mynychu Ysgol Dyffryn Trannon yn y dyfodol.

Gweithredu

Bydd y cynnig yn cael ei weithredu gan Gyngor Sir Powys, yn unol â’r camau a amlinellir uchod.

¹ Ar gael yma: <https://llyw.cymru/diffinio-ysgolion-yn-ol-y-ddarpariaeth-cyfrwng-cymraeg>

Sut i fynegi Gwrthwynebiad i'r Rhybudd yma

Gall unrhyw un wrthwynebu'r cynigion hyn o fewn cyfnod o 28 diwrnod ar ôl diwrnod eu cyhoeddi, hynny yw erbyn **dydd Iau 22 Gorffennaf 2021**.

Dylid anfon gwrthwynebiadau at Lynette Lovell, Prif Swyddog Addysg Dros Dro, Cyngor Sir Powys, Neuadd Sir Powys, Llandrindod, Powys, LD1 5LG neu drwy e-bost at education@powys.gov.uk.

Bydd Cyngor Sir Powys yn cyhoeddi crynodeb o unrhyw wrthwynebiadau o'r fath a wnaed o fewn y cyfnod gwrthwynebu (a heb eu tynnu'n ôl trwy lythyr), ynghyd â sylwadau'r Cyngor arnynt, o fewn cyfnod a nodir yn y Cod.

Lynette Lovell
Prif Swyddog Addysg Dros Dro
Ar ran Cyngor Sir Powys

Dyddiedig y diwrnod hwn 24 Mehefin 2021

NODYN EGLURHAOL

(Nid yw'r nodyn eglurhaol hwn yn ffurfio rhan o'r Rhybudd, ond cynigir y nodyn fel modd o egluro'r sefyllfa).

- Mae'r Cyngor yn bwriadu newid categori iaith Ysgol Dyffryn Trannon, Trefeglwys o Ysgol Ddwy Ffrwd i Ysgol Cyfrwng Cymraeg.
- Manylwyd ar sail resymegol y cynnig hwn mewn Dogfen Ymgynghori a gyhoeddwyd ym mis Mehefin 2021. Mae'r Cyngor wedi cyhoeddi Adroddiad Ymgynghori wedi hynny, sy'n crynhoi'r materion a godwyd yn ystod y cyfnod ymgynghori gan ddarparu ymateb y Cyngor i'r materion hyn. Mae'r Adroddiad Ymgynghori ar gael ar wefan y Cyngor: <https://cy.powys.gov.uk/article/10462/Ysgol-Dyffryn-Trannon>
- Y bwriad yw bod y newid i gategori iaith yr ysgol yn digwydd fesul cam, o flwyddyn i flwyddyn, gan ddechrau gyda Derbyn ym mis Medi 2022
- Byddai pob disgybl sy'n defnyddio darpariaeth cyfrwng Saesneg yn yr ysgol ar hyn o bryd yn gallu parhau i fanteisio ar y ddarpariaeth hon drwy gydol eu hamser yn Ysgol Dyffryn Trannon
- Ar ôl gweithredu'r cynnig, byddai pob disgybl sy'n mynychu Ysgol Dyffryn Trannon yn datblygu'r sgiliau sydd eu hangen i ddod yn gwbl ddwyieithog, yn rhugl yn y Gymraeg a'r Saesneg.
- Byddai'r newid yng nghategori iaith yr ysgol yn cael ei gyflwyno fesul cam fel a ganlyn:

Derbyn – Medi 2022

Blwyddyn 1 – Medi 2023

Blwyddyn 2 – Medi 2024

Blwyddyn 3 – Medi 2025

Blwyddyn 4 – Medi 2026

Blwyddyn 5 – Medi 2027

Blwyddyn 6 – Medi 2028

- Ar ôl gweithredu'r cynnig yn llawn, categori iaith yr ysgol fyddai cyfrwng Cymraeg (Categori 1)
- Mae dogfen wybodaeth Llywodraeth Cymru "Diffinio ysgolion yn ôl y ddarpariaeth Cyfrwng Cymraeg 023/2007" yn rhoi disgrifiad o'r categorïau iaith ar gyfer ysgolion yn ôl faint o Gymraeg a ddefnyddir mewn addysgu a dysgu. Mae'r ddogfen ar gael ar wefan Llywodraeth Cymru yn: <https://llyw.cymru/diffinio-ysgolion-yn-ol-y-ddarpariaeth-cyfrwng-cymraeg>
- Yn ddiweddar, cynhaliodd Llywodraeth Cymru ymgynghoriad ar gategorïau ysgolion wedi'u diweddarau yn ôl y ddarpariaeth cyfrwng Cymraeg. Gellir cael gwybodaeth am yr ymgynghoriad ar wefan Llywodraeth Cymru yn y cyfeiriad hwn: <https://llyw.cymru/categoreiddio-ysgolion-yn-ol-y-ddarpariaeth-cyfrwng-cymraeg>. Nid yw canlyniad yr ymgynghoriad hwn wedi'i gyhoeddi eto.
- Unwaith y cyhoeddir canlyniad yr ymarfer ymgynghori diweddar gan Lywodraeth Cymru ar gategorïau iaith ysgolion, bydd y Cyngor yn adolygu categori iaith Ysgol Dyffryn Trannon yn unol â'r camau sy'n ofynnol gan Lywodraeth Cymru.
- Mae rhagor o wybodaeth am ddwyieithrwydd ac addysg Cyfrwng Cymraeg ar gael ar wefan y Cyngor yn: <https://cy.powys.gov.uk/article/10744/Taith-at-Ddwyl-iaith-manteision-dewis-addysg-Gymraeg>
- Er mwyn cefnogi'r newid i gategori iaith Ysgol Dyffryn Trannon, byddai'r Cyngor yn sicrhau bod cymorth iaith ychwanegol ar gael yn yr ysgol i gefnogi disgyblion, gan gynnwys darpariaeth drochi, cymorth iaith Gymraeg ychwanegol a chyfleoedd i rieni ddysgu Cymraeg.
- Ni fyddai'r cynnig hwn yn effeithio ar hawl rhieni i fynegi dewis ar gyfer ysgolion eraill.
- Ni fyddai unrhyw newid i'r trefniadau cludiant ar gyfer disgyblion sy'n mynychu Ysgol Dyffryn Trannon ar hyn o bryd. Byddai cludiant yn cael ei ddarparu yn unol â pholisi cludiant y Cyngor o'r cartref i'r ysgol ar gyfer disgyblion a fydd yn mynychu Ysgol Dyffryn Trannon yn y dyfodol.



Changing the language category of Ysgol
Dyffryn Trannon
Objection Report



**Proposal to change the language category of Ysgol Dyffryn
Trannon**

Objection Report

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If you require a copy of the document in a different format, please contact the
Transforming Education Team on 01597 826618, or e-mail
school.organisation@powys.gov.uk.

Consultation on changing the language category of Ysgol Dyffryn Trannon

Objection Report

1. BACKGROUND

Powys County Council consulted on proposals to change the language category of Ysgol Dyffryn Trannon from Dual Stream to Welsh-medium. The consultation took place from the 25th February 2021 to the 15th April 2021. The Council published a consultation report outlining the findings of the consultation exercise.

On 22nd June 2021, the Council's Cabinet agreed to proceed with the proposal, and a Statutory Notice was published from the 24th June 2021 to the 22nd July 2021.

The proposals were as follows:

From 31 August 2022:

- i) To make a regulated alteration to alter the medium of instruction at Ysgol Dyffryn Trannon, Trefeglwys, Powys, SY17 5PH from Dual Stream to Welsh-medium.
- ii) This would be introduced on a phased basis, year-by-year, starting with Reception in September 2022.

The proposal would be introduced on a phased basis as the pupils joining the school's Reception class in September 2022 move through the school. The phasing of the implementation for each year group would be as follows:

Reception – September 2022

Year 1 – September 2023

Year 2 – September 2024

Year 3 – September 2025

Year 4 – September 2026

Year 5 – September 2027

Year 6 – September 2028

2. SUMMARY OF OBJECTIONS RECEIVED

2 objections were received during the statutory objection period. Objections were received from the following:

- Trefeglwys Community Council
- Member of the community

The objections received are outlined on the following pages, along with the Council's response.

3. ISSUES RAISED DURING THE OBJECTION PERIOD

The objections received are outlined below, along with the local authority's response to the issues raised.

Objection 1

(Duplication of a response submitted during the consultation period.)

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Issue	Points raised	Council response
1.1	We were disappointed when the proposal was first announced and feel that it takes away choice from people living locally who do not wish to send their children through Welsh Medium and will therefore have to travel out of the area to reach an English Medium school.	<p>Comments noted. However, the majority of people attending Ysgol Dyffryn Trannon choose Welsh-medium provision, and the proposal to change the school's language category to Welsh-medium reflects this choice.</p> <p>Pupils/parents are entitled to apply for a place in any school they choose. Should the Council proceed with the proposal to change Ysgol Dyffryn Trannon's language category, pupils / parents would be able to apply for a place in an alternative school which offers English-medium provision, should that be their preference. Whilst it is acknowledged that this would require additional travel for any pupils choosing to travel to alternative schools, there are three English-medium schools located within a few miles of Ysgol Dyffryn Trannon, therefore the additional travel distance would be minimal.</p>
1.2	The timing of this consultation is not helpful as offering more meetings and face to face Q & A's would have been beneficial to Powys County Council (PCC) during their consultation and more local residents would have been reached in order to share the details of the proposal.	The Council has been developing its Strategy for Transforming Education since Estyn's inspection of Powys Education Services in 2019. Whilst acknowledging that it would have been preferable for the consultation process to have taken place at a time when there wasn't a global

	More effort should have been made by PCC to ensure that parents of pupils currently at the school and local residents were made aware of the consultation and given as much opportunity as possible to provide their views.	pandemic, the consultation has been carried out in line with Welsh Government requirements.
1.3	Lack of engagement with the local community and school community to provide information of the consultation and encourage views from as many people as possible.	The consultation has been carried out in accordance with the requirements of the School Organisation Code. 80 responses were received to the consultation exercise, which the Council considers to be a reasonable level of responses considering the nature of the proposal. In addition, virtual consultation meetings were held with staff, governors and pupils at the school.
1.4	The numbers have been low in the English Medium for some time but there is no evidence that either PCC or the school have attempted to promote or publicise the English Medium route at Ysgol Dyffryn Trannon. Current figures, taken from the consultation document, are 97 in Welsh Medium and 12 in English Medium. Promotion of the English Medium availability may have encouraged more parents to choose this option and prevent the current proposal;	Promoting the English-medium stream at Ysgol Dyffryn Trannon is not part of the Council's role. As outlined in the Council's Strategy for Transforming Education in Powys and to contribute to the implementation of the Welsh Government's Cymraeg 2050 Strategy, the Council's priority is to increase the number of pupils accessing Welsh-medium provision, to increase the number of Powys pupils that are fully bilingual in Welsh and English.
1.5	How has the 'Well-being of Future Generations Act' been met within this proposal?	The requirements of the 'Well-being of Future Generations Act' have been considered in the impact assessment which has been prepared as part of this process. An initial draft impact assessment was considered by Cabinet when determining whether or not to carry out consultation and was published with the consultation documentation. This was updated to reflect feedback received during the consultation period, and the updated version was considered by Cabinet when determining whether to

		<p>proceed with the publication of a Statutory Notice. The impact assessment will be further updated to reflect feedback received during the Objection Period, and the updated version will be considered by Cabinet when determining whether to proceed with implementation of the proposal.</p>
1.6	<p>'Community cohesion' is not present here as children living within the village that wish to access English Medium will not be able to walk to their local school and instead have to travel out of the area;</p>	<p>The Council acknowledges that the proposal could cause some tensions within the local community in the short term, however in the long term the Council would hope that the proposal would improve community cohesion, as all pupils would attend the same provision.</p> <p>As indicated in the Integrated Impact Assessment published as part of the consultation documentation:</p> <p><i>'In the short term, it is possible that the proposal to change the school's language category could lead to tensions and disagreement within the local community, in particular whilst consultation processes are ongoing. However only around 10% of the pupils currently attending Ysgol Dyffryn Trannon currently attend the English stream, and there are no pupils currently in the English stream in Reception or year 1. Eventually, it is expected that any community tensions would diminish, and in the longer term as the change in language category is implemented, it is expected that the proposal would help to improve community cohesion, as all pupils in the area would be fluent in both Welsh and English.'</i></p>

1.7	Local families being forced out of area to access English Medium education will have a negative impact on the carbon footprint for the area;	<p>Should the Council proceed with implementation of the proposal, the Council would hope that pupils living in Trefeglwys would access Welsh-medium provision at Ysgol Dyffryn Trannon, therefore no additional travel would be required.</p> <p>However, it is recognised that some pupils may choose to access alternative provision, which would require some additional travel. This is acknowledged in the updated impact assessment which was considered by Cabinet on the 22nd June 2021, which states:</p> <p>'It is acknowledged, however, that some pupils may choose to access alternative English-medium provision, instead of accessing Welsh-medium provision at Ysgol Dyffryn Trannon, which could have an environmental impact following an increase in transport, and could impact on the ability of parents / pupils living in Trefeglwys to walk/cycle to school.'</p>
1.8	There is an alarmingly high number of accounts and allegations that previous and current Head Teachers of the school have actively dissuaded parents of prospective pupils of the English Medium from sending their child/ren through the English Medium route and as a result has lost pupils to other local schools altogether;	<p>As outlined in the Council's Strategy for Transforming Education in Powys and to contribute to the implementation of the Welsh Government's Cymraeg 2050 Strategy, the Council's priority is to increase the number of pupils accessing Welsh-medium provision, to increase the number of Powys pupils that are fully bilingual in Welsh and English.</p> <p>The Council would expect all schools that offer Welsh-medium education to share information with parents about the benefits of Welsh-medium education, with the aim of encouraging parents to choose Welsh-medium education.</p>

		<p>The Council's Admissions information has stated that Ysgol Dyffryn Trannon is a dual stream school, and any parent could have applied for a place at the school's English stream. Applications for places at Ysgol Dyffryn Trannon are processed centrally by the Council. Any applications for places in the English-medium stream at Ysgol Dyffryn Trannon would have been processed in accordance with the Council's admissions process.</p>
1.9	<p>We have heard that some parents have removed their children from Ysgol Dyffryn Trannon from both English and Welsh Mediums to move to a different school due to the views and conduct of the management of the school in relation to the Welsh and English Mediums;</p>	<p>Pupils/parents are entitled to apply for a place in any school they choose. Any parents that have wished their children to attend schools other than Ysgol Dyffryn Trannon, or to transfer from Ysgol Dyffryn Trannon to other schools are entitled to apply for a place in the school of their choice.</p>
1.10	<p>We have been told that families have moved into the area on the understanding that Ysgol Dyffryn Trannon was a dual stream school and now feel that they have been lied to;</p>	<p>Ysgol Dyffryn Trannon currently is a dual stream school. The Council is currently proposing to change the school's language category on a phased basis, starting with Reception in September 2022. The consultation exercise carried out provided an opportunity for all stakeholders, including any families that believed they had been 'lied to', to raise these concerns. All issues raised during the consultation were considered by the Council's Cabinet as they determined whether or not to proceed with implementation of the proposal.</p> <p>The Objection Period provided a further opportunity for any parents that felt they had been 'lied to' to raise these concerns. No objections were received from parents stating they felt they had been 'lied to'.</p>

1.11	<p>There are a number of accounts of a previous Head Teacher having actively and overtly dissuaded parents away from the English Medium at Ysgol Dyffryn Trannon. It seems that this has had the effect of gradually lowering the numbers accessing the English Medium over a number of years. If this is the case then the numbers as detailed within the consultation document, although a true representation of the actual numbers on roll, are not a true reflection of the number of local families who would be accessing the English Medium had they not been pushed away from that route. It appears there is a strong possibility that the English stream had been discriminated against and there appears to be evidence that could substantiate this. If this is the case, this is a very serious matter and could be deemed unlawful and should not be overlooked;</p>	<p>The proposal to change the language category of Ysgol Dyffryn Trannon is based on the small number of pupils currently accessing the English-medium stream at Ysgol Dyffryn Trannon.</p> <p>As outlined in the Council's Strategy for Transforming Education in Powys and to contribute to the implementation of the Welsh Government's Cymraeg 2050 Strategy, the Council's priority is to increase the number of pupils accessing Welsh-medium provision, to increase the number of Powys pupils that are fully bilingual in Welsh and English.</p> <p>The Council would expect all schools that offer Welsh-medium education to share information with parents about the benefits of Welsh-medium education, with the aim of encouraging parents to choose Welsh-medium education.</p> <p>The Council does not agree that the 'English stream has been discriminated against'. Parents are entitled to apply for a place in whichever school they choose, and this choice will be accommodated in accordance with the Council's Admissions Policy where there are places available.</p>
1.12	<p>The cost of transporting children to schools should also be a consideration. The current costs of children that are being brought to the school from Caersws, Llanidloes and other local areas, noting that not all the current numbers attending the school come from the village and local area. This proposal will increase the cost of transportation as there will be local people who wish to use English</p>	<p>It is acknowledged that a number of current pupils at Ysgol Dyffryn Trannon are transported to the school from areas such as Caersws and Llanidloes in order to access Welsh-medium provision.</p> <p>Ysgol Dyffryn Trannon is the only provider of Welsh-medium primary provision in the Llanidloes catchment, therefore pupils from across the catchment area travel to</p>

	<p>Medium education and will be required to send their child to a different school;</p>	<p>the school to access this provision. This is in-line with many other Welsh-medium providers across Powys and Wales, which operate as providers of Welsh-medium education for whole catchment areas.</p> <p>Should the proposal to change the language category of Ysgol Dyffryn Trannon be implemented, the Council would hope that pupils living in Trefeglwys would access Welsh-medium provision at the school. However, should pupils choose to attend alternative English-medium provision, access to free home to school transport would be in accordance with the home to school transport policy which is in operation at the time. The policy which is due to be introduced in September 2021 would not provide transport for pupils living in Trefeglwys to access their closest English-medium provider, therefore there would be no additional transport costs to the Council following implementation of the proposal.</p>
1.13	<p>How does Ysgol Dyffryn Trannon fits into the 'Strategy for Transforming Education in Powys 2020-2030' along with other local schools such as the newly built school in Carno?</p>	<p>The Strategy for Transforming Education in Powys 2020-30 includes a Strategic Aim 'To improve access to Welsh-medium provision' and the following four Strategic Objectives:</p> <p>S.O.3.1 - Move schools along the language continuum S.O.3.2 - Develop new primary and secondary provision S.O.3.3 - Work with Mudiad Meithrin to establish new early years provision S.O.3.4 - Develop immersion opportunities</p> <p>The current proposal for to Ysgol Dyffryn Trannon relates to Strategic Objective S.O.3.1</p>

		Ysgol Carno is a Welsh-medium school. Following a review of schools in the Machynlleth/Llanidloes area a few years ago, it was agreed to formally federate the three Welsh-medium primary schools in that area, and an extension was provided to the community centre in Carno to replace the ageing demountable that the school had been using for years.
1.14	We have been told that schools with under 90 pupils are classed as 'small schools' and are therefore at risk of closure should their numbers not increase over 90. The proposal will therefore put Ysgol Dyffryn Trannon into this category or very close to it, this is of obvious concern as local residents do not want to face the possible closure of the local school. In addition to this point, is it not the case that two of the closest schools with English Medium provision, Llandinam and Caersws, are both well under 90 pupils and therefore could be at threat of closure therefore? Not only this, but the other nearby option for English Medium education is Ysgol Gynradd Llanidloes which is close to capacity. These surely are valid reasons to keep the English Medium option available in Trefeglwys and whole heartedly promote it to increase numbers?	<p>The Welsh Government's definition of a small school is schools that have less than 91 pupils. The Council's Strategy for Transforming Education has identified that there are too many small schools in the county, but this does not mean that all schools below 91 are planned to close.</p> <p>The Council is not currently proposing any changes to any other schools in the Llanidloes catchment. Should the Council wish to take forward any proposals relating to any of these schools in the future, the Council would need to follow the process outlined in the School Organisation Code, which would provide an opportunity for stakeholders to raise any concerns.</p>
1.15	We have received information from a local parent who has recently moved her child from Ysgol Dyffryn Trannon to Ysgol Gynradd Llanidloes. We have learned that as far back as 2017 parents of children in the school had concerns over the future of the English Medium within the school and attempted to make strides to turn the	As outlined in the Council's Strategy for Transforming Education in Powys and to contribute to the implementation of the Welsh Government's Cymraeg 2050 Strategy, the Council's priority is to increase the number of pupils accessing Welsh-medium provision, to increase the number of Powys pupils that are fully bilingual in Welsh and English.

	<p>prospects of the English Medium around and promote it fully to encourage more parents to utilise it. These attempts were fruitless and never acted upon despite the offer of time and expertise from a number of passionate parents who were willing to help the school make the changes required;</p>	<p>The Council notes the concerns that the school has not done enough to promote the English-medium provision at the school, however as indicated above, the Council's priority is to increase the number of pupils accessing Welsh-medium provision. The Council would expect all schools that offer Welsh-medium education to share information with parents about the benefits of Welsh-medium education, with the aim of encouraging parents to choose Welsh-medium education.</p>
1.16	<p>In light of the potential closure of more small schools, what would happen if more local small schools close to the pupils who attend them if they require English medium education as this would no longer be available at Trefeglwys and Llanidloes primary school is almost at capacity already?</p>	<p>The Council is not currently proposing any changes to any other schools in the Llanidloes catchment. Should the Council wish to take forward any proposals relating to any of these schools in the future, the Council would need to follow the process outlined in the School Organisation Code, which would provide an opportunity for stakeholders to raise any concerns.</p>
1.17	<p>The above points are of great concern and we feel that PCC should delay this consultation to investigate the above points as the numbers it is basing this proposal on are misleading. Information should be requested from local families who have experienced bias away from the English Medium and ascertain what the number would actually be had parents not been turned away.</p>	<p>The Council does not agree that the proposal is based on 'misleading' numbers. The proposal is based on the small number of pupils currently accessing the English-medium stream at Ysgol Dyffryn Trannon.</p> <p>Parents who felt that they have 'experienced bias away from the English Medium' have had the opportunity to provide their views on the proposal during the consultation period. The comments received are summarised in section 9.3 of the consultation report produced in respect of this proposal, as well as the Council's response to the comments. These were considered by the Council's</p>

		<p>Cabinet when determining whether or not to proceed with the proposal.</p> <p>There was a further opportunity for any parents to raise these concerns during the Objection Period, however no comments were received from parents which referred to experiencing bias away from the English Medium.</p>
1.18	We are deeply concerned about the impact should this proposal go through and are strongly opposed to it.	<p>Comment noted. As outlined in the consultation document issued in respect of this proposal, the numbers currently accessing the English stream at Ysgol Dyffryn Trannon are very low, and also means that not all pupils attending the school have the opportunity become fully bilingual in Welsh and English.</p> <p>All issues raised in the consultation responses received were considered by the Council's Cabinet when determining whether or not to proceed with the proposal. Having considered these comments, the Cabinet's decision was to proceed with the publication of a Statutory Notice. The Cabinet will consider this Objection Report in order to determine whether to proceed with implementation of the proposal.</p>
1.19	We feel that the option of keeping the school as it is at present would provide PCC more time to investigate the allegations mentioned and create a full picture of the true situation as to whether there is a need for the English Medium in the area. Also to look into how the English Medium can be maintained at the school alongside the Welsh Medium so as not to discriminate against or misrepresent the local community.	<p>Retaining the status quo at Ysgol Dyffryn Trannon was suggested in the consultation responses received, the comments received are outlined in section 24.1 of the Consultation Report.</p> <p>As indicated in the Consultation Report, 'the number of pupils accessing English-medium provision at Ysgol Dyffryn Trannon are currently low, and the model does not provide</p>

		the opportunity for all pupils attending the school to become bilingual in Welsh and English.'
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Objection 2

Issue	Points raised	Council response
2.1	PCC presented a number of options and a clearly identified preferred option but the options did not include consideration of assessing provision on a cluster basis, which would be logical given the number of small schools and surplus places within close proximity and so are also covered by their Transforming Education Strategy, whilst the consultation presented a number of options they were not sensible.	<p>The Council does not agree that the options considered in the consultation document 'were not sensible'. The focus of the proposal in respect of Ysgol Dyffryn Trannon was the school's language category, and a number of options were considered relating to the school's language category.</p> <p>Following approval of the Council's Strategy for Transforming Education in April 2020, the Council is currently taking forward a wide range of proposals affecting a number of schools. This include some proposals which affect individual schools, some proposals which affect groups of schools, and others which are the outcome of strategic reviews of catchment areas.</p> <p>A review of the Llanidloes catchment area will take place in Wave 2 of the Transformation Programme. However, the Council's view is that the current model of delivery in Ysgol Dyffryn Trannon is unsustainable due to the small number or pupils currently accessing English-medium provision at the school.and requires addressing sooner. Ysgol Dyffryn Trannon is in a unique position within the Llanidloes cluster as the only provider of Welsh-medium primary education.</p>

		Should the Council wish to take forward any proposals relating to any other schools in the catchment area in the future, the Council would need to follow the process outlined in the School Organisation Code, which would provide an opportunity for stakeholders to raise any concerns. The current proposal to change the language category of Ysgol Dyffryn Trannon does not mean that the school may not be affected by other proposals in the future.
2.2	There is a comment in the consultation report from one respondent stating that the Portfolio Holder for Education had pre-determined themselves. Why did this not raise red flags on process within the authority? What level of discussion did this specific point have within the scrutiny committee and cabinet?	<p>As stated in the Consultation Report produced in respect of this proposal, 'The outcome of this process has not been pre-determined.'</p> <p>The minutes of the Cabinet meeting held on the 22nd June 2021 when the Consultation Report in respect of Ysgol Dyffryn Trannon was considered states that 'County Councillor Phyl Davies declared a personal interest in the report on Ysgol Dyffryn Trannon as a governor of the school and as having a pre-determined position.'</p> <p>The paper was presented by the Leader, not the Portfolio Holder for Education, and the Portfolio Holder for Education did not take part in the Cabinet's vote on whether or not to proceed with the proposal.</p>
2.3	Responses within the Consultation must be conscientiously taken into account and decision makers have to be able to prove that they have done this. In my view there is no evidence of that within the consultation report but just a series of statements defending the authority's stance and telling respondents they were wrong.	The Council does not agree with this statement. The Consultation Report is an extensive document of 142 pages which summarises the issues raised during the consultation period and provide the Council's responses to these issues. It is not the case that the responses provided are 'just a series of statements defending the authority's stance and telling respondents they were wrong.'

		<p>The Consultation Report was considered by Cabinet at its meeting on the 22nd June – the minutes of the Cabinet meeting state that ‘Cabinet considered responses to the proposal to make a regulated alternation to alter the medium of instruction at Ysgol Dyffryn Trannon...’, and the first recommendation agreed by Cabinet was ‘To receive the Consultation Report in respect of changing the language category of Ysgol Dyffryn Trannon.’</p> <p>The Consultation Report was also considered by the Learning and Skills Scrutiny Committee on the 16th June 2021, and their comments were also considered by Cabinet.</p>
2.4	What evidence is there those members have had a chance to look at the consultation responses in full.	Members considered the Consultation Report produced in respect of the proposal to change the language category of Ysgol Dyffryn Trannon when determining whether or not to proceed with the proposal. The Consultation Report is a lengthy 142 page document which provides a detailed summary of the issues raised in the consultation responses received, along with the Council’s response to these issues raised. The full minutes of the Consultation Meetings held during the consultation period were also included with the papers considered by Cabinet.
2.5	What records from scrutiny committee and cabinet show the level of conscientious consideration?	Recordings of the meeting of the Learning and Skills Committee held on the 16 th June 2021 and of the Cabinet meeting held on the 22 nd June 2021 are available on the Council’s website, as well as the minutes of these meetings.



Proposal to change the language category of Ysgol Dyffryn Trannon

Updated Impact Assessments

Updated July 2021

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Proposal to change the language category of Ysgol Dyffryn Trannon

Draft Impact Assessments

1. Introduction

Powys County Council is consulting on a proposal to change the language category of Ysgol Dyffryn Trannon. The proposal is as follows:

- To make a regulated alteration to alter the medium of instruction at Ysgol Dyffryn Trannon to Welsh-medium.
- This would be introduced on a phased basis, year-by-year, starting with Reception in September 2022.

In line with the Council's policy, an Integrated Impact Assessment has been carried out which incorporates the Welsh Language, Equalities, Well-being of Future Generations Act, Sustainable Development Principles, Communication and Engagement, Safeguarding, Corporate Parenting, Community Cohesion and Risk Management.

In addition, the Welsh Government's School Organisation Code (2018) requires local authorities to carry out an Equality Impact Assessment and Community Impact Assessment in relation to all school reorganisation proposals. For proposals which affect teaching through the medium of Welsh, local authorities are also required to carry out a Welsh Language Impact Assessment.

These impact assessments were provided in draft form during the consultation period were updated following the consultation and have been further updated following the objection period. The Equality Impact Assessment has been carried out based on the latest PLASC information available. The Community Impact Assessment and Welsh Impact Assessment has been carried out with input from the affected schools.

2. Integrated Impact Assessment

The Impact Assessment (IA) below incorporates Welsh Language, Equalities, Well-being of Future Generations Act, Sustainable Development Principles, Communication and Engagement, Safeguarding, Corporate Parenting, Community Cohesion and Risk Management, supporting effective decision making and ensuring compliance with respective legislation.

Service Area	Schools Service	Head of Service	Lynette Lovell	Portfolio Holder	Cllr Phyl Davies
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Proposal

Proposal to change the language category of Ysgol Dyffryn Trannon

Outline Summary / Description of Proposal

The Council carried out consultation on the following proposal in respect of Ysgol Dyffryn Trannon:

- To make a regulated alteration to alter the medium of instruction at Ysgol Dyffryn Trannon from dual-stream to Welsh-medium
- This would be introduced on a phased basis, year-by-year, starting with Reception in September 2022.

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Version Control (services should consider the impact assessment early in the development process and continually evaluate)

Version	Author	Job Title	Date
1	Huw Rowlands	Transforming Education Programme Officer	January 2021
2	Sarah Astley	Programme Manager, Transforming Education Team	January 2021 (Amendments following Cabinet meeting for inclusion as part of consultation documentation)
3	Sarah Astley	Programme Manager, Transforming Education Team	May 2021 (Amended following consultation period to reflect feedback received)
4	Sarah Astley	Programme Manager, Transforming Education Team	July 2021 (Amended following objection period)

2. Profile of savings delivery (if applicable)

2020-21	2021-22	2022-23	2023-24	2024-25	TOTAL
£	£	£	£	£	£122k following full implementation of the proposal.

3. Consultation requirements

Consultation Requirement	Consultation deadline/or justification for no consultation
Public consultation required	Consultation in accordance with the School Organisation Code was carried out between 25th February 2021 and the 15th April 2021. A statutory notice was published on the 24 th June 2021, and there was 28 days for stakeholders to submit objections to the proposal. The objection period ended on the 22 nd July 2021.

4. Impact on Other Service Areas

Does the proposal have potential to impact on another service area? (Have you considered the implications on Health & Safety and Corporate Parenting?) PLEASE ENSURE YOU INFORM / ENGAGE ANY AFFECTED SERVICE AREAS AT THE EARLIEST OPPORTUNITY	
Adult Services	
Children's Services	✓
Commissioning	
Digital Services	
Education	✓
Finance	✓
Highways, Transportation and Recycling	
Housing and Community Development	
Legal and Democratic Services	✓
Property, Planning and Public Protection	
Transformation and Communications	✓
Workforce and OD	
Data Protection Impact Assessment	
Will the proposal involve processing the personal details of individuals? Yes ✓ No <input type="checkbox"/>	
Is Powys County Council the data controller? Yes ✓ No <input type="checkbox"/>	
If you have answered yes to either of the above you will be required to complete, as a minimum, the screening questions on the data protection impact assessment. For further advice please contact the Data Compliance Team.	

4a Geographical Locations

What geographical area(s) will be impacted by the proposal? (Chose all those applicable)

Powys	<input type="checkbox"/>
North	<input type="checkbox"/>
Mid	<input type="checkbox"/>
South	<input type="checkbox"/>
Brecon	<input type="checkbox"/>
Builth and Llanwrtyd	<input type="checkbox"/>
Crickhowell	<input type="checkbox"/>
Hay and Talgarth	<input type="checkbox"/>
Knighton and Presteigne	<input type="checkbox"/>
Llandrindod and Rhayader	<input type="checkbox"/>
Llanfair Caereinion	<input type="checkbox"/>
Llanfyllin	<input type="checkbox"/>
Llanidloes	<input checked="" type="checkbox"/>
Machynlleth	<input type="checkbox"/>
Newtown	<input type="checkbox"/>
Welshpool and Montgomery	<input type="checkbox"/>
Ystradgynlais	<input type="checkbox"/>

5. How does your proposal impact on Vision 2025?

Council's Well-being Objective	How does the proposal impact on this Well-being Objective?	<u>IMPACT</u> Please select from drop down box below	What will be done to better contribute to a more positive impact or to mitigate any negative impacts?	<u>IMPACT AFTER MITIGATION</u> Please select from drop down box below

The Economy We will develop a vibrant economy	<p>Should the proposal be implemented, eventually all pupils attending Ysgol Dyffryn Trannon would be fully bilingual in Welsh and English and would be able to utilise these skills in the workplace, where there is a growing demand for fluency in both languages in Wales.</p>	Good		Poor
Health and Care We will lead the way in providing effective, integrated health and care in a rural environment	No impact	Neutral		Choose an item.
Learning and skills We will strengthen learning and skills	<p>The proposal would eventually provide a more sustainable model for delivering education in Ysgol Dyffryn Trannon, ensuring that all pupils are fully bilingual in Welsh and English when they leave the school.</p> <p>As the change is being phased on a year-by-year basis, it is expected that implementation would lead to more effective and efficient use of resources as the school would no longer need to duplicate provision, which would enable improved opportunities for all learners.</p>	Good		Choose an item.
Residents and Communities We will support our residents and communities	<p>In the short term, it is possible that the proposal to change the school's language category could lead to tensions and disagreement within the local community, in particular whilst consultation processes are ongoing. However only around 10% of the pupils currently attending Ysgol Dyffryn Trannon currently attend the English stream, and there are no pupils currently in the English stream in Reception or year 1.</p> <p>Eventually, it is expected that any community tensions would diminish, and in the longer term as the change in language category is implemented, it is expected that the proposal would help to improve community cohesion, as all pupils in the area would be fluent in both Welsh and English.</p>	Neutral		Neutral

	<p>Comments were received during the consultation period relating to the proposal's impact on the community. These included references to additional houses being built in Trefeglwys, comments that English is the main language spoken in the community and concern that the proposal would lead to community division, and also comments regarding the potential need for pupils to travel further to school, and the impact of this on access to extra-curricular activities. These comments are listed and responded to in the consultation report.</p>			
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Source of Outline Evidence to support judgements

Consultation responses, consultation report, objections, objection report

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How does your proposal impact on the Welsh Government's well-being goals?

Well-being Goal	How does proposal contribute to this goal?	<u>IMPACT</u> Please select from drop down box below	What will be done to better contribute to a more positive impact or to mitigate any negative impacts?	<u>IMPACT AFTER MITIGATION</u> Please select from drop down box below
<p>A prosperous Wales: An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.</p>	<p>The proposal is to phase any change in the school's language category over a number of years. Therefore, no additional transport provision would be needed, as English-medium pupils currently attending the school would be able to continue to access this provision until they leave school. It is acknowledged, however, that some pupils may choose to access alternative English-medium provision, instead of accessing Welsh-medium provision at Ysgol Dyffryn Trannon.</p> <p>It is anticipated that the proposal would lead to improved employment opportunities for all pupils in the area in the future, as all pupils would be fully bilingual in Welsh and English, and therefore able to</p>	<p>Neutral</p>		

	take advantage of employment opportunities which require fluency in both languages.			
<p>A resilient Wales: A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).</p>	No impact	Neutral		
<p>A healthier Wales: A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.</p> <p>Public Health (Wales) Act, 2017: Part 6 of the Act requires for public bodies to undertake a health impact assessment to assess the likely effect of a proposed action or decision on the physical or mental health of the people of Wales.</p>	<p>In the short term, it is possible that the proposal to change the school's language category could lead to tensions and disagreement within the local community, in particular whilst consultation processes are ongoing. This could have a negative impact on people's well-being.</p> <p>Eventually, however, it is expected that these tensions would diminish, and in the longer term as the change in language category is implemented, it is hoped that the proposal would help to improve community cohesion, as all pupils in the area would attend the same provision, and would be fluent in both Welsh and English.</p>	Neutral		Neutral
<p>A Wales of cohesive communities: Attractive, viable, safe and well-connected Communities.</p>	<p>In the short term, it is possible that the proposal to change the school's language category could lead to tensions and disagreement within the local community, in particular whilst consultation processes are ongoing. This could have a negative impact on people's well-being.</p> <p>Eventually, however, it is expected that these tensions would diminish, and in the longer term as the change in language category is implemented, it is hoped that the proposal would help to improve community cohesion, as all pupils in the area would attend the same provision, and would be fluent in both Welsh and English.</p>	Neutral		Neutral

<p>A globally responsible Wales: A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.</p> <p>Human Rights - is about being proactive (see guidance)</p> <p>UN Convention on the Rights of the Child: The Convention gives rights to everyone under the age of 18, which include the right to be treated fairly and to be protected from discrimination; that organisations act for the best interest of the child; the right to life, survival and development; and the right to be heard.</p>	<p>The proposal would ensure that all pupils attending Ysgol Dyffryn Trannon in the future would develop bilingual skills in Welsh and English. Being fully bilingual in Welsh and English contributes to the cultural wellbeing of Wales, and would enable pupils to take part in local, national and global activities through the medium of Welsh and English.</p> <p>It is anticipated that implementation of the proposal would have a positive impact on the use of resources, as it would enable the school to operate more efficiently as a single stream school, and would enable resources to be focused on delivering education through the medium of Welsh.</p> <p>It is acknowledged, however, that some pupils may choose to access alternative English-medium provision, instead of accessing Welsh-medium provision at Ysgol Dyffryn Trannon, which could have an environmental impact following an increase in transport, and could impact on the ability of parents / pupils living in Trefeglwys to walk/cycle to school.</p> <p>The Council has carried out consultation on the proposal, which has included consultation with affected pupils, ensuring that all affected by the plans have had the opportunity to give their views. A consultation report has been prepared which summarises the comments raised in the consultation responses.</p>	<p>Good</p>		
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A Wales of vibrant culture and thriving Welsh language: A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.

Well-being Goal	How does proposal contribute to this goal?	<u>IMPACT</u> Please select from drop down box below	What will be done to better contribute to a more positive impact or to mitigate any negative impacts?	<u>IMPACT AFTER MITIGATION</u> Please select from drop down box below
<p><i>Incorporating requirements under the Welsh Language (Wales) Measure 2011 and the Welsh Language Standards</i></p> <p><i>Opportunities for persons to use the Welsh language, and treating the Welsh language no less favourable than the English language</i></p>	<p>The proposal is to change the school's language category over time, so that eventually, all pupils would be taught through the medium of Welsh, and would become fully bilingual in Welsh and English.</p> <p>As well as ensuring that all pupils are fully bilingual, this would ensure a fully Welsh-medium ethos, leading to enhanced opportunities to use the Welsh language throughout the school, and increased opportunities for participation in Welsh language extra-curricular activities and opportunities.</p> <p>Implementing the proposal would strengthen and broaden Welsh medium provision by improving the breadth of Welsh medium options at all key stages and ensuring stronger transition and progress for pupils. As a result, pupils would develop into fully bilingual pupils that would be better placed to support the local and national economic and community needs.</p> <p>As well as a full Welsh-medium curriculum, it is likely that changing the school's language category to Welsh-medium would also result in increased opportunities for pupils to access Welsh language activities, including activities provided by the school and activities provided by other organisations e.g. Menter Maldwyn, the Urdd. It is acknowledged however that a number of Welsh language activities are already provided at the school, as indicated in the Welsh language impact assessment.</p>	Very Good		

	Implementing the proposal would raise the profile of Welsh-medium education in the area, and create more fluent Welsh speakers who will be able to use the language within the community, therefore contributing to the Welsh Government's target to achieve a million Welsh speakers by 2050.			
<i>Opportunities to promote the Welsh language</i>	<p>The proposal is to change the school's language category over time, so that eventually, all pupils would be taught through the medium of Welsh, and would become fully bilingual in Welsh and English. This would lead to enhanced opportunities to promote the Welsh language within the school and beyond, for example through the "Siartr Iaith" (Welsh Language Charter) and through improved opportunities to provide Welsh language cluster activities.</p> <p>As well as a full Welsh-medium curriculum, it is likely that establishing a Welsh-medium all-age school would also result in increased opportunities for pupils to access Welsh language activities, including activities provided by the school and activities provided by other organisations e.g. Menter Maldwyn, the Urdd. It is acknowledged however that a number of Welsh language activities are already provided at the school, as indicated in the Welsh language impact assessment.</p>	Very Good		
<i>People are encouraged to do sport, art and recreation.</i>	Concerns were raised during the consultation period about the potential impact of the proposal on the ability of pupils to access extra-curricular activities, should they choose to transfer to alternative schools to access English-medium provision, instead of accessing Welsh-medium provision at Ysgol Dyffryn Trannon.	Poor	The proposal to be phased in, to ensure that all pupils currently accessing English-medium provision at Ysgol Dyffryn Trannon can continue to do so throughout their time in primary school.	Neutral

A more equal Wales: A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).
 Incorporating requirements under the Equality Act 2010 (Statutory Duties) (Wales) Regulations 2011 and the Social Economic duty (2020).

Well-being Goal	How does proposal contribute to this goal?	IMPACT Please select from drop down box below	What will be done to better contribute to a more positive impact or to mitigate any negative impacts?	IMPACT AFTER MITIGATION Please select from drop down box below
<i>Age</i>	The proposal would provide improved opportunities for all pupils at Ysgol Dyffryn Trannon regardless of their age, including the opportunity for all pupils to become fully bilingual in Welsh and English.	Neutral		
<i>Disability</i>	<p>The proposal would provide improved opportunities for all pupils at Ysgol Dyffryn Trannon, including any pupils with disabilities. This would include the opportunity for all pupils to become fully bilingual in Welsh and English.</p> <p>The Consultation Report shows that there is some concern about the impact of the proposal on pupils with ALN.</p> <p>The parents of some pupils with disabilities or pupils with ALN may choose for them to be educated in English. This would require additional travel for these pupils.</p>	Neutral	<p>Across Wales there are children with SEN/ALN who are educated successfully in Welsh-medium schools, whether they are from Welsh-speaking homes, English-speaking homes or homes where other languages are spoken. Ysgol Dyffryn Trannon, along with other schools, can benefit from learning from best practice.</p> <p>The Powys SEN/ALN strategy, agreed by Cabinet in November 2021, is committed to improving the provision for all pupils with SEN/ALN, whatever their first language. This includes pupils who can be educated in mainstream classes as well as pupils who require specialist provision.</p> <p>As part of the strategy, the local authority is developing and improving its range of specialist provision, including specialist centres and satellites of special schools, in order to make sure that the needs of all pupils in Powys can be met effectively.</p> <p>The school will not change from English medium to Welsh medium overnight. There will be a transition period for those pupils already in the school. During this transition period, pupils with SEN/ALN who are currently attending the English stream at Ysgol Dyffryn Trannon will continue to receive their education through the medium of English as outlined in the proposal.</p>	Neutral

			<p>If the proposal goes ahead, pupils with SEN/ALN will be taught through the medium of Welsh. A key part of the strategy is that pupils with SEN/ALN have the right to be educated in mainstream schools alongside their peers.</p> <p>Under the Additional Learning Needs and Education Tribunal (Wales) Act 2018, pupils with ALN will have individual development plans (IDPs) which will set out their needs and the support that they will receive. This could include support from school staff as well as specialist support from the local authority. Where appropriate, interventions may take place through the medium of English. This will be determined in line with the needs of the individual pupil. Similarly, if a pupil arrives at the school with no English, a level of support may be provided in their own language.</p>	
<i>Gender reassignment</i>	No impact.	Neutral		
<i>Marriage or civil partnership</i>	No impact.	Neutral		
<i>Race</i>	The proposal would provide improved opportunities for all pupils at Ysgol Dyffryn Trannon, regardless of their race. This would include the opportunity for all pupils to become fully bilingual in Welsh and English.	Neutral		
<i>Religion or belief</i>	The proposal would provide improved opportunities for all pupils at Ysgol Dyffryn Trannon, regardless of their religion or belief. This would include the opportunity for all pupils to become fully bilingual in Welsh and English	Neutral		
<i>Sex</i>	The proposal would provide improved opportunities for all pupils at Ysgol Dyffryn Trannon, regardless of their sex. This would include the opportunity for all pupils to become fully bilingual in Welsh and English.	Neutral		

<i>Sexual Orientation</i>	The proposal would provide improved opportunities for all pupils at Ysgol Dyffryn Trannon, regardless of their sexual orientation. This would include the opportunity for all pupils to become fully bilingual in Welsh and English.	Neutral		
<i>Pregnancy and Maternity</i>	No impact.	Neutral		
<i>Socio-economic duty</i>	<p>The proposal would provide improved opportunities for all pupils at Ysgol Dyffryn Trannon, including any learners from economically disadvantaged backgrounds. This would include the opportunity for all pupils to become fully bilingual in Welsh and English.</p> <p>It is anticipated that the proposal would lead to improved employment opportunities for all pupils in the area in the future, as all pupils would be fully bilingual in Welsh and English, and therefore able to take advantage of employment opportunities which require Welsh language skills.</p> <p>Concerns were raised during the consultation period about the potential impact of the proposal on the ability of pupils to access extra-curricular activities, should they choose to transfer to alternative schools to access English-medium provision, instead of accessing Welsh-medium provision at Ysgol Dyffryn Trannon, which would particularly impact pupils from lower socio-economic groups who may not have access to transport.</p>	Neutral	The proposal to be phased in, to ensure that all pupils currently accessing English-medium provision at Ysgol Dyffryn Trannon can continue to do so throughout their time in primary school.	

Source of Outline Evidence to support judgements

PLASC, consultation responses, consultation report, objections, objection report

7. How does your proposal impact on the council's other key guiding principles?

Sustainable Development Principle (5 ways of working)

Principle	How does the proposal impact on this principle?	IMPACT Please select from drop down box below	What will be done to better contribute to a more positive impact or to mitigate any negative impacts?	IMPACT AFTER MITIGATION Please select from drop down box below
<p>Long Term: Looking to the long term so that we do not compromise the ability of future generations to meet their own needs.</p>	<p>The proposal would provide a more sustainable model of delivering education in Trefeglwys, which would enable the school to operate more efficiently through not having to duplicate provision. As a single language school, there would be no need for the school to duplicate provision in two languages, which would ensure the effective use of resources in the long term.</p> <p>Concerns were raised during the consultation period about the potential impact on pupil numbers and the viability of Ysgol Dyffryn Trannon in the future.</p>	Neutral	Should the Council proceed with the proposal, carry out promotional activity to educate and raise awareness about Welsh-medium education, with the aim of maintaining and possibly increasing pupil numbers at Ysgol Dyffryn Trannon	Neutral
<p>Collaboration: Working with others in a collaborative way to find shared sustainable solutions.</p>	Should the Cabinet agree to implement the proposals, the Council would work in collaboration with the current school, and external partners such as Mudiad Meithrin to transition to the new delivery model.	Neutral		
<p>Involvement (including Communication and Engagement): Involving a diversity of the population in the decisions that affect them including: Unpaid Carers: Ensuring that unpaid carers views are sought and taken into account</p>	Full consultation was carried out with stakeholders in accordance with the School Organisation Code, which provided an opportunity for all interested parties to give their views. The findings of this exercise was reported to Cabinet and was taken into consideration when determining how to proceed. This impact assessment has been updated to reflect feedback received.	Good		

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	<p>A statutory notice was subsequently published which provided a further period of 28 days for stakeholders to submit written objections if they did not agree with the proposal.</p> <p>All stakeholders have had the opportunity to give their views as part of this process, including any unpaid carers in the area.</p>			
<p>Prevention: <i>Understanding the root causes of issues to prevent them from occurring including:</i></p> <p>Safeguarding: <i>Preventing and responding to abuse and neglect of children, young people and adults with health and social care needs who can't protect themselves.</i></p>	<p>The aim of the proposal is to provide a more sustainable model of delivering education in the Trefeglwys area, which would enable Ysgol Dyffryn Trannon to operate more efficiently by not having to duplicate provision.</p> <p>Ensuring appropriate safeguarding arrangements is a key aspect of any school organisation proposal. The intention is that the proposal would maintain or improve the safeguarding arrangements for all pupils.</p>	Good		
<p>Integration: <i>Taking an integrated approach so that public bodies look at all the well-being goals in deciding on their well-being objectives.</i></p>	<p>An integrated approach would be taken in order to implement the proposal, which would include other Council service areas and other partners as required.</p>	Neutral		
<p>Powys County Council Workforce: What Impact will this change have on the Workforce?</p>	<p>Implementation of the proposal would have a positive impact on Welsh-medium staff by enabling them to work in a fully Welsh environment.</p> <p>In the longer term, as the change in language category is phased in across the school, there may be an impact on school staff who cannot work through the medium of Welsh, however the number of affected staff is low.</p> <p>If the proposal was implemented, Welsh would be the primary, main language of the school. It is anticipated that this this would support the development of a fully Welsh ethos across the school. Implementing the proposal may have an additional impact on Council staffing services such as Children's Services, Catering,</p>	Neutral	The Council to work with the school to support staff to develop their language skills.	Neutral

	<p>Payroll, ALN as there would be an expectation for services to be provided in Welsh. This would have a positive impact on opportunities for Council staff to use the Welsh language.</p> <p>Full consultation has been carried out on the proposal in accordance with the requirements of the School Organisation Code. This process would be supported by relevant local authority teams (e.g. HR). This included consultation with staff, ensuring that they have had an opportunity to give their views.</p> <p>Some concern was raised during the consultation period about the potential impact of the proposal on current staff at the school.</p>			
<p>Payroll: How will this impact salary, any overtime/enhanced payments etc? Does this affect any particular group of employees? E.g. Male/Female dominated workforce. Does this proposal comply with the Councils Single Status Terms and Conditions?</p>	<p>The proposal complies with Powys County Council's Single Status Terms and Conditions. The proposal would have no impact on Powys County Council staff salaries/enhanced payments.</p>	Neutral		
<p>Welsh Language impact on staff</p>	<p>Implementation of the preferred way forward would have a positive impact on Welsh-medium staff by enabling them to work in a fully Welsh-medium environment.</p> <p>In the longer term, as the change in language category is phased in across the school, there may be an impact on school staff who cannot work through the medium of Welsh, however the number of affected staff is low.</p> <p>If the proposal was implemented, Welsh would be the primary, main language of the school. It is anticipated that this this would support the development of a fully Welsh ethos across the school.</p>	Good		

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	Implementing the proposal may have an additional impact on Council staffing services such as Children's Services, Catering, Payroll, ALN as there would be an expectation for services to be provided in Welsh. This would have a positive impact on opportunities for Council staff to use the Welsh language.			
Apprenticeships: Has consideration been given to whether this change impacts negatively, or positively on Apprenticeships within the service?	No impact	Neutral		

Source of Outline Evidence to support judgements
 Consultation responses, consultation report, objections, objection report

What is the impact of this proposal on our communities?

Communities	How does the proposal impact on residents and community?	<u>IMPACT</u> See impact definitions in guidance document	What will be done to better contribute to a more positive impact or to mitigate any negative impacts?	<u>IMPACT AFTER MITIGATION</u> See impact definitions in guidance document	Source of Outline Evidence to support judgement
Trefeglwys	In the short term, it is possible that the proposal to change the school's language category could lead to tensions and disagreement within the local community, in particular whilst consultation processes are ongoing. Eventually however, it is expected that these tensions would diminish, and in the longer term as the change in language category is implemented, it is hoped that the proposal would help to improve community cohesion, as all pupils in the area would be fluent in both Welsh and English.	Moderate		Minor	

9. What are the risks to service delivery or the council following implementation of this proposal?

Risk Identified	Inherent Risk Rating Impact X Likelihood (See Risk Matrix in guidance document)	Mitigation	Residual Risk Rating Impact X Likelihood (See Risk Matrix in guidance document)
Parents don't want their children to attend a Welsh-medium school, so choose for them to move to alternative schools.	Medium	Change to be phased in to minimise impact on current pupils. Engagement with parents to take place throughout the process.	Low
Risk that pupil numbers at Ysgol Dyffryn Trannon could reduce if parents choose not to send their children to Ysgol Dyffryn Trannon if they preferred an English-medium provision, which could have an impact on the school's budget and increase surplus places.	Medium	A promotional campaign is required to help parents understand the benefits of a bilingual education, and the support available to them, e.g. Trochi.	Low

10. Overall Summary and Judgement of this Impact Assessment?

This impact assessment has been updated following the consultation exercise and the objection period.

A number of concerns were raised during the consultation about the impact of the proposal on the community, on pupils with ALN, and on any pupils choosing to attend alternative English-medium provision instead of accessing Welsh-medium provision at Ysgol Dyffryn Trannon. The Council proposes to mitigate the impact on pupils with ALN by ensuring that any pupil with SEN/ALN who requires targeted support through the medium of English at Ysgol Dyffryn Trannon is provided with this support as part of the agreed alternative learning provision under the new Additional Learning Needs and Education Tribunal (Wales) Act 2018.

Following consultation and the objection period, it is judged that the impact of the proposal remains positive overall. The proposal would eventually provide a more sustainable model for delivering education in Ysgol Dyffryn Trannon, ensuring that all pupils are fully bilingual in Welsh and English when they leave the school. The proposal is to change the school's language category over time, which minimises the impact on pupils currently attending Ysgol Dyffryn Trannon, but would also ensure that, eventually, all pupils would be taught through the medium of Welsh, and would become fully bilingual in Welsh and English. This would lead to enhanced opportunities to promote the Welsh language within the school and within the community and would provide those pupils with bilingual skills to take into the workplace.

11. Is there additional evidence to support the Impact Assessment (IA)?

What additional evidence and data has informed the development of your proposal?

PLASC, Consultation Report, Objection Report

12. On-going monitoring arrangements?

What arrangements will be put in place to monitor the impact over time?

The Transforming Education Programme Board will continue to monitor impact over time.

Please state when this Impact Assessment will be reviewed.
The impact assessment will be reviewed at all stages of the process.

13. Sign Off

Position	Name	Signature	Date
Impact Assessment Lead:	Sarah Astley		
Head of Service:	Lynette Lovell		
Portfolio Holder:	Cllr Phyl Davies		

14. Governance

Decision to be made by	Cabinet	Date required	21 September 2021
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3. Equality Impact Assessment

Powys County Council



Equality Impact Assessment (EqIA)

Proposal	To change the language category of Ysgol Dyffryn Trannon
Service Area	Schools Service
Date of Assessment	Initial Assessment January 2021 Updated May 2021 Update July 2021
Lead Person undertaking the assessment	Huw Rowlands
Relevant Head of Service who has agreed this assessment	Lynette Lovell

The Equality Act 2010, requires that public sector organisations in the exercise of their functions, pay due regard to the following 'general duty':

- a) Eliminating discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) Advancing equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) Fostering good relations between persons who share a relevant protected characteristic and persons who do not share it.

The protected characteristics include: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, marriage and civil partnership, sex and sexual orientation. This assessment also includes a consideration of impact upon people and communities whose language of choice is Welsh.

The specific regulations for Wales [Equality Act 2010 (Statutory Duties) (Wales) Regulations 2011] require public sector bodies to monitor relevant policy and practises and then assess and report on the impact based upon an analysis of relevant data and evidence.

1. AIM or PURPOSE

Briefly describe the aim or purpose of the change proposal being assessed.

Powys County Council is proposing to change the language category of Ysgol Dyffryn Trannon. The proposal is as follows:

- To make a regulated alteration to alter the medium of instruction at Ysgol Dyffryn Trannon from bilingual (dual-stream) to Welsh-medium
- This would be introduced on a phased basis, year-by-year, starting with Reception in September 2022

2. OBJECTIVES

Please state the current business objectives of the change proposal.

The Council is proposing to change the language category of Ysgol Dyffryn Trannon for the following reasons:

- To improve educational outcomes
 - Children would no longer be taught in small mixed age classes
 - There would be more pupils who are fluent and confident in using the Welsh and English language equally
- To improve educational provision
 - Opportunities to develop a broader curriculum to meet the needs of pupils
 - Having one language stream would make it easier to track and target the progress of pupils and their well-being
- To improve leadership and management
 - The school's management team could work more efficiently
- To improve efficiency in the delivery of education
 - Potential for the school to operate more efficiently through more efficient deployment of staff and resources
- To increase the number of pupils accessing Welsh-medium education
 - More pupils would be fluent in both Welsh and English, therefore contributing to the Welsh Government's aim to achieve a million Welsh speakers by the year 2050.

3. BENEFITS and OUTCOMES

i) What are the intended benefits or outcomes from the change proposal?

The benefits of the proposal are:

- Would enable the school to operate more efficiently as a single stream school
- All pupils at the school would study through the medium of Welsh and would develop bilingual skills
- Potential to increase the number of pupils studying through the medium of Welsh
- More opportunities could be offered through the medium of Welsh
- Improvement in pupils' Welsh language skills through improved Welsh ethos
- Would ensure that all pupils would be taught in appropriately sized year groups
- Small potential financial saving to the authority

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4. CORPORATE RELEVANCE

How does this change proposal relate to Vision 2025?

Learning and Skills is one of the four priorities outlined in Corporate Improvement Plan 2020-25: Vision 2025. Within this priority, the Plan includes a commitment to increasing the number of pupils educated through the medium of Welsh.

5. DATA USED

5.1. What data has been used to conduct this assessment?

Tick/shade boxes as appropriate.

Profiling of service users, providing a breakdown of who uses the service by the protected characteristics.	✓
Service user satisfaction rates, broken down by the protected characteristics.	
Qualitative data (analysed against the protected characteristics) which provides evidence about current services users experience accessing the service.	
Qualitative data gathered from those that are not currently using the service.	
Complaints monitoring against the protected characteristics.	

Wider research reports and findings.	
Relevant service based Equality Impact Assessment.	

5.2. Are there any gaps in the data?

Yes No

Please state the gaps:

- No qualitative data is currently available

How will the gaps be addressed going forward?

- Qualitative data will be collected as part of the forthcoming consultation process.

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6. DATA ANALYSIS

6.1 Quantitative

Summarise the key quantitative data analysis results, providing key headline statistics.

Include data that relates to existing provision and also data relating to proposal. E.g. statistics generated from a consultation questionnaire.

Key questions:

- i) Are certain groups currently underrepresented in service user figures? Will a change affect this?
- ii) How do satisfaction levels compare across the protected characteristic groups? How will a change affect this?

PLASC January 2020

Ysgol Dyffryn Trannon

Based on the information provided in the school's PLASC return in January 2020, the following pupils belong to the protected characteristic groups:

- Free school meals: 5.4% of pupils are eligible for Free School Meals
- ALN: 12.4% of pupils at the school have special educational needs. Of these, 11.6% of pupils are on School Action, 0.8% of pupils are on School Action Plus and 0% of pupils have statements
- Disabilities: 12.4% of pupils have additional learning needs
- English as an Additional Language: 0% of pupils are identified as EAL pupils.
- Ethnicity: The ethnic group of 29.4% of pupils at the school is White British, 13.7% English and 56.9% Welsh
- Looked after Children: 0% of pupils are looked after.

	<p>This information shows that a proportion of pupils that belong to the protected characteristic groups will be affected by this proposal. In particular:</p> <ul style="list-style-type: none"> - 5.4% of pupils at Ysgol Dyffryn Trannon are eligible for Free School Meals. - 12.4% of primary pupils at Ysgol Dyffryn Trannon have additional learning needs. This is less than the Powys average for primary schools (18.8%) <p>The proposal to change the language category of Ysgol Dyffryn Trannon would not impact pupils currently attending the school, as the change in the school's language category would be phased in on a year-by-year basis. However, over time, pupils attending Ysgol Dyffryn Trannon would be affected, including those pupils belonging to protected characteristic groups.</p> <p>Nevertheless, the aim of the proposal is to improve the educational opportunities for all pupils attending Ysgol Dyffryn Trannon, including any pupils belonging to the protected characteristic groups.</p>
<p>6.2 Qualitative Summarise the key qualitative data analysis, providing key themes or patterns. Include data that relates to existing provision and also data relating to proposal. E.g. protected characteristics focus group on the proposal.</p> <p>Key questions:</p> <p>i) Do certain groups have a different service user experience? How will a change affect this?</p> <p>ii) Have any areas for improvement been communicated by particular groups? Will a change have an impact upon these views?</p>	<p>Concerns were raised during the consultation about the impact of the proposal on pupils belonging to the protected characteristic groups.</p> <p>These mainly included concerns about the impact of the proposal on pupils belonging to the protected characteristic groups, however some comments were also raised about the potential impact on pupils whose first language is not English. Some comments were also made which expressed the view that the proposal would not have a negative impact on pupils belonging to protected characteristic groups.</p> <p>All comments received are listed in the consultation report produced in respect of this proposal, along with the Council's response to the comments.</p> <p>The Council has subsequently published a Statutory Notice proposing to change the school's language category, and there was a 28 day objection period during which stakeholders could let the Council know if they did not agree with the proposal. 2 objections were received, however</p>

<p>iii) What are the reasons behind some groups not using the service? How will a change affect this position?</p> <p>iv) What has consultation on your proposals revealed about impact on the protected characteristics?</p>	<p>the objections did not raise any issues regarding the proposal's impact on pupils belonging to the protected characteristic groups.</p>
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7. EqIA RESULT

Based on an analysis of the available qualitative and quantitative data, please tick/shade the appropriate box opposite to provide the EqIA assessment result.

<input checked="" type="radio"/> The proposal does not present any adverse impact on equality. [Proceed to question 10]	
<input type="radio"/> The proposal presents some adverse impact on equality. [Proceed to question 8]	✓
<input type="radio"/> The proposal presents significant impact on equality [Proceed to question 8]	

8. AREAS for IMPROVEMENT

<p>Please provide detail of weak or sensitive areas of the proposal identified by the assessment.</p> <p>i) Which protected characteristic groups are particularly affected?</p> <p>ii) Will people on low incomes be affected?</p> <p>iii) Will Welsh speakers be affected?</p>	<p>i) The proposal could impact pupils with additional learning needs. 12.4% of pupils attending Ysgol Dyffryn Trannon have special educational needs.</p> <p>Concerns were raised about the impact of the proposal to change the school's language category on any pupils with disabilities, including additional learning needs, attending the school in the future, therefore the protected characteristic group that would potentially be most affected would be pupils with disabilities.</p> <p>ii) Some people on low incomes would be affected. 5.4% of pupils attending Ysgol Dyffryn Trannon are eligible for free school meals.</p>
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	<p>iii) Ysgol Dyffryn Trannon is currently a dual-stream school, therefore the proposal would affect Welsh speakers. As required by the Welsh Government's School Organisation Code, a separate Welsh Language Impact Assessment will be carried out.</p>
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9. EQUALITY IMPROVEMENT

<p>9.1 Having identified problematic aspects to the proposal, how will this now be addressed?</p> <p><i>i.e. Are you able to involve (in some capacity) people from protected characteristic groups, Welsh Speakers, people on low incomes, to assist you in this process?</i></p> <p>i) Can the impact be mitigated, and how will this be done?</p> <p>ii) Does the proposal require modification to reduce or remove this impact?</p> <p>iii) Should the proposal be considered for removal, owing to the degree of impact it is likely to have?</p>	<p>Should the proposal be implemented, the medium of instruction of Ysgol Dyffryn Trannon would change to Welsh-medium. This would be phased in, year on year, starting with Reception pupils. There would be no impact on existing pupils.</p> <p>The proposal aims to improve the educational opportunities offered to all pupils at the school, including pupils that belong to the protected characteristic groups.</p> <p>During the consultation period, concern was raised about the potential impact of the proposal to change the school's language category to Welsh-medium on any pupils with additional learning needs attending the school in the future. To mitigate this concern, the school would need to provide enhanced support to pupils with ALN as needed in order to meet their needs. The authority's mitigation is as follows:</p> <p>Across Wales there are children with SEN/ALN who are educated successfully in Welsh-medium schools, whether they are from Welsh-speaking homes, English-speaking homes or homes where other languages are spoken. Ysgol Dyffryn Trannon, along with other schools, can benefit from learning from best practice.</p> <p>The Powys SEN/ALN strategy, agreed by Cabinet in November 2021, is committed to improving the provision for all pupils with SEN/ALN, whatever their first language. This includes pupils who can be educated in mainstream classes as well as pupils who require specialist provision. As part of the strategy, the local authority is developing and improving its range of specialist provision, including specialist centres and satellites of special schools, in order to make sure that the needs of all pupils in Powys can be met effectively.</p>
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The school will not change from Welsh medium to English medium over night. There will be a transition period for those pupils already in the school. During this transition period, pupils with SEN/ALN who are currently attending the English stream at Ysgol Dyffryn Trannon will continue to receive their education through the medium of English as outlined in the proposal.

If the proposal goes ahead, pupils with SEN/ALN will be taught through the medium of Welsh. A key part of the strategy is that pupils with SEN/ALN have the right to be educated in mainstream schools alongside their peers.

Under the Additional Learning Needs and Education Tribunal (Wales) Act 2018, pupils with ALN will have individual development plans (IDPs) which will set out their needs and the support that they will receive. This could include support from school staff as well as specialist support from the local authority. Where appropriate, interventions may take place through the medium of English. This will be determined in line with the needs of the individual pupil. Similarly, if a pupil arrives at the school with no English, a level of support may be provided in their own language.

It is not considered that the proposal requires modification to reduce or remove the impact.

It is not considered that the proposal should be considered for removal, owing to the degree of impact it is likely to have.

9.2 Will the management of the impact as outlined in 9.1, be included in the Service Improvement Plan?

<p>Yes <input type="checkbox"/></p> <p>Date added..... Reference.....</p>	<p>No <input checked="" type="checkbox"/></p> <p>If no, please explain why not: Need was not identified at time of writing Service Strategy</p>
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4. Community Impact Assessment

Ysgol Dyffryn Trannon

- i) **Information on the proportion of pupils from the catchment area and outside the catchment area that attend the school**

Welsh-medium pupils

School	% of Pupils
Ysgol Dyffryn Trannon	88.06%
Ysgol Dafydd Llwyd, Newtown	5.50%
Ysgol Carno	4.6%
Rhayader C. in W. Primary School	0.92%
Ysgol Rhiw Bechan	0.92%

This suggests that 88.06% of pupils attending the school's Welsh-medium stream were attending their closest Welsh-medium provider, whilst 11.94% of pupils attending the school's Welsh-medium stream live closer to other Welsh-medium providers.

English-medium pupils

School	% of Pupils
Ysgol Dyffryn Trannon	79.8%
Llanidloes Primary School	16.56%
Llandinam C.P. School	2.76%
Caersws C.P. School	0.92%

This suggests that 79.8% of pupils attending the school's primary English-medium stream were attending their closest English-medium provider, whilst 20.2% of pupils attending the school's primary English-medium stream live closer to other English-medium providers.

- ii) **After-school clubs and extra-curricular activities provided by the school**

The school provides the following after-school clubs and extra-curricular activities:

Various Sports Clubs
Science Club
Urdd

iii) Any other facilities or services the school accommodates or services the school provides

The school accommodates or provides the following other facilities or services:

Breakfast club
After school club
Pre-school – Mes Bach
Cylch Trannon

iv) Other use by the community of the school building and links between the school and the community

The following make use of the school building:

Young Farmers
Urdd Eisteddfod

The school has links with the following community activities:

Church services
Carol services/Christmas tree lights switch on
Concerts
Remembrance Service

v) If accommodation, facilities or services are provided by a school, where would they be provided in the event of closure?

The proposal would not close or affect in any way any accommodation, facilities or services provided by Ysgol Dyffryn Trannon.

vi) Distance and travelling time involved in attending an alternative school of the same language category

Should the proposal be implemented, there would be no impact on distance and travelling time for current pupils at Ysgol Dyffryn Trannon. All pupils currently receiving English-medium education at the school would be able to continue to access this provision until they leave the school.

In the future, pupils wishing to access English-medium education would need to travel to alternative provision. In respect of primary provision, the nearest alternative schools would be as follows:

School name	Distance from Ysgol Dyffryn Trannon
Llanidloes C.P. School	4.2 miles
Caersws C.P. School	4.6 miles
Llandinam C.P. School	7 miles

vii) How parents' and pupils' engagement with the alternative school and any facilities it may offer could be supported

Should the proposal be implemented, all current pupils would be able to continue to receive education through the medium of Welsh or English at Ysgol Dyffryn Trannon throughout their time in the school, therefore there would be no change in terms of parents' and pupils' engagement with the school.

viii) Any wider implications e.g. impact on public transport provision, wider community safety issues

The implementation of the proposal would not impact on public transport provision or community safety.

ix) Issues raised at consultation

A number of comments were received during the consultation period which related to the proposal's impact on the community. Most of the comments suggested that the proposal would have a negative impact on the community.

The comments received are listed in full in the consultation report produced in respect of this proposal along with the Council's response to the points raised. The points raised are also summarised below:

Reference to transport arrangements

- Additional travel would be required
- Reference to the Council's transport policy
- Reference to transport costs
- Concern about impact on access to extra-curricular activities
- Reference to pupils travelling into Trefeglwys

Negative impact on the community

- The area would not be attractive to people looking to move in to new housing
- The area is largely an English speaking area
- The proposal would lead to community division

x) Issues raised during the Objection Period

No new issues were raised regarding the proposal's impact on the Community during the Objection Period.

xi) Conclusion

The proposal only proposes changing the language category of Ysgol Dyffryn Trannon, therefore it is anticipated that the proposal's impact on the community would be minimal. Primary provision would continue to be available in Trefeglwys, and community facilities associated with the school would continue to be available.

It is acknowledged that the proposal would eventually lead to additional travel for any pupils wishing to access English-medium education. However by phasing in the change in language category over a number of years, the intention is that all pupils in the school's catchment area would access Welsh-medium provision at Ysgol Dyffryn Trannon, therefore the number of affected pupils would be small. Should pupils wish to access English-medium provision instead of accessing Welsh-medium provision at Ysgol Dyffryn Trannon, there are three English-medium schools within 8 miles of Ysgol Dyffryn Trannon, therefore the additional travel time / distance involved would not be significant.

5. Welsh Language Impact Assessment

This Welsh Language Impact Assessment should be read in conjunction with the Integrated Impact Assessment and Equality Impact Assessment earlier on in this document.

Ysgol Dyffryn Trannon

i) Standards in the Welsh language

Language, literacy and communication skills in Welsh (LCW)

Foundation Phase

	Number of Year 2 pupils	No. Outcome 5+	% Outcome 5+	No. Outcome 6+	% Outcome 6+
2017*	16	14	87.5	1	6.3%
2018	25	21	84%	3	12%
2019	16	11	68.8%	4	25.0%

*One 2017 pupil's data not available for extraction

No Teacher Assessment in 2020 due to Covid-19

Welsh First Language

Key Stage 2

	Number of Year 6 pupils	No. Level 4+	% Level 4+	No. Level 5+	% Level 5+
2017	15	15	100%	7	46.7%
2018	11	11	100%	1	9.1%
2019	4	4	100%	2	50%

No Teacher Assessment in 2020 due to Covid-19

Welsh Second Language

Key Stage 2

	Number of Year 6 pupils	No. Level 4+	% Level 4+	No. Level 5+	% Level 5+
2017	5	5	100%	1	20%
2018	3	1	33.3%	0	0%
2019	7	5	71.4%	4	57.1%

No Teacher Assessment in 2020 due to Covid-19

ii) After school / extra-curricular activities which provide additional opportunities for pupils to use Welsh

All of the after-school clubs provided by the school provide opportunities for pupils to use Welsh, either as a first or second language. These include the following:

Urdd Club – an opportunity for children from year 1 to year 6 to come together after school to play games, create artwork to compete in Urdd competitions, create items to sell in the Christmas Fair, and other various activities.

It also gives children the opportunity to practice dancing, singing and recitation as preparation for competitions and the Urdd Eisteddfod. It also gives pupils the opportunity to use Welsh outside class so that they can see that the Welsh language is a living language that can be used socially in the community.

iii) Opportunities provided by the school for members of the community to learn Welsh, or undertake activities through the medium of Welsh

Siarter iaith / Criw Cymraeg Campus arrange a “Speaking Welsh afternoon” – inviting local people to attend the school to have tea or coffee and socialise through the medium of Welsh.

The school promotes any Welsh learning sessions organised by Menter Maldwyn and similar organisations.

iv) Other links between the school and the Welsh language community

The school has strong links with the Welsh language community as follows:

- The school organises concerts so that pupils have the opportunity to perform with famous Welsh language people
- The school sings carols in the Winter Fair
- Various services held in the local church such as Thanksgiving

v) Other considerations

- **Whether it might be appropriate to provide additional after school facilities at any alternative school to further secure standards in the Welsh language**

Should the proposal be implemented, the use of the Welsh language would increase and there would be enhanced opportunities for pupils across all age ranges to take part in Welsh language activities, including after school activities.

There is therefore no need to consider providing additional after school facilities at any alternative school in order to further secure standards in the Welsh language.

- **How parents’ and pupils’ engagement with any alternative school and any specific language enhancement it offers could be supported**

Should the proposal be implemented, all current pupils would be able to continue to receive education through the medium of Welsh or English at Ysgol Dyffryn Trannon throughout their time in the school, therefore there would be no change in terms of parents’ and pupils’ engagement with the school.

- **Observations provided by the local authority's Welsh medium Education Forum**

The following is a summary of observations provided by the local authority's Welsh medium Education Forum at a meeting held on 29th January 2021:

"The Welsh-medium Education Forum fully supports the proposal to change the language category of Ysgol Dyffryn Trannon, from the current dual-stream to Welsh-medium, on a phased basis, year-by-year, starting with Reception in September 2022.

The proposal supports the Council's strategy to improve access to Welsh-medium education in the county, and it is sensible that consideration is given to the language category of Ysgol Dyffryn Trannon as the number of pupils attending the English stream has decreased substantially over the last few years. There are no English-medium pupils in Reception or year 1 class, and this shows that the demand in the Dyffryn Trannon catchment is for Welsh-medium education.

The Forum's view is that the proposal will improve educational provision. It will provide the opportunity for pupils to be educated in more appropriately sized classes, without the need to mix age groups, and in classes where there is no need to duplicate language provision.

The Forum also welcomes the fact that Powys County Council will support the provision of immersion provision in order to facilitate the process of changing the school's language category.

This is a positive step in relation to the educational provision in the Llanidloes catchment, where there is currently no Welsh-medium provision. If the proposal is successful, it will strengthen the need for Welsh-medium secondary provision in the Llanidloes catchment.

Alongside the consultation, the Forum recommends that the Council should also share information about the benefits of bilingualism and Welsh-medium education, as part of a promotional programme for parents and carers.

The Forum also recommends that the Council works in partnership with those providing early years provision in Welsh or English in the catchment, including cylchoedd meithrin and any other providers. There has already been close co-operation with Mudiad Meithrin in order to ensure Welsh-medium early years provision at Ysgol Dyffryn Trannon.

If the proposal is implemented, the Welsh-medium Education Forum would be happy to work with Ysgol Dyffryn Trannon, to support the school to move along the language continuum, to ensure that the best possible opportunities are offered to Powys pupils by providing Welsh-medium provision which will create bilingual citizens."

- **How does the proposal fit with the authority's Welsh in Education Strategic Plan**

Since the Council's WESP for 2017-20 was developed, the Council has agreed a new Strategy for Transforming Education in Powys 2020-2030. This Strategy

includes a strategic aim to 'improve access to Welsh-medium provision across all key stage' and a strategic objective to 'move schools along the language continuum'. The proposal for Ysgol Dyffryn Trannon aligns with this.

- **Any future actions that will be needed in consequence of the change to continue to comply with the scheme or meet targets in the scheme.**

The proposal to change the language category of Ysgol Dyffryn Trannon will have a positive effect on the Welsh language. It is not therefore anticipated that any future action will be needed in order to continue to comply with the scheme or its targets.

However, the Council recognises that if the proposal is implemented, it will need to actively monitor progress of the implementation of the change of language category at Ysgol Dyffryn Trannon, especially as it is happening on a year-by-year basis, in order to ensure its success.

vi) Issues raised at consultation

A number of comments were received during the consultation period which related to the proposal's impact on the Welsh language.

The comments received are listed in full in the consultation report produced in respect of this proposal along with the Council's response to the points raised, and are also summarised below:

- Comments relating to the positive impact of Welsh-medium education on pupils
- Additional support would be needed to support the change of language category e.g. working with other Welsh-medium schools / promotion of Welsh-medium education for non-Welsh speaking parents
- The proposal would have a positive impact on the Welsh language in the community
- The proposal would lead to increased use of the Welsh language
- Reference to the benefits of bilingualism
- Reference to the Welsh Government's 'Cymraeg 2050' strategy

vii) Issues raised during the Objection Period

No new issues were raised regarding the proposal's impact on the Welsh language during the Objection Period.

viii) Conclusion

Implementation of the proposal would have a positive impact on the Welsh language, as in time, it would ensure that all pupils in the Trefeglwys catchment would access Welsh-medium education, and would become fully bilingual in Welsh and English, leading to an increase in the number of pupils able to use the Welsh language confidently, and contributing to the Welsh Government's Strategy to achieve a million Welsh speakers by 2050.

CYNGOR SIR POWYS COUNTY COUNCIL.

CABINET EXECUTIVE

14 September 2021

REPORT AUTHOR: County Councillor Iain McIntosh
Portfolio Holder for Economic Development, Planning
and Housing

REPORT TITLE: Approval of the Powys Local Development Plan Annual
Monitoring Report 2021 for submission to Welsh
Government, and to commence the LDP Review process

REPORT FOR: Decision

1. Purpose

1.1 To approve the Powys Local Development Plan Annual Monitoring Report (**AMR**) 1st April 2020 to 31st March 2021 [AMR 2021] in readiness for its publication and submission to the Welsh Government no later than 31st October 2021, plus two informing background papers.

1.2 To seek approval to formally commence the Review process of the Powys Local Development Plan (**LDP**) and, accordingly, to commence work on the preparation of a Review Report.

2. Background

2.1 The Powys Local Development Plan is a 15-year statutory development plan spanning the period 2011 to 2026. It was adopted by the Council in April 2018. Under current legislation it will cease to be the development plan for the Powys Local Planning Authority area after its end date on 31st March 2026.

2.2 Legislation states that an LPA must publish and submit to Welsh Government an Annual Monitoring Report (AMR) setting out how the objectives of the plan are being achieved.

2.3 The AMR assesses the extent to which the plan's strategy and key policies, sites and infrastructure requirements are being delivered. By basing each AMR on the results and commentary of the preceding year, trends can be identified, and it becomes clear how policies and proposals are delivering year on year.

2.4 The Welsh Government's Development Plans Manual: Edition 3 (2020) affirms that AMRs are the key mechanism to assess the delivery and implementation of a plan's strategy. They provide transparency in the planning process by keeping stakeholders and the community informed regarding the performance of the plan against the issues it has identified. AMRs must be

approved by the LPA and submitted to Welsh Government by 31st October of the respective year.

2.5 AMR 2021, attached for approval as Appendix 1 to this report, covers the period 1st April 2020 to 31st March 2021 and is to be submitted by the end of October this year as the statutory AMR. As monitoring is a continuous cycle, AMR 2021 is supported by two background papers (supplied for information – neither of these documents were required to be submitted to Welsh Government) which contain the earlier monitoring results of the adopted Powys Local Development Plan from its adoption date:

- Background Paper 1 is the Monitoring Review - applicable to the period 17th April 2018 to 31st March 2019. (Appendix 2 to this report).
- Background Paper 2 is AMR 2020 – applicable to the period 1st April 2019 to 31st March 2020. (Appendix 3 to this report).

2.6 The AMR also includes the Strategic Environmental Assessment (SEA) monitoring of the Plan.

2.7 The AMR must be approved by the Cabinet before it is submitted to the Welsh Government. Alongside submission, the AMR must be published on the Council's website by 31st October each year.

2.8 The Council's internal LDP Working Group met in August to consider AMR 2021 and have recommended its approval to Cabinet and for its submission to Welsh Government.

3. Advice

AMR 2021 Findings

3.1 The Powys LDP is assessed against the Monitoring Framework set out in Chapter 5 of the adopted LDP. The AMR is based on the adopted Monitoring Framework but has been updated/modified where necessary to take account of new national policy requirements arising since plan adoption in April 2018. Where this has happened, the AMR explains what changes have been made to the original Framework and why. Implementation is shown visually using a colour coded system.

3.2 The AMR 2021 demonstrates that the LDP is largely delivering and meeting the monitoring targets, pointing to successful policy implementation. Of the 62 monitoring indicators, 37 are "Green" where the monitoring is on target or completed and the action required is for monitoring to continue. Three are "Blue" with the recommendation that further training is required; eight are "Yellow" identifying that further investigation/research is required; three are "Amber" suggesting that a Policy Review is required; and four are "Red" indicating that a Plan Review is required as they relate to the delivery of the strategy. AMR 2021 identifies the remaining seven indicators as not applicable during this monitoring year.

3.3 The performance of the LDP against each monitoring indicator is fully explained in the AMR (Appendix 1). The seven indicators indicating plan or policy reviews (which are colour coded red or amber) are:

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
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.	Topic Based Policy R3 – Development Within Town Centre Areas
AMR55	The amount (ha) and type of public open space provision secured in connection with major residential developments permitted.	Development Management Policy DM3 – Public Open Space
AMR56	The area of public open space (ha) that would be lost and gained as a result of development granted planning permission.	Development Management Policy DM3 – Public Open Space

3.4 The growth strategy of the adopted Plan is primarily led by housing growth and the AMR identifies under-performance against the anticipated housing completions target rate. The cumulative number of net additional dwellings delivered since 2011 is 2,101 dwellings against the anticipated 2,659 dwellings. With five years left of the Plan period it is unlikely that the Plan's dwelling requirement figure of 4,500 new dwellings will be achieved over the Plan period (2011 – 2026) as the "catch-up" build rate for the period 2021 – 2026 would require 480 new homes to be built each year. (See Table 9 in AMR 2021).

3.6 The under-delivery of allocated housing sites is identified as an area of concern. As set out in AMR 2021, of the 80 Housing Allocation (HA) sites in the LDP, 53 (66%) still do not have any form of planning permission.

3.7 Within the AMR is a detailed assessment of the performance of the LDP against the statutory Strategic Environmental Assessment (SEA) monitoring objectives.

The LDP Review Process

3.8 AMR 2021 concludes with a recommendation that a review of the LDP should be commenced for the following reasons:

“Statutory Reasons to Review the Plan

7.3.1 Statutory reviews are invoked to ensure that adopted development plans remain up to date as it is considered that the evidence becomes dated beyond four years. Section 69 of the Planning and Compulsory Purchase Act 2004 together with the LDP Regulations require the Council to undertake a full review of the adopted LDP at intervals not longer than every four years from the date of adoption. The legislative framework means that a prescribed review of the Powys LDP is due in 2022.

7.3.2 The publication of Future Wales: The National Plan 2040 in February 2021 also triggered a statutory duty under section 68A of The Planning (Wales) Act 2015 for the Powys LPA to “consider whether to carry out a review” of the adopted LDP.

Other Reasons to Review the Plan

7.3.3 The Powys LDP (2011-2026) will cease to be operational as a statutory development plan at its end date 31st March 2026. To avoid a policy vacuum, it is therefore important that the next LDP is successfully adopted by 1st April 2026, to take effect as soon as the current LDP ends. The Development Plans Manual Edition 3 (2020) states that Plan preparation should take three and a half years, with a single additional slippage period of three months. Based on these calculations work should commence on the next LDP in July 2022.

7.3.4 The findings of this AMR have raised concerns about the implementation of the plan’s strategy and policy effectiveness in relation to the under-delivery of housing. For four monitoring indicators, the trigger has been reached and an action of Plan Review recommended. A further three monitoring indicators recommend an action reviewing an LDP policy.”

3.9 As a consequence, it is recommended to Cabinet that the statutory LDP review process should commence which will entail the preparation of a LDP Review Report and in due course a Delivery Agreement with the aim of commencing the preparation of a replacement LDP from July 2022.

4. Resource Implications

4.1 The publishing and submission of the AMR does not have any additional resource implications.

4.2 The review itself has no financial implications but the review will almost certainly recommend starting a replacement LDP (Local Development Plan). Additional resource will be required to undertake the replacement LDP; it is

currently estimated that £1.309 million will be required to complete the LDP, requiring approximately £327,442 per year for four years. The funding required is included in the Integrated Business Plan of Property, Planning and Public Protection.

4.3 The Head of Finance (Section 151 Officer) notes the contents of the report. The recommendation to approve the AMR can be supported without the need for additional financial resource. The further development of the LDP will however require additional funding and this will be considered as the Council develops its revenue budget and Medium Term Financial Strategy.

5. Legal implications

5.1 The Principal Solicitor (Shire) recommends that Cabinet approves Powys Local Development Plan Annual Monitoring Report and commencement of the LDP Review process and thereby enables the Council to comply with its statutory duties in that regard.

5.2 The Monitoring officer – no comments have been received.

5.3 It is a requirement of the Planning and Compulsory Purchase Act 2004 (Section 76) and LDP Regulation 37 that the LPA prepares and submits an AMR to Welsh Government.

5.4 In accordance with Section 69 (S69) of the 2004 Act, a review of an LDP is required at intervals not longer than every four years from initial adoption to ensure that there is a regular and comprehensive assessment of whether a plan remains up-to-date or whether changes are needed.

5.5 The publication of Future Wales: The National Plan 2040 in February 2021 has also triggered a statutory duty under section 68A of The Planning (Wales) Act 2015 for the Authority to “consider whether to carry out a review” of the adopted LDP.

5.6 In terms of risks, it is considered that there are significant risks to the Authority should Cabinet decide not to approve the recommendations in this report. The Authority is required under the Planning Act (Wales) 2015 and the 2004 Act referred to above to produce and maintain an up-to-date Local Development Plan. Such a Plan forms the basis for land-use planning and sustainable place-making within the LPA geographical area and is key in delivering sustainable development, promoting well-being, and ensuring that Powys remains a great place to live, learn, work and play.

6. Data Protection

6.1 The proposal does not involve the processing of personal data.

7. Comment from local member(s)

7.1 The current adopted LDP and any subsequent replacement apply to all of Powys except those areas within the Brecon Beacons National Park.

7.2 The Council's internal LDP Working Group has been involved in the preparation of AMR 2021, its accompanying background papers, and in considering how the Council should address the results arising from the annual monitoring process.

7.3 The process of preparing an LDP is regulated and opportunities are available to engage with the preparation process through formal consultation stages.

8. Impact Assessment

8.1 An assessment is not required in this instance as the process of preparation and submission of an AMR is a statutory requirement upon the Council.

9. Recommendation

9.1 It is recommended that Cabinet approve:

1. AMR 2021 with Annex 1 and Annex 2 together with its accompanying two informing background papers in order for the AMR to be submitted to the Welsh Government by 31st October 2021 in accordance with the relevant legislation. It will be published concurrently on the Council's website.
2. The commencement of the LDP Review process.

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Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

Powys Local Development Plan (LDP)

Annual Monitoring Report 2021

**1st April 2020 to 31st March
2021.**

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Executive Summary

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

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

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

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

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

Continue Monitoring	28 - Continue Monitoring 7 - Adopted SPG by the Target date 2 – SPG Adopted just after the end of the monitoring period.
Training Required	3
Supplementary Planning Guidance (SPG) Required	0
Further Investigation/Research Required	8
Policy Review Required	3
Plan Review	4
Not Applicable to this AMR period or superseded	7 – Includes indicators that need two consecutive years of data before action required. Indicators unable to be monitored and indicators that have been superseded.

Monitoring Indicators Requiring Further Action

The majority (35) of indicators continue to show positive policy implementation. There are, however, some indicator targets that are not being achieved (18) and thus trigger points have been reached. This indicates that there are LDP policies that are not functioning as intended, in these instances the monitoring has recommended actions, including in some cases the review of a policy.

There are seven monitoring indicators that require strategy / policy issues to be addressed as part of the LDP review process, these being:

Table 2. Monitoring Indicators that Require Strategy / Policy Issues to be Addressed as part of the LDP Review Process

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
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.	Topic Based Policy R3 – Development Within Town Centre Areas
AMR55	The amount (ha) and type of public open space provision secured in connection with major residential developments permitted.	Development Management Policy DM3 – Public Open Space
AMR56	The area of public open space (ha) that would be lost and gained as a result of development granted planning permission.	Development Management Policy DM3 – Public Open Space

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

Table 3. Monitoring Indicators that Require Further Investigation or Research

Reference No.	Monitoring Indicator	Relevant LDP Policies
AMR3	The number of net additional affordable homes built in the LPA area.	Strategic Policy SP3 – Affordable Housing Target
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
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
AMR21	The average overall density (units per hectare) permitted in respect of housing developments in Towns, Large Villages, Small Villages and Rural Settlements.	Topic Based Policy H4 – Housing Density
AMR22	Amount of permanent, sterilising development permitted within a minerals safeguarding area.	Development Management Policy DM8 – Minerals Safeguarding
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

There are three monitoring indicators where Development Management Officer training is recommended, these being:

Table 4. Monitoring Indicators that Require Development Management Officer Training

Reference No.	Monitoring Indicator	Relevant LDP Policies
AMR45	The number of developments permitted on or affecting locally important site designations as identified in Policy DM2 (3).	Management Policy DM2 – The Natural Environment
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.	Development Management Policy DM12 – Development in Welsh Speaking Strongholds
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

Key Findings for This AMR Monitoring Period:

- A significant contextual change during the monitoring period was the publication in February 2021 of the national development plan for Wales “**Future Wales: The National Plan 2040**”. This has replaced in its entirety the Wales Spatial Plan (2004; 2008). Future Wales is a spatial development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of Wales’s communities. As the national development framework, Future Wales is the highest tier of development plan and is focused on solutions to issues and challenges at a national scale. Local Development Plans are required to be in conformity with Future Wales and must be kept up to date and, if necessary, reviewed to ensure they and Future Wales work together effectively.
- The Development Plan Manual (March 2020) introduced new Contextual Indicators. These contextual indicators found that homelessness has risen during the monitoring period, whilst the latest available information (1st April 2019 to 31st March 2020) relating to unemployment levels shows that it too, is also beginning to rise. Both are likely to have been influenced by the Covid-19 pandemic, which saw the UK and Welsh governments implement a series of public health measures from March 2020 which included lockdowns, restrictions on travel and social mixing and the closure of non-essential business for varying timescales, throughout the monitoring period.
- Average houses prices in Powys have substantially increased by £23,329 representing a 13% increase during this monitoring period. The short-term removal of the need to pay Land Transaction Tax on properties up to the value of £250,000 is likely to be a factor, along with increased demand from those re-locating to rural areas like Powys. Whether this trend continues remains to be seen, particularly when the Land Transaction Tax is reinstated.
- In December 2020, Natural Resources Wales (NRW) issued a letter to Powys, highlighting that designated riverine Special Areas of Conservation (SAC) water bodies within the River Wye SAC were failing to meet phosphorus limits which had been tightened in 2016 by the Joint Nature Conservation Committee (JNCC). The Usk and Wye catchments cover almost the entirety of the southern half of Powys and thus it is likely this new environmental constraint will impact on development coming forward, but the consequences are not yet evident in the data in this monitoring period.
- 315 additional new homes were completed in the monitoring period. Cumulatively 2,101 new homes have been delivered since the LDP start date in 2011. This represents 47% of the LDP overall housing target. The Housing Trajectory demonstrates that the supply of housing land is strong but to meet the Plan’s overall Dwelling Requirement Figure (of 4,500 dwellings) a step change in housing delivery is necessary. With five years of the LDP remaining, it is unlikely that the shortfall of 2,399 housing units will be delivered by

2026. To make up for slower performance in earlier years an average completion rate of 480 homes per year would need to be achieved.

- 108 of the 315 additional new homes delivered in the monitoring period were for affordable homes, this represents a significant increase in delivery compared to previous monitoring periods. This means that since the Plan's start date in 2011, 603 affordable homes have now been delivered representing 63% of the LDP target of 952 new additional affordable homes.
- 185 of the additional new homes delivered in the monitoring period, were located on windfall (non-allocated) sites, which are contributing strongly to the supply of new homes. However, only 71 additional new homes have been completed on allocated housing sites, against a target figure of 304 dwellings during the monitoring period. Although there is sufficient land allocated in the LDP to meet the identified housing requirement, sites are not coming forward and progressing as anticipated. There are 80 housing sites allocated in the LDP, of which 53 (66%) still do not have any form of planning permission.
- The two Gypsy and Traveller Sites included in the LDP have now been successfully delivered. This has resulted in five new pitches in Machynlleth and two new pitches in Welshpool.
- During the monitoring period, planning permission was granted for 355 additional new homes, of which 147 units are classified as affordable. Towns and Large Villages are at the top of the sustainable settlement hierarchy and are the location for 85% of the additional new homes permitted during the monitoring period.
- During the monitoring period, planning permission was granted on 8.708ha of land for employment uses (B1, B2 and B8) meaning a total of 20.568 ha has been granted since the LDP was adopted. Out of the 8.708ha granted, 1.809ha (four planning applications) were located on allocated employment sites. This AMR has also found that employment safeguarded sites are being protected for employment uses in accordance with policy.
- During the monitoring period, planning permission was granted for 15.0511MW of renewable, zero or low carbon electricity. This means that for electricity generation the target halfway through the Plan period of 30.85MW has been exceeded by almost 6MW. With less than 25MW now required to meet the Plan's lifetime target, the policy is therefore on track to deliver the anticipated 61.7MW by the end of the Plan period. However, it is noted that solar photovoltaic energy proposals within Local Search Areas are not yet coming forward.
- Continuing the theme from AMR 2020 (1st April 2019 – 31st March 2020), proposals for tourism development remain strong. During this monitoring period 76 applications for tourism development gained planning permission, all were in accordance with LDP Policy TD1. The planning applications permitted equated to a total of 346 units of tourism accommodation (62% of which were static caravans). It is notable that 93% of the tourism applications permitted were in the Open Countryside with 54 applications for development on greenfield sites.

- Seven Supplementary Planning Guidance (SPG) documents have been published since the LDP was adopted. A further two were delayed due to the Covid-19 pandemic affecting Council operations (these were published July 2021).
- Within the AMR is a detailed assessment of the performance of the LDP against the SEA monitoring objectives. Detailed indicators have been identified to provide more specific evidence for the performance of the LDP against the SEA Objectives outlined in the LDP.

Conclusions

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 35 of the 62 monitoring indicators showing positive policy implementation. This includes seven Supplementary Planning Guidance documents being published since the LDP was adopted, with a further two published in July 2021, just beyond the end of this monitoring period due to delays caused by the Covid-19 pandemic affecting Council operations.

It is recognised that the cumulative number of net additional dwellings delivered since 2011 (2,101 dwellings) is below what was anticipated (2,659 dwellings). There are only five years left of the Plan period (the current LDP expires March 2026), therefore it is unlikely, that 4,500 new dwellings will have been delivered over the Plan period (2011 – 2026) to meet the LDP dwelling requirement figure. The LDP growth strategy is primarily led by housing growth, therefore the poor performance in the monitoring indicators that relate to housing completions demonstrate that the Plan's strategy is not being delivered.

The AMR has also identified that the LDP policies relating to minerals safeguarding, Local Search Areas (LSAs), community and district heating networks, public open space and retail frontages are not being implemented as intended. The next Plan review should be seen as an opportunity to review these policies and to gain an understanding of the reasons why each policy was not implemented as expected.

Recommendations

The publication of Future Wales: The National Plan 2040 in February 2021 triggered a statutory duty under section 68A of The Planning (Wales) Act 2015 for the Powys LPA to “consider whether to carry out a review” of the adopted LDP. In addition to this, Section 69 of the Planning and Compulsory Purchase Act 2004, together with the LDP Regulations require the Council to undertake a full review of the adopted LDP at intervals not longer than every four years from the date of adoption. The legislative framework means that a prescribed review of the Powys LDP is due in 2022.

The current Powys LDP (2011-2026) will cease to be operational as a statutory development plan at its end date 31st March 2026. To avoid a policy vacuum, it is therefore important that the next LDP is successfully adopted by 1st April 2026, to take effect as soon as the current LDP ends. The Development Plans Manual Edition 3 states that Plan preparation should take three and a half years, with a single additional slippage period of three months. Based on these calculations work should commence on the next LDP in July 2022.

This AMR includes monitoring indicators that have identified that some elements of the growth strategy and policies are not being delivered as intended. The Review Report can therefore be expected to recommend that the Powys LDP will undergo the full revision process for a replacement Plan as opposed to the more limited short form revision.

It is important therefore that the LPA now progresses with the statutory review of the LDP. The content of the LDP Annual Monitoring Reports (2020, 2021) and the preceding Monitoring Review (2019) including the Sustainability Appraisal (SA) monitoring findings are essential and important components to take into account at the review stage. The results of the AMR will be used, alongside other evidence, to inform the policies and proposals of the next LDP.

1. Introduction

1.01 This is the second AMR for the Powys LDP. It is, however, only the first to be formally submitted to the Welsh Government due to the circumstances of the 2020 Covid 19 pandemic and the removal by Welsh Government of the requirement to submit last year's AMR in October 2020. As a result, the Monitoring Review (17th April 2018 – 31st March 2019) and AMR 2020 (1st April 2019 – 31st March 2020) will be published as background papers to this Report.

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

1.03 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 5 and are consistent with the Development Plans Manual (Edition 3).

Table 5. Summary of Monitoring Assessment and Actions from Development Plans Manual (Edition 3)

<p>Continue Monitoring</p> <p>Development plan policies are being implemented effectively.</p>
<p>Training Required</p> <p>Development plan policies are not being implemented as intended and officer or Member training is required.</p>
<p>Supplementary Planning Guidance (SPG) Required</p> <p>Development plan policies are not being implemented as intended and further guidance is required, potentially preparing additional SPG.</p>
<p>Further Investigation/Research Required</p> <p>Development plan policies are not being implemented as intended and further research and/or investigation is required.</p>
<p>Policy Review Required</p> <p>Development plan policies are not being implemented and are failing to deliver; a review of the specific policy may be required.</p>
<p>Plan Review</p> <p>Development plan policies are not being implemented and the plan's strategy is not being delivered, triggering a formal review.</p>

2. Analysis of Significant Contextual Change / Indicators

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

2.1 National Context

The Local Government and Elections (Wales) Act 2021 (January 2021)

2.1.1 This Act replaces Strategic Planning Panels (SPP) the governance body set out in the Planning (Wales) Act 2015 to prepare a Strategic Development Plan (SDP) with four mandatory Corporate Joint Committees (CJCs) covering the whole of Wales. Each CJC has a statutory duty to prepare an SDP.

2.1.2 The CJC will comprise of the Leader/Executive Member from each principal council, including a NPA member where relevant (for SDP purposes only). It is based on one member, one vote, albeit there is provision for amendments to this providing all members agree. Whilst sub-committees can be created, for example to oversee the preparation of technical work for an SDP, the decisions regarding the content of the plan are taken by the CJC. The Powys LPA is included in the Mid Wales Region, meaning the CJC and subsequent SDP will cover Powys, Ceredigion and the area of the Brecon Beacons National Park that sits within the Powys Unitary Authority boundary.

Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021

2.1.3 The Town and Country Planning (Strategic Development Plan) (Wales) Regulations (SI 2021/360) were made on 18 March 2021 and will come into force on 28 February 2022. The Regulations set out the procedure for the preparation of strategic development plans (SDPs) following on from The Local Government and Elections (Wales) Act 2021 (January 2021).

Circular 003/2019: Compulsory Purchase in Wales and ‘The Crichef Down Rules (Wales Version, 2020)’

2.1.4 The purpose of this Circular is to provide guidance to local authorities and other bodies with powers to make compulsory purchase orders (“CPOs”) under the Acquisition of Land Act 1981 (“the 1981 Act”) and which are submitted to the Welsh Ministers for confirmation. Its aim is to assist the use of compulsory purchase powers to best effect and, by advising on the application of the correct procedures and statutory and/or administrative requirements to ensure CPOs progress quickly and are without defects.

Future Wales – The National Plan 2040 (February 2021)

2.1.5 Future Wales – the National Plan 2040 is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of Wales’ communities.

2.1.6 As the national development framework, Future Wales is the highest tier of development plan and is focused on solutions to issues and challenges at a national scale. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans at local authority level. Strategic and Local Development Plans are required to be in conformity with Future Wales and must be kept up to date to ensure they and Future Wales work together effectively. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

2.1.7 As a result of Future Wales being published: **TAN 8: Planning for Renewable Energy and the Wales Spatial Plan (2004,2008) have been revoked.**

Planning Policy Wales Edition 11 (February 2021)

2.1.8 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales.

2.1.9 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales. PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities. It encourages a wider, sustainable and problem-solving outlook which focuses on integrating and addressing multiple issues rather than on an approach which is fragmented, un-coordinated and deals with issues in isolation.

2.1.10 PPW and Future Wales – the National Plan 2040 together set out how the planning system at a national, regional and local level can assist in delivering these requirements through Strategic Development Plans (SDPs) and Local Development Plans (LDPs). Where appropriate, PPW translates wider Welsh Government objectives, strategies and policy into land use planning policy.

2.1.11 The main changes made from the previous Edition 10 (December 2018) of PPW involve updates to take into account the launch of Future Wales, the requirements of the Socio-economic Duty, the impacts of the Covid-19 pandemic, the publications of Welsh Government's Building Better Places document, and the Placemaking Wales Charter (see below). It also reflects policy changes relating to housing land supply (replaced by the LDP's housing trajectory), affordable housing-led sites and development quality standards, local energy planning, transport and active travel.

Socio-economic Duty (March 2021)

2.1.12 The Socio-economic Duty within the Equality Act 2010 came into force in Wales on 31st March 2021 and is aimed at encouraging better decision making and reducing inequalities resulting from socio-economic disadvantage. The Socio-economic Duty requires relevant public bodies when taking strategic decisions, for example associated with strategic policy development and development plans, to have due regard to the need to reduce the inequalities of outcome that result from socio-economic disadvantage. Relevant public bodies should evidence a clear audit trail for all decisions made under the duty, using existing processes, such as impact assessment processes and systems for engagement. The Welsh Government has published statutory guidance and resources to support public bodies in meeting the requirements of the Socio-economic Duty.

Building Better Places: The Planning System Delivering Resilient and Brighter Futures – Placemaking and the Covid-19 Recovery (July 2020)

2.1.13 Building Better Places was published on 16th July 2020 and sets out the planning policy priorities of the Welsh Government in the post Covid-19 recovery phases. The document outlines the need for good, high-quality developments which are guided by placemaking principles. It acknowledges that delivery of good places at this time require Planners to be creative and dynamic.

2.1.14 Building Better Places identifies key issues which bring individual policy areas together to ensure that action is the most effective. The 8 issues are:

- Staying local: creating neighbourhoods
- Active travel: exercise and rediscovered transport methods
- Revitalising our town centres
- Digital places - the lockdown lifeline
- Changing working practices: our future need for employment land
- Reawakening Wales' tourism and cultural sectors
- Green infrastructure, health and well-being and ecological resilience
- Improving air quality and soundscapes for better health and well-being

Each issue draws out important points within PPW and includes a commentary on specific aspects of the post potential Covid-19 pandemic situation.

Placemaking Wales Charter (September 2020)

2.1.15 In September 2020, the Welsh Government launched a new charter that puts quality, sustainability and community at the heart of planning. The Placemaking Wales Charter has been developed by the Welsh Government in conjunction with the Design Commission for Wales and in collaboration with the Placemaking Wales Partnership, a multi-disciplinary group representing professions and organisations working within the built and natural environment. The Charter outlines six placemaking principles that cover the range of considerations that contribute to establishing and maintaining good places, relating to people and community, movement, public realm, location, mix of uses and identity. Organisations who sign the Charter agree to support placemaking in all relevant areas of their work and promote the six placemaking principles.

The National Strategy for Flood and Coastal Erosion Risk Management in Wales (October 2020)

2.1.16 This is the second National Strategy on Flood and Coastal Erosion Risk Management (FCERM) for Wales, replacing the 2011 Strategy. It is prepared under the terms of the Flood and Water Management Act 2010. The Strategy sets out how Welsh Government intend to manage risks from flooding and coastal erosion across Wales. It sets objectives and measures for all partners to work towards over the of the ten-year lifetime of the document. The measures included within the strategy are designed to be clear and deliverable over the next decade, however the Strategy has been drafted with a longer-term, strategic view, recognising the nature of flood and coastal erosion risk with respect to the challenges of climate change.

2.1.17 Key changes between this National Strategy and the 2011 Strategy include the clarification of roles and responsibilities around flood and coastal erosion, the promotion of natural measures and catchment approaches, new objectives on improving understanding and preventing exposure to risk, highlighting the importance of good information and effective planning, and direction on how investment is prioritised.

Clean Air Plan for Wales: Healthy Air, Healthy Wales (August 2020)

2.1.18 The Clean Air Plan for Wales includes the following measures intended to address air quality issues across Wales. It sets out measures to improve air quality to protect the health and well-being of current and future generations; support the natural environment, ecosystems and biodiversity; support a prosperous Wales and support sustainable places.

2.1.19 The proposed measures include:

- Enhancing air quality monitoring and assessment capabilities;
- Proposals for a fit for purpose legislative and regulatory air quality management framework for Wales;
- Increasing public awareness about air pollution and behavioural change communications to help everyone improve air quality and encourage others to do the same; and
- Promoting the shift from the private motor vehicle to active travel and public transport.

Compulsory Purchase Order Manual (March 2021)

2.1.20 This Manual gives step by step guidance on the use of certain powers for the compulsory acquisition of land in Wales, as the law stood in March 2021. It outlines the context in which the majority of available powers may be used, sets out the procedures that should be followed, and draws attention to best practice. In the Chief Planning Officer Letter: 'Publication of the Compulsory Purchase Order Manual (March 2021)' it states that Welsh Government supports the use of compulsory purchase powers by local authorities to facilitate the economic recovery from the Covid-19 pandemic and promote placemaking principles to deliver beneficial environmental, social and economic change in our communities.

Code of Best Practice on Mobile Phone Network Development (March 2021)

2.1.21 This document replaces the code of best practice published by the Welsh Government in 2003. It has been produced jointly between the Welsh Government, planning authorities and the mobile industry in light of changes to the planning legislation and policy and is intended to facilitate the smooth roll-out and upgrading of mobile telecommunications apparatus in Wales. This Code includes information on the mobile industry, technology and the development of a shared rural network. It also covers siting and design considerations for providers, along with the pre-application consultation, permitted development and planning application process. The annexes to the Code provide further detailed information about site selection and design, including guidance on minimising visual impact (Annex A) along with a glossary of terms (Annex B) and a template for supplementary information to be provided at the planning stage (Annexe C).

2.2 Chief Planning Officer Letters

Coronavirus (COVID-19): Updated Guidance to Planning Authorities (April 2020)

2.2.1 This updated advice clarified what the Health Protection (Coronavirus Restrictions) (Wales) Regulations 2020 meant for planning services during the monitoring period, particularly in relation to site visits and publicity during the Covid 19 pandemic. The advice was intended to assist all local planning authorities to continue to determine planning applications.

Planning and the Post COVID-19 Recovery: Letter to Local Authorities (July 2020)

2.2.2 This letter states that local planning authorities must reflect on the impact of the pandemic on their areas and consider the consequences for LDPs under review or being implemented. LDPs currently undergoing review, which have not yet been submitted to the Planning Inspectorate for examination must undertake an assessment of the evidence base, strategy and policies in terms of sensitivity to the consequences of the pandemic. Robust conclusions should be reached on the need for new evidence and any consequential changes to strategy and policy before plan preparation progresses.

Fire Safety Planning Guidance (September 2020)

2.2.3 This letter encourages LPAs to engage with the Fire and Rescue Authorities about fire safety issues in the local area, and to involve them in the preparation and review of the Local Development Plan. Their involvement in the Local Development Plan process should assist in considering safety for the wider area, and further facilitate access for firefighting and potential changes to frontline Fire and Rescue Authorities' resources.

2.2.4 Consideration must, be given to the provision of water supply for firefighting and sprinklers early in the planning process to ensure adequate arrangements for water provision are available and to address all known operational scenarios, such as the installation of water storage tanks. Where development is proposed in an area that is at risk of wildfire, consideration should also be given to how to mitigate the spread of wildfires. Sustainable land management can, for example, assist with the prevention of wildfires.

Local Development Plan (LDP) End Dates: Letter to Local Authorities (September 2020)

2.2.5 The provisions in the Planning (Wales) Act 2015 regarding the period to which a plan has effect were commenced on 4th January 2016. These provisions do not have retrospective effect. This means that the provisions do not apply to LDPs adopted prior to this date. Plans adopted prior to 4th January 2016 will remain the LDP for determining planning applications until replaced by a further LDP. For those LDPs adopted after 4th January 2016, the plan will cease to be the LDP on expiry of the period specified in the plan.

2.2.6 With regards to the current Powys LDP, the adoption date was the 17th April 2018 with an expiry date of 31st March 2026. This means that from the 1st April 2026, the currently adopted Powys LDP will cease to be the development plan for Powys.

Change to Planning Policy and Guidance on use of Compulsory Purchase Powers (October 2020)

2.2.7 This letter confirms the changes to PPW and Circular 003/2019 (Compulsory Purchase in Wales and ‘The Cichel Down Rules (Wales Version, 2020)’ guidance which came into force 13th October 2020.

2.2.8 The letter encourages local authorities to pro-actively consider the use of their compulsory purchase powers wherever appropriate to ensure real gains are brought to communities without delay. Alongside supporting recovery from Covid-19, a priority of the Welsh Government is to increase the supply of housing as well as bring vacant and empty properties back into use. The Welsh Government believes the use of compulsory purchase powers by local authorities and other public bodies can help assemble the land needed to deliver these policy objectives along with wider environmental, social and economic change.

Mobile Phone Network Development for Wales (2021): Code of Best Practice (March 2021)

2.2.9 The letter explains that planning policy about telecommunications development is set out in Planning Policy Wales, and this is currently supplemented by Technical Advice Note (TAN) 19 Telecommunications (2002). The introduction of the publication ‘Mobile phone network development for Wales (2021): code of best practice’ means that the Welsh Government will now be reviewing TAN 19, which is considered to be largely out of date. It is expected that TAN 19 will be cancelled, and any parts of it which are considered to remain relevant will be integrated into Planning Policy Wales.

2.3 Regional Context

Regional Planning Groups

2.3.1 Future Wales identifies Mid Wales as one of four regions within Wales. The Mid Wales region comprises of the Local Planning Authorities of Ceredigion and Powys and the majority of the Brecon Beacons National Park Authority area (lying within the Powys Unitary Authority area). Future Wales expects the planning authorities within the Mid Wales region to work together to plan for regional issues and in preparation of a Strategic Development Plan. Powys is supporting and contributing towards regional planning within the Mid Wales Strategic Planning Group.

2.3.2 During this monitoring period, work commissioned by the wider Mid and South-West Wales Regional Planning Group in relation to the housing market assessment and viability has been completed (see below). It is expected that Powys will continue involvement in this regional planning group for viability purposes to support implementation of the regional viability model.

Regional Housing Market Assessment

2.3.3 As reported within the previous monitoring report, the Local Planning and Housing Authorities in the Mid and South West Wales region (Swansea, Neath Port Talbot, Pembrokeshire, Pembrokeshire Coast National Park, Ceredigion, Powys, Carmarthenshire,

Brecon Beacons National Park Authority) have collaborated on updating their Local Housing Market Assessments (LHMA). Opinion Research Services (ORS) were commissioned in January 2019 to undertake a cross border Housing Market Assessment (HMA) for the authorities within the region.

2.3.4 In October 2020, ORS delivered their reports to local authorities within the region. The regional HMA consists of a report at the Mid and West Wales regional level and a report at the local authority level. The Local Housing Authority for Powys has decided not to publish the reports, however it has indicated that they can be made available on request.

2.3.5 Due to the timing of the commission, the HMA undertaken by ORS (2019) used the 2014-based household projections. However, updated projections have been released by Welsh Government, referred to as the 2018-based household projections. This means that it is not possible to rely on the results of the HMA undertaken by ORS for planning policy or development management purposes.

2.3.6 In the meantime, the Welsh Government is in the process of developing a new methodology for undertaking Local Housing Market Assessments (LHMA). This work will involve the development and release of a model to Local Authorities to enable them to undertake their own LHMA's. It is intended to use the results to be generated by the Welsh Government model for Powys, rather than the results of the HMA undertaken by ORS (2019), to inform the review of the LDP alongside other relevant evidence.

Regional Viability Model

2.3.7 As reported in previous monitoring years, Andrew Burrows of Burrows Hutchinson Ltd. was appointed in January 2019 to undertake a financial viability project for the Mid and South West Wales region. The project involved producing a regional viability model and associated training and support.

2.3.8 The commission has produced a high-level viability model (HLVM) for use for LDP purposes and a site-specific development viability model (DVM) for use in assessing the viability of Candidate Sites and planning applications. The HLVM is intended to be used to carry out viability testing of proposed policies and affordable housing targets at LDP review stage, as evidence to support the delivery of the LDP. In the meantime, the HLVM will be used for annual monitoring purposes to assess changes to residual values (see indicator AMR9).

2.3.9 House price values at sub-market level area will be informed by evidence provided in the house price spreadsheet that has been set up as part of this commission, which will be updated by Officers using the Land Registry's Price Paid Data and online EPC register (floorspace data). This will also provide data on local comparable developments in order to verify house price values assumed by developers using the DVM for site specific viability assessments.

2.3.4 The DVM is intended to be used by developers to support candidate site submissions at LDP review stage as evidence of the viability of their proposals. The DVM can also be released to developers (for a fee) to provide evidence to support site specific viability challenges at planning application stage. A user guide and screencasts accompany the model. The fee for release of the model also covers the LPA's review of the submitted model. Further information regarding the model is available on the Council's website <https://en.powys.gov.uk/article/10768/Development-Viability-Model>.

Mid Wales Growth Deal

2.3.5 In December 2020, a significant milestone was reached as the Welsh and UK Governments together with Ceredigion and Powys County Councils signed the **Heads of Terms** of a £110m Growth Deal. This signing demonstrated the commitment of all parties to work in partnership to deliver a Deal to support the Mid Wales economy. It also committed both the Welsh and UK Governments to back the growth deal with a £55m investment each. This will enable the region to progress to the next stage which includes bringing forward more detailed proposals in the form of a Portfolio Business Case which will be scoped from eight priority areas for intervention, including digital connectivity, applied research and innovation, energy and skills.

2.3.6 In March 2021, the UK Government announced it was accelerating its share of funding for the deal, with £5.5m per year from 2021/2022 for ten years instead of £3.66 m per year over 15 years. The Growing Mid Wales Board also supported key documents that will lay the foundations of how the Mid Wales Growth Deal will be further developed and delivered. The Board was asked to consider initial drafts of key documents that begin to set out in detail how the Deal will be developed as a Portfolio Business Case and approve the foundations in which Programme and Project proposals can be further explored and developed. Feasibility studies are underway in a number of programme areas and the outcome of these studies will be widely engaged and consulted upon.

Growing Mid Wales Partnership

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

2.3.8 In May 2020, the Partnership published 'A Vision for Growing Mid Wales Strategic Economic Plan and Growth Deal Roadmap'. This document is divided into two sections. The first section sets out the economic strategy for Mid Wales and outlines a vision of how the Partnership want to see Mid Wales' economy grow as a place to live, work and visit over the next 15 years. It sets out regionally agreed priorities that will establish a framework and conditions for future investment, based on detailed evidence and understanding of the needs of businesses and residents within the region. The Plan will be delivered through a range of funding opportunities including the Mid Wales Growth Deal. The second section sets out the intended roadmap to bring forward a Growth Deal for Mid Wales with both UK and Welsh Governments. The roadmap has been developed to ensure the right investments come forward that will deliver the Partnership's vision and make a genuine difference to the Mid Wales' economy.

South Wales Regional Aggregates Working Party – Regional Technical Statement Second Review (December 2020)

2.3.9 Powys County Council, as the Mineral Planning Authority for the County of Powys, excluding that area within the Brecon Beacons National Park endorsed the Regional Technical Statement (Aggregates) Second Review 2020 (RTS2). PPW requires that each Mineral Planning Authority prepares to meet local, regional and UK needs for the supply of minerals. For the purposes of commercial stability, the aggregates industry requires a proven and viable landbank.

RTS2 calculates that Powys has crushed rock reserves of 139.24 million tonnes which equates to a landbank of 39.6 years, which meets and exceeds the identified need for a 25-year landbank as specified by PPW and Minerals Technical Advice Note 1

2.3.10 The data demonstrated a surplus of crushed rock supply so there is no requirement for new allocations in the future. The Powys apportionment for land-won sand and gravel was identified as Nil so again there is no future requirement for sand and gravel aggregate allocations.

2.4 Local Context

Climate Change Emergency

2.4.1 Powys County Council declared a climate emergency on 24th September 2020. This included an ambition to reduce its carbon emissions to net zero, in line with the Welsh public sector target of 2030. The Council is working to reduce carbon emissions by:

- As a partner on the Powys Public Service Board, the Council is contributing towards the preparation of a county wide Carbon Positive Strategy.
- Funding work in the community on climate change and supporting the local economy through the Arwain Leader Programme.
- Coordinating the preparation of a Mid Wales Energy Strategy on behalf of the Growing Mid Wales Partnership.
- Improving waste and recycling services.
- Installing EV Charging points in communities.
- Installing solar panels on schools and buildings.
- Constructing energy-efficient homes and schools.
- Providing new infrastructure to encourage cycling and walking and the use of public transport.

Covid-19 Pandemic

2.4.2 On 23rd March 2020, following increases in the Covid-19 infection rate, the United Kingdom (UK) entered a National Lockdown ordering people to stay at home. This led to a wide scale disruption to services including planning, where the Council had to re-direct resources to those services identified as business critical. The monitoring period of this AMR, saw further lockdown measures with restrictions on travel and social mixing, together with the closure of non-essential business. Restrictions remained in place for most of the winter months with a gradual easing of restrictions from spring onwards

2.4.3 The impact of the pandemic on Powys will not be truly known for some time. The closure of businesses and services for prolonged periods may result in widescale economic disruption. Some actions may lead to long term changes across the County, these include movement and work patterns which have been affected by measures such as increased homeworking. Looking forward towards the future the Powys LDP will need to be responsive to the priorities and actions promoted by the UK and Welsh Governments and the Powys Local Authority to assist in the post Covid-19 recovery.

Water Quality in Riverine Special areas of Conservation (SACS) (December 2020, January 2021)

2.4.4 On 17th December 2020, Natural Resources Wales (NRW) issued a letter to Powys, highlighting that designated riverine Special Areas of Conservation (SAC) water bodies within the River Wye SAC were failing to meet phosphorus limits which had been tightened in 2016 by the Joint Nature Conservation Committee (JNCC). This was followed by a further letter on 20th January 2021 following publication of the condition status report on the other riverine SACS in Wales including the Usk, Dee and Towy, the catchments of which all impact upon the Powys LDP area. As a consequence, NRW issued Interim Planning Advice in December 2020 which required new development within SAC catchments to achieve phosphate neutrality or betterment. This has the potential to constrain development to only those able to connect to wastewater treatment works with phosphate stripping equipment installed and furthermore will limit the number and location of private systems. The Usk and Wye catchments cover almost the entirety of the southern half of Powys and thus it is likely this new environmental constraint will impact on development coming forward, but the consequences are not yet evident in the data in this monitoring period.

2.4.5 One of the immediate impacts will be on the Habitat Regulation Assessment (HRA) process of individual developments in the planning process. This will also be a significant consideration in the preparation of the replacement Powys LDP which may influence the Strategy of any new Plan.

2.4.6 As the evidence base and knowledge increases, it is anticipated further advice and guidance will be issued by NRW which will increase understanding of surface and sub-surface pathways and impact on the management of sewage sludges.

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 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):	

Analysis

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

Table 6 shows that the working age population of Powys is reducing year on year, this is consistent with the evidence used to inform the employment strategy at the LDP preparation stage.

The latest available information (1st April 2019 to 31st March 2020) which predates the monitoring period in this AMR shows unemployment levels beginning to rise. This data was collected at a time when the Covid 19 pandemic was only just beginning to impact; the results are expected to be very different when the data for 2020-2021 is published. Any rise in unemployment levels due to the Covid 19 pandemic will be a consequence of wider economic reasons and not reflect the performance of the Powys LDP. However, the planning system including the Powys LDP needs to be able to support an economic recovery including new businesses and new ways of working. Further factors that may influence unemployment levels are the Mid Wales Growth Deal and Brexit. Trends will need to be captured over the next few years to determine if any changes are needed to the LDP Employment Strategy.

This is the first year this contextual indicator has been included, the trigger point requires monitoring over two full years before action is required.

Table 6. The Number and Percentage of People in Powys by their Economic Activity either Unemployed, Economically Inactive or Economically Active (including BBNP).

	Working Age Population	Economically Active	Economically Inactive	Unemployed	Percentage Unemployed
2019-2020	68,600	56,200	12,400	1,800	2.62%
2018-2019	69,300	55,400	13,800	1,300	1.88%
2017-2018	70,200	59,900	10,200	1,500	2.14%
2016-2017	70,700	59,900	13,800	1,400	1.98%
2016-2015	71,200	58,900	12,300	2,200	3.09%
2015-2014	71,500	59,600	11,900	1,800	2.52%
2014-2013	72,100	58,800	13,300	1,800	2.5%

Source: Annual labour market summary (16 or over) by Welsh local area and economic activity status (Welsh Government)

Action

No action required at this time, continue to monitor.

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):	

Analysis

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

Table 7 shows the number of cases of homelessness recorded during the monitoring period. The data shows an increase from the previous year, this is likely to be due to the Covid 19 pandemic which has resulted in job losses, reduced incomes and increased pressure on relationships during lockdowns. Registered Social Landlords (RSL) and the Strategic Housing Authority (SHA) are working with Welsh Government to address homelessness, which has resulted in several planning applications being submitted and approved during the monitoring period, together with the completion of several social housing sites.

This is the first year this indicator has been included, the trigger point requires monitoring over two full years before action is required.

Table 7. Number of Homelessness Cases in Powys (including BBNP)

Year (1st April to 31st March)	Number of Cases
2019 - 2020	527
2020 - 2021	621

Source: Powys County Council

Action

No action required at this time, continue to monitor.

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):	

Analysis

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

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

Table 8 shows that average houses prices in Powys have substantially increased by £23,329, representing over a 12% increase, during this monitoring period. The short-term removal of the need to pay Land Transaction Tax on properties up to the value of £250,000 is likely to be a factor, along with increased demand from those re-locating to rural areas like Powys. Whether this trend continues remains to be seen, particularly when the Land Transaction Tax is reinstated.

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 8 shows that average weekly earnings have increased since LDP adoption and it is noted that the annual increase in 2020 and 2021 was double the increase recorded in 2019.

The Council has recently been awarded access to CACI Paycheck, which uses a combination of data, including the ONS's Average Weekly Earnings Survey, to provide gross household income estimates at postcode level. These estimates are based on the income of the household rather than per head and take into account income from all sources including earnings, benefits and investments. The use of the Paycheck data will

enable a detailed understanding of household incomes in relation to house prices at a local level to inform the approach towards affordability.

The results of this contextual indicator indicate that during the year following adoption LDP increases in average house prices and average weekly earnings were generally in proportion to each other, and in 2020 average weekly earnings, in fact, increased at a higher rate than average house prices. However, it is clear that average weekly earnings have not increased to the same extent as average house prices in Powys during this monitoring period, and therefore are disproportionate to each other. Overall, since LDP adoption, average house prices in Powys have increased by 18%, whilst average weekly earnings have increased by 16%.

These results, particularly for this monitoring period, suggest that the housing affordability gap in Powys may be widening. The impact of these changes on affordability also depends on factors around mortgage availability, including loan to value ratios and deposit levels.

This is the first year this indicator has been included, the trigger point requires monitoring over two full years before action is required.

Table 8. 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%

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 2020) <https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Earnings>

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
AMR2a	The annual level of housing completions monitored against the Average Annual Requirement. (AAR)		Plan Review - The plan’s strategy is not being delivered.
AMR2b	Total cumulative completions monitored against the anticipated cumulative completion rate.		Plan Review - The plan’s strategy is not being delivered.
AMR3	The number of net additional affordable homes built in the LPA area.		Continue with Investigation/Research
AMR3b	Affordable Housing Completions by Tenure		Continue Monitoring
AMR7	Average % of affordable housing secured as a proportion of total number of housing units permitted on private developments of 5 or more units in each sub-market area.		Continue Monitoring
AMR9	Changes in residual values (housing development viability) across the 4 sub-market areas, set against the residual values applied in the Viability Assessment Update (August 2016).		Further Investigation/Research Required
AMR14	No. of gypsy traveller sites and no. of pitches granted planning permission and delivered.		Continue Monitoring

Ref No:	Indicator	Assessment	Action
AMR15	Amount of employment land (hectares) permitted on allocated sites in the Development Plan as a % of all employment allocations.		Continue Monitoring

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):	

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 monitoring indicator AMR2b.

Action

N/A

AMR2. 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):	

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 2020 to 31st March 2021) a total of 315 dwellings were completed. As shown in the table below, this figure is an improvement on previous years and above the 300 dwellings annual average dwelling requirement figure.

From the start of the plan period 1st April 2011 to the 1st 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 9, Table 10 (21A) and Figure 1 the housing trajectory below.

The number of additional dwellings completed between 1st April 2020 and 31st March 2021 is above the Average Annual Requirement as set out in the plan (300 units), however it is lower than the adjusted AAR (353 units) which takes into account the shortfall accrued in the early years of the plan. Six years have passed since the housing provision base date of April 2015 within the six-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 as part of the review of the LDP.

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

Table 9. 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	-13%	- 93	- 28%
2017 - 2018	195	- 105	- 38%	- 167	- 45%
2018 - 2019	163	- 137	- 52%	- 208	- 54%
2019 - 2020	237	- 63	- 23%	- 123	- 33%
2020 – 2021	315	+15	+ 5%	- 38	- 11%

Action

Plan Review

The plan’s strategy is not being delivered, triggering a formal review.

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 10. (21A) Housing Trajectory at 1st April 2021

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					
Actual Completions Small	82	60	69	99	85	114	88	110	141	142					
Anticipated completions allocated (HA) sites during year											93	221	663	709	654
Anticipated landbank (HC/HLB) completions during year											121	141	125	74	30
Anticipated completions windfall during year											110	110	110	110	110
Total Actual Completions during year	97	207	192	99	316	253	195	163	237	315					
Annual Average Requirement (AAR)					353	353	353	353	353	353	353	353	353	353	353
Total anticipated completions:											324	472	898	893	794

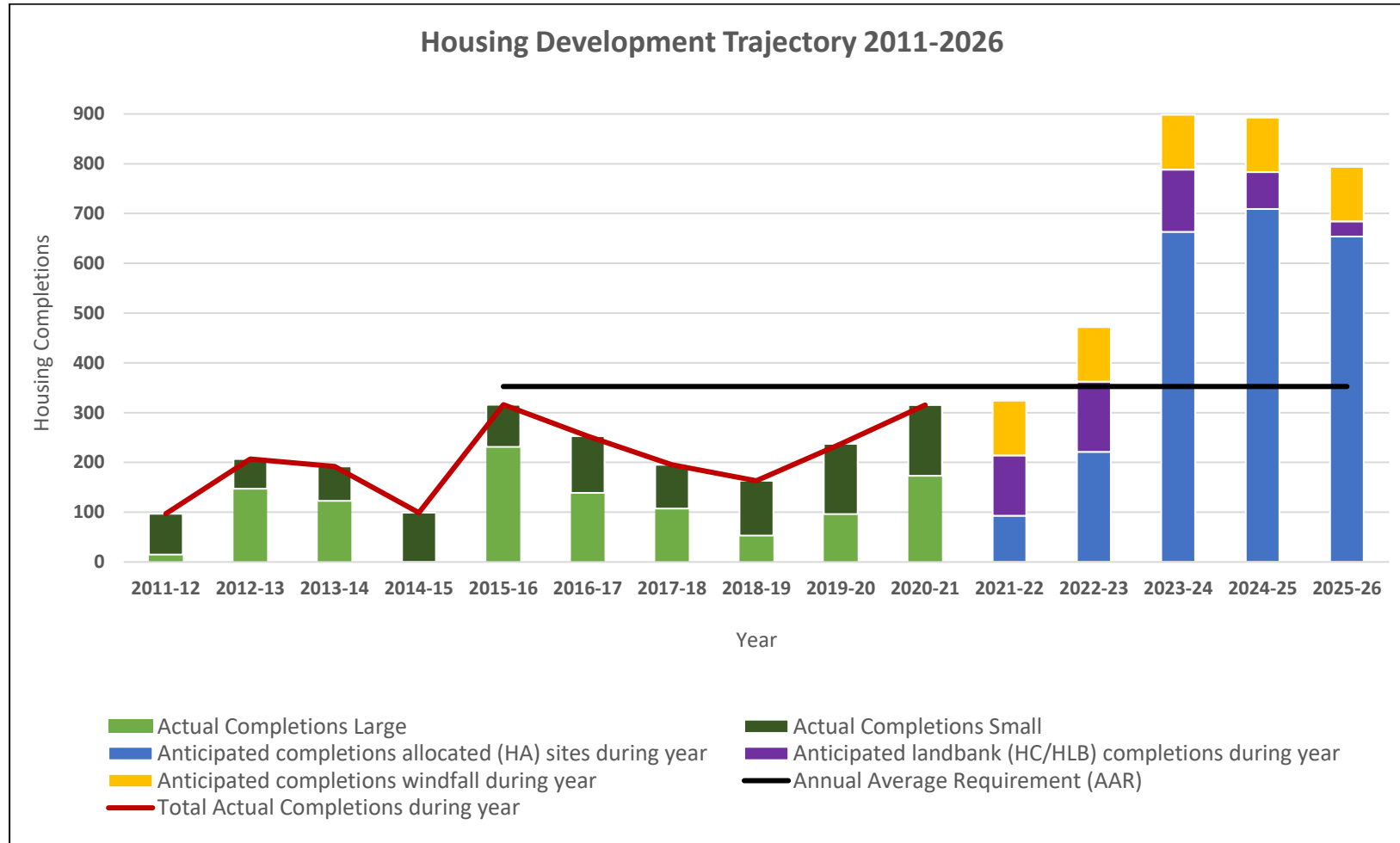
Tudalen 114

*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 2021.

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AMR2. 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):	

Analysis

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

Within the Plan area a total of **315 dwellings were completed** during the monitoring period. See Table 11.

The 315 dwellings together with the completion of 1,164 dwellings recorded during the five previous years, means that a **total of 1,479 completions** have been recorded since the 1st April 2015 housing provision base date.

The figure of 315 residential completions recorded is lower than the LDP AMR net additional dwelling requirement for the same period which is 356 units. The cumulative total of the net additional dwelling requirement figures identified in monitoring indicator AMR2, for the period April 2015 up to 31st March 2021 is 2,037 units. By comparing the 1,479 completions against the 2,037 net additional dwelling requirement figure it can be seen that there has been a shortfall of 558 completions over the five-year period.

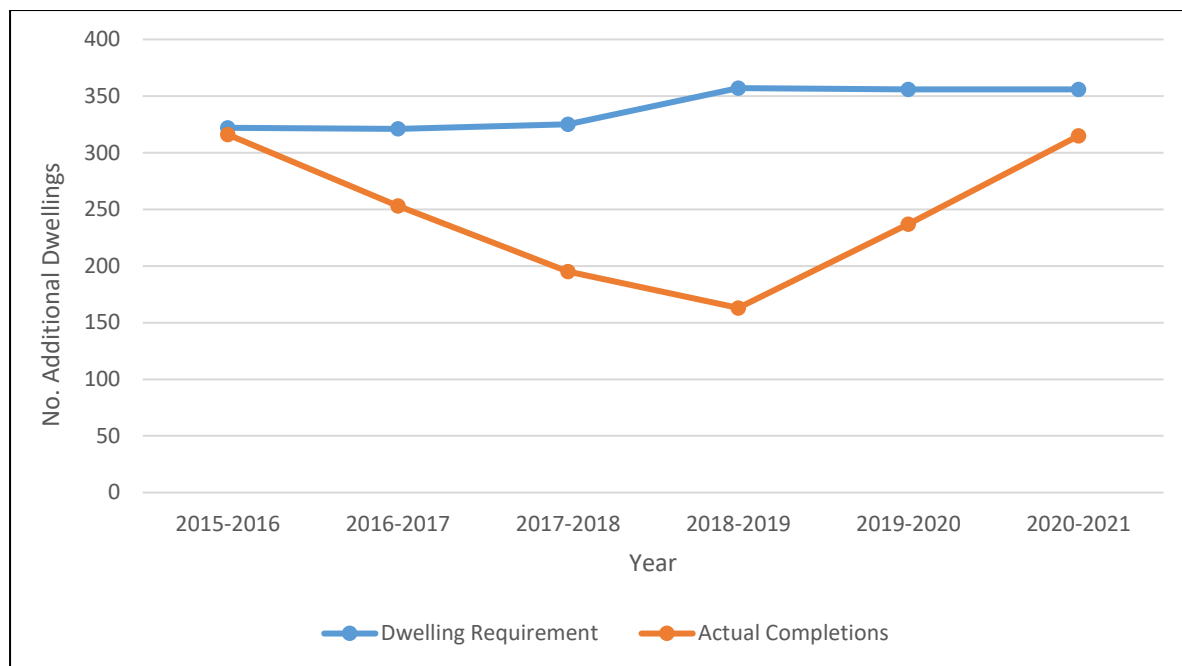
The number of dwellings completed this year is an increase of 78 dwellings from last year's figure. Figure 2 shows that housing completions are an improving picture. However, the trigger point for this indicator has been reached with the number of annual net additional dwellings completed being below the cumulative dwelling requirement consistently since the 1st April housing provision base date.

When adding the 1,479 dwellings delivered in the period between 2015 and 2021, to the 622 dwellings completed between 2011 and 2015 a total of 2,101 units have been delivered (47% of the target). With only five 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 strategy will therefore need to be reassessed as part of the review of the LDP.

Table 11. 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%

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



Action

Plan Review

The plan's strategy is not being delivered, triggering a formal review.



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 2 (2020-2021):	

Analysis

The 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. A further 766 affordable homes are required to be built before the end of the Plan period in order to meet the LDP’s target of delivering 952 affordable homes - 659 of which are expected to be delivered on the LDP’s housing allocations, and 107 are 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 12 below. The affordable housing delivery rates compared to the annual targets are also illustrated in Figure 3.

The 108 affordable dwellings completed during this monitoring period together with the completion rate of 309 dwellings recorded during the five previous years, means that a **total of 417 completions** have been recorded since the 1st April 2015 housing provision

base date. This shows that progress is being made towards delivery of the 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 108 affordable dwellings completed, 51 were built by Housing Associations and seven by the Strategic Housing Authority.

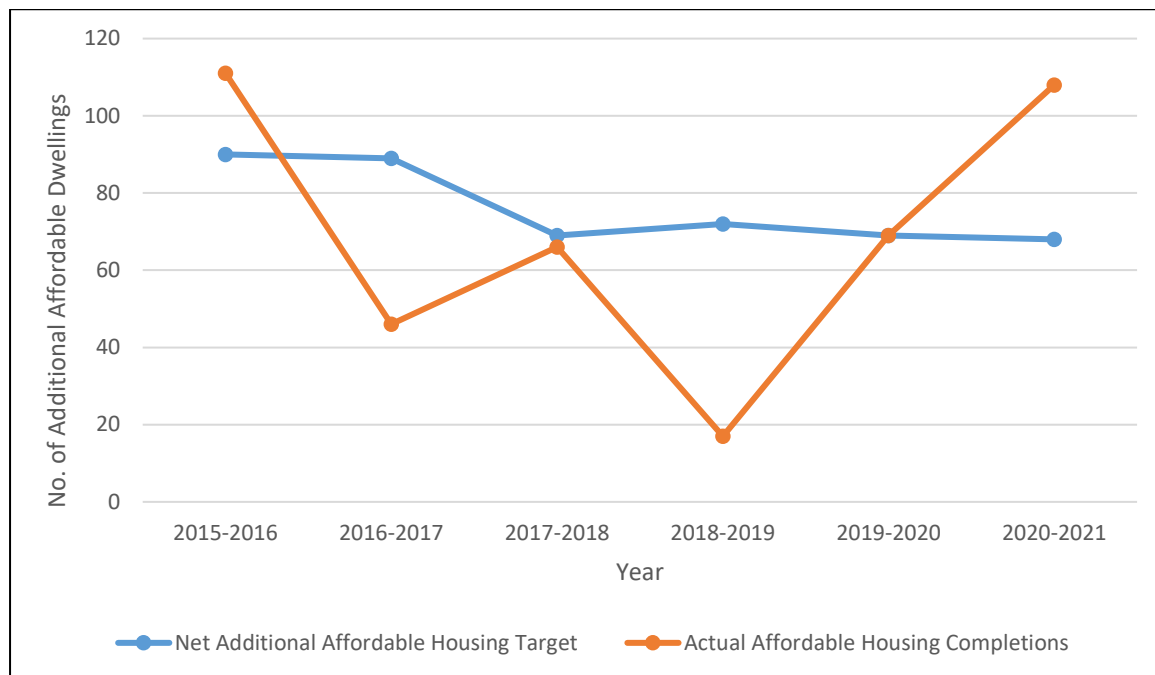
The number of affordable homes being completed has fallen below the cumulative target for more than two years. However, the number of affordable homes being completed each year is increasing. The Local Housing Association's, and the Council's house building, programmes have a substantial number of projects that are underway that will ensure a sustained increased in the number of affordable homes delivered over the next few years.

It is therefore proposed to continue to monitor this indicator over the next few years before determining whether any further action is required. There is evidence from the number of permissions granted for affordable dwellings and the number of schemes in the construction phases to suggest that the Affordable Housing Target can be met before the end of the Plan period (2026).

Table 12. 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

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



Action

Continue with Investigation/Research

Continue looking at planning applications and sites for affordable housing coming forward to establish whether the LDP's Affordable Housing Target will be met.

AMR3b: Affordable Housing Completions by Tenure

Objective:	Meeting Future Needs
Indicator:	Affordable Housing Completions 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):	

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 13. The results show that the majority of affordable housing completions are of a social rented tenure, with only a small percentage of intermediate housing completions.

It is noted that the tenure for almost a fifth of the completions is not specified. This data gap is due to the fact that affordable housing details, including tenure, may not always be specified at planning application stage. It also may not be clear whether a development involves intermediate housing for rent or sale, for instance where the Section 106 agreement provides flexibility in tenure. The completions data included within this monitoring indicator includes completions on developments permitted under the former Unitary Development Plan (UDP) policies and at a time when Section 106 agreements were used rather than planning conditions.

Where Registered Social Landlord (RSL) involvement is known at the application stage, for instance where the applicant is an RSL or the Strategic Housing Authority, the tenure of the housing is usually specified and mainly consists of social rented unit. It is noted that the majority of unspecified cases relate to single affordable dwellings on exception sites granted planning permission under former UDP policies to meet a proven local need and are likely to involve intermediate for sale. Other examples involve a small number of affordable units on market development, which again are likely to involve intermediate housing rather than social rented housing.

Therefore, if it is assumed that all affordable units where tenure is unspecified is intermediate (for sale or rent) this would provide a tenure split of 80% social rented and 20% intermediate.

The results of this monitoring clearly show that the tenure of affordable housing delivered is predominantly social rented, which reflects the greater need for social rented housing, as evidenced by the current LHMA, and also broadly aligns with the LHMA's tenure split. The social rented units captured within this monitoring are delivered by both Housing Associations (68 units) and the Council (15 units), mainly on LDP allocations or commitments within development boundaries, with one affordable housing exception site delivered by the Council. Intermediate housing is being delivered by private developers mainly as part of windfall developments, and by individuals on affordable housing exception sites.

The results for this monitoring indicator are positive in terms of demonstrating that the tenure of affordable housing completions align with current evidence of need, however this will continue to be monitored, alongside the tenure of affordable housing permissions - see monitoring indicator AMR11 for data on affordable housing tenures of developments permitted during the monitoring period under LDP policies.

Monitoring will continue, with actions being identified, if the tenure mix of affordable housing completions does not accord with the evidence of need identified in the LHMA. As explained under the context above, the local authority intends to update its LHMA using the model developed by Welsh Government that is due to be released to local authorities later in 2021. Dependent on the release of the model, this evidence may become available within the next monitoring period and may alter the evidence in terms of the balance and mix of affordable housing tenures needed.

Table 13. Number of Affordable Housing Completions by Tenure

Tenure	Number of units	% of overall units
Social rented	87	80%
Intermediate rented	0	0%
Intermediate for sale	1	1%
Not specified	20	19%

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):	

Analysis

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

Fourteen developments have been permitted under LDP Policy H5 during this monitoring period – four in the Central Powys sub-market area, six in the Severn Valley, three in North Powys and one in South West Powys.

A breakdown of the average contributions secured in connection with these developments set against the target contribution for the sub-market area, is set out in Table 14.

The results of this monitoring indicator show that, on average, the policy target for affordable housing contributions is being met or exceeded in the Severn Valley and North Powys sub-market areas. However, the average contribution secured in the Central sub-market area falls below the policy target during this monitoring period.

The higher than expected average contribution, particularly in the Severn Valley, is explained by one permission where 100% affordable housing was proposed, however the planning condition only secures 20% affordable housing in perpetuity in line with the policy target. All other relevant permissions in this sub-market area met the 20% policy target.

In North Powys, whilst the contribution averaged at 10%, this included a conversion scheme from a warehouse to six flats where no contribution towards affordable housing

was sought. Whereas, in another case in this sub-market area, a contribution of 25% towards affordable housing was secured as part of a change of use a building from C2 to C3 use.

The lower than expected average contribution in the Central sub-market area, is explained by the nature of the applications involved, as these applications either involved a variation of condition under section 73 to vary approved plans or extension of time limits for commencement or for submission of reserved matters, and therefore depended on the level of contribution secured at outline stage (under former UDP policies). Where permission was given for an extension to the time limit for commencement (renewal) a contribution of 30% affordable housing was still secured in line with the current LDP policy target.

Developments in the South-West were not required to provide an affordable housing contribution, in line with LDP Policy H5.

The results for this monitoring indicator are positive in that they show that affordable housing contributions are generally being negotiated in line with policy targets. The level of contribution has only deviated from the policy target where permission was connected to an outline planning permission originally determined under the UDP rather than the current LDP.

Monitoring will continue, with actions being identified, if the average annual percentage contribution of affordable housing secured in each sub-market area falls below policy targets for two consecutive years.

Table 14. 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%	24%
Severn Valley	20%	39%
North Powys	10%	11%
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):	

Analysis

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

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

A high-level viability model (HLVM) developed as part of the regional viability work is now available for use for planning policy purposes and is intended to be used for monitoring and future review purposes. The LDP’s Viability Assessment (July, 2016) was undertaken by the District Valuer Services (DVS) on behalf of the Council using an industry standard Argus model. The difference in the model used means that it is not possible to directly compare figures generated by the HLVM model to those generated by the DVS in 2016.

Data available from the Land Registry’s House Price Index indicates that average new-build sales values in Powys have increased by approximately over 30% since August 2016, with the most significant increase in new build sale values of 17% occurring during this monitoring period (April 2020-March 2021). These figures reflect the significant

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

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

No new build price paid data was available for the South-West Powys sub-market area for this monitoring period, however re-sale values on the Golwg y Myndd development, Godre'r Graig, have been used as a comparable to the values that may be expected within the Ystradgynlais area (NOTE the District Valuer at the time of the LDP's Viability Assessment in 2016 used the same site as a comparable in the absence of new build data in the South West). Data from this site has been considered alongside data on re-sale values of existing properties within this sub-market area.

The relevant build cost rates from the Build Cost Information Service (BCIS) re-based to Powys have been applied. It is recognised that there are reports of increases in construction costs, the extent of which may not yet be fully captured within the data used for this monitoring period, however the situation will be closely monitored as updated build cost data becomes available.

New mandatory standards involving approval from the Sustainable Drainage Approval Body (SAB) relating to surface water systems were introduced by the Welsh Government in 2019. The additional costs involved in meeting these standards will depend on site specific circumstances and therefore have not been captured as part of high-level viability monitoring, however the evidence around the impact of SUDS on costs and other assumptions, such as site area and density of development, will continue to be monitored in preparation for LDP review.

With regards to land values, the LDP's Viability Assessment (2016) applied a Benchmark Land Value (BLV) of £300,000 per ha, with a value of £30,000 per plot applied to sites of 3 units or less. The residual values generated by the HLVM are tested against the BLV in order to establish the viability of development. Current guide prices for development land for sale are highly variable and site specific, but mainly tend to be within the region of £450,000 to £600,000 per ha. However, these represent aspirational values and therefore will not always reflect the price eventually paid for the land.

For viability purposes, the price paid for land should be based on the Existing Use Value along with a reasonable uplift to incentivise the landowner to sell and should take into account full planning policy requirements and any other known costs. Based on RICS/RAU Farmland Market Directory of Land Sales for 2020 the national average agricultural land value is £25,000 per ha, with regional variations, including Wales at just under £20,000 per ha. Therefore, there has been a small increase in the average value of agricultural land compared to the £18,000 per ha applied at the time of the LDP's Viability Assessment (2016). Land values can also be influenced by changes to house prices and build costs and therefore will continue to be monitored in order to ensure an appropriate BLV is applied at LDP review stage.

The assessment continues to use the same site typologies and housing mix as those applied by the DVS, as they are still considered to broadly reflect developments approved and put forward under the LDP. Updates have been made to other assumptions used, such as interest rates and land transaction tax rates. A review of Section 106 agreements entered into under the LDP found that an allowance of £1,000 per unit continued to be appropriate, including on larger site typologies.

The results in terms of changes to residual values since the LDP's Viability Assessment (2016) across the sub-market areas and site typologies are highly variable, which may be partly attributed to the use of a different model for the monitoring, the LHVM developed regionally. In many cases the residual values have generally changed, either positively or negatively, by more than 5%, and therefore action is triggered in respect of this indicator. However, the results in respect of the residual values themselves show that they had returned to levels above the BLV of £300,000 per ha across most of the site typologies for the Central, Severn Valley and North Powys sub-market areas. This indicates an improvement in residual values compared to the previous year, which appeared more marginal, this improvement is likely to be due to the impact of the significant increase in house prices during this monitoring period. Whilst residual values have also improved in the South-West sub-market area, residual values continue to be negative and therefore developments in this area cannot support affordable housing contributions.

The results of the viability monitoring also continue to support the threshold of five units or more for seeking affordable housing contributions as the viability of sites of less than five units continues to fall below the BLV per plot and therefore is marginal.

No site-specific viability challenges have been received during this monitoring period, however the policy continues to provide flexibility to respond to site specific evidence and this aspect of the policy is supported by the use of the regionally developed DVM.

Whilst the viability results for this monitoring year are generally positive in that they support the LDP's affordable housing targets, in view of the sensitivity of viability to value and cost factors and current uncertainty around some of these elements, it is considered that further investigation and research around these factors will be necessary to inform the review of the LDP. The viability evidence underpinning the LDP will need to be updated when the LDP is reviewed.

Action

Further Investigation/Research Required

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

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

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):	

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, and hence provided within this AMR period.

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

Action

No further action required. Note that a replacement Gypsy and Traveller Accommodation Needs Assessment in accordance with WG review periods will inform the LDP Review.

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):	

Analysis

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

The total amount of employment land permitted on allocated employment sites during the period (1st April 2020 to 31st March 2021) totalled 1.809 ha. This equated to 4% of the allocated employment sites including those classified as 'Mixed Use' (45 ha).

The 1.809 ha stemmed from four planning applications on four separate allocated sites giving rise to a total of 5,048 square metres of a mixture of B1, B2 and B8 floor space.

Technically the trigger point for this monitoring indicator has been reached, the total amount of employment land permitted on allocated sites has been below the cumulative requirement of four hectares for two consecutive years. However, the target is for two hectares per annum to reach the minimum requirement of 30 hectares over the plan period. On this basis an average of two hectares per annum in accordance with the requirements of this monitoring indicator has been granted since the LDP was adopted. It is therefore proposed that monitoring continues.

Table 15. 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
Total	6.106

Action

Continue monitoring - although the trigger point has been reached the longer-term trend is currently meeting the requirements of LDP Objective 1.

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.		No assessment or action is recommended for this indicator until completions are a stronger reflection of planning permissions granted since the adoption of the LDP (17 th April 2018).

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):	

Analysis

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

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

Table 16 below shows the results for this monitoring period (1st April 2020 to 31st March 2021) 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 not quite in line with the LDP strategy but close.

When comparing the data from this monitoring period with the cumulative data, it can be concluded that the more recent completions are more aligned to the strategy in terms of

their distribution across the settlement hierarchy. The main reason for this is the time lag between a development being granted planning permission and being built. The LDP was adopted 17th April 2018, previous to this planning applications were granted in accordance with the Unitary Development Plan (UDP), which had a different strategy and settlement hierarchy.

The performance of this indicator does not accurately reflect whether the policies in the LDP are working, the location of additional dwellings is dependent on factors such as the date of the planning permission (as discussed above) and market factors particularly for the early years of the plan. It is therefore recommended that no assessment is made at this stage.

Action

No assessment or action is recommended for this indicator until completions are a stronger reflection of planning permissions granted since the adoption of the LDP (17th April 2018).

Table 16. 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 1st April 2015	Cumulative Percentage	Monitoring Target
Town	145	46%	669	45%	>50%
Large Village	81	26%	334	23%	>25%
Small Village	26	8%	131	9%	<10%
Open Countryside / Rural Settlement	63	20%	345	23%	<15%
Total	315		1479		100%

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):	

Analysis

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

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

Development permitted in C2

In this monitoring period, 1st April 2020 to 31st March 2021, a total of 16 planning applications were permitted for highly vulnerable development that encroached either partially or wholly into the C2 flood zone. Ten of these applications, partially encroached on the C2 flood zone. However, all buildings, which included holiday cabins and dwellings, were located outside of any areas at risk from flooding.

The further six planning permissions were considered acceptable due to the existing use being classed as highly vulnerable development and the proposed use not resulting in any intensification of that use, or due to the submission of a Flood Consequence Assessment (FCA) demonstrating that the development proposal accorded with local and national planning policy with regards to flood risk.

Development permitted in C1

During the monitoring period, a total of three planning applications were permitted for highly vulnerable development that encroached either partially or wholly into the C1 flood zone. All three of these applications were accompanied by an FCA and either conformed to the tests set out in TAN 15 or were of a scale where the level of risk was considered acceptable. Therefore, the monitoring trigger in respect of C1 floodplains has not been breached.

The results for this monitoring period have shown that no applications were permitted that would result in a building (dwelling, holiday cabin etc..) for highly vulnerable development being in an area of flood risk, or for the intensification of a highly vulnerable development in an area of flood risk, without meeting the criteria set out in LDP Policy DM5 and TAN15. Therefore, no action is required at this time and monitoring should continue.

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.		Plan Review - The plan’s strategy is not being delivered.
AMR5	Total housing units completed on Housing Allocations (HA).		Plan Review - The plan’s strategy is not being delivered.
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

Ref No:	Indicator	Assessment	Action
AMR12	The preparation and adoption of Supplementary Planning Guidance relating to Affordable Housing.		No further action required
AMR13	The scale of affordable housing developments permitted on exception sites in Towns, Large Villages, Small Villages and Rural Settlements.		Continue Monitoring
AMR16	Retail development up to 1,000 square metres net permitted and delivered on part of the mixed use site allocated under Policy R2.		Further Investigation/Research Required -

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

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):	176 units – 5.9%
AMR 2021 (2020-2021):	67 units – 2.2%

Analysis

During the monitoring period a total of 67 units were granted planning permission across four LDP allocated housing sites (HA) as shown in Table 17 below.

As a percentage of overall housing provision on HA sites, this is 67 units out of 2,984 (Table H2 in the LDP) equating to 2.2%.

The figure is considerably below the number of units consented last year (176) and also below the 8% percent per annum target which equates to 239 units being permitted per annum. The trigger point has been breached due to under-provision over two consecutive years.

It is probable that the wide-scale disruption of the Covid-19 pandemic has impacted upon both the submission of planning applications and the determination of planning applications/pre-application advice/discharge of conditions etc. (with the Council’s move to Business-Critical mode from March 2020). The pandemic will have impacted upon site visits and surveys (including land valuations and site sales viewings etc as well as planning related work) and created various logistical issues with so many stakeholders across the built environment sector working from home. Landowners could be awaiting more certainty before attempting to progress sites.

Annex 1 (Table 19) which informs the Housing Trajectory provides the following cumulative information about Housing Allocations: There are 80 Housing Allocation (HA) sites in the LDP, of which 53 are currently of the status “allocated, no permission” where 44 sites have no record of any planning discussions or application whilst three are currently pending a planning decision, one has had planning refused and another five have had some form of pre-application advice (some dating back to pre-adoption). Of the remaining sites, three are complete, four are under commencement, 19 sites have planning permission but are not yet started, and one site has been superseded (becoming a residential scheme of four dwellings on a mixed-use site).

Notwithstanding the potential impacts of the Covid-19 pandemic, the data for this monitoring indicator raises concern that units are not being permitted in sufficient quantity or sites are failing to progress at sufficient pace to meet the Plan’s Dwelling Requirement Figure by 2026.

It is important that piecemeal development of an allocated site does not jeopardise the whole allocation in any manner as the LDP housing strategy is fundamentally reliant on allocated sites meeting their housing quota. The instances of piecemeal approval on two sites shown in Table 17 below may give rise to concern to this effect so further investigation has been undertaken. Both Officer reports identify that these schemes are part of larger housing allocations and both reports adequately explain and justify why planning approval was being recommended based on the circumstances of the case. Nevertheless, this is considered to be a matter for LDP2 to consider further as potentially the candidate sites process may be misleading if development is phased beyond the Plan period or left speculative, resulting in sites failing to deliver in the capacity they promised within the Plan period.

Table 17. 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 LDP (Policy H2 table)
1059 P20 HA2 19/1529/OUT	Land to East of Groes-lwyd, Guilsfield	Outline application for residential development of up to 22 dwellings (with some matters reserved), formation of vehicular access and estate roadway including all associated works and formation of field access	22	22
P30 HA1 20/0010/OUT	Tanyfron, Broncafnt Lane, Llanfair Caereinion	Erection of 3 dwellings and garages, creation of 3 vehicular accesses, installation of sewage treatment plant and all associated works (some matters reserved)	3	40
1104 P09 HA1 P/2017/0754	Land At Penyborfa Carno Road Caersws Powys SY17 5JA	Outline: Proposed housing development for 43 residential units, sheltered housing proposal and construction of a bus layby	41	43
P02 HA2 20/0081/FUL	Land Opposite Parkside, Abermule	Erection of a dwelling, creation of vehicular access, installation of a package treatment plant, and all associated works	1	30

Action

Plan Review

The plan's strategy is not being delivered, triggering a formal review. However, it is acknowledged that Covid-19 may have impacted on this indicator.

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):	

Analysis

The Annual Monitoring Framework sets an annual target of housing units to be completed on housing allocations (HA). This target is based on the rate of delivery set out in the LDP's (original) trajectory. The annual target for the year 2020-2021 is 304 units.

During the monitoring period a total of 71 units were completed on LDP allocated housing sites as detailed in Table 18 below. This is 23% of the target completions for the year.

Cumulatively, the number of completions on allocated (HA) sites since the LDP was adopted is 88 with annual completions as follows:

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

Whilst this AMR year has seen a marked increase in the number of completions compared to last year, it is obvious that that dwelling completions on housing allocations are much lower than planned. The trigger point has been breached due to under-delivery over two consecutive years.

It is recognised that LDP allocations need time to accrue traction as they only gain certainty once the Plan is adopted. The Council acknowledges that it takes time to obtain developer interest, negotiate or complete on a site sale, and then gain planning

permission (as monitored in monitoring indicator AMR4). Monitoring indicator AMR4 above shows that progress is being made with certain housing allocations and the grant of planning permissions means that future delivery of units on allocated sites can be anticipated in the forthcoming years.

The monitoring target figures stipulated in this monitoring indicator were taken from the housing delivery trajectory (published Sept 2016) which is indicative only but, importantly, demonstrated how 2,984 units were achievable over the Plan period from the housing provision base date.

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

It is encouraging that a few more housing allocations have gained planning permission (see monitoring indicator AMR4) which means that these units will come on stream in the future. However, as demonstrated by the revised Housing Trajectory, a step-change in activity is required as the LDP progresses through the last third of its 15-year plan period (2021-26) if the overall dwelling target is to be met.

It is recommended that the Council liaises with landowners and developers to assist where it can in the progress of delivering completions on allocations. The unpredictability of the performance of new housing sites across Powys is a concern. There are wider factors other than the buoyancy of the housing market that may influence site delivery. Currently, the impacts of the Covid-19 pandemic could significantly affect the new-build sector in a number of ways (people's individual desires including new requirements due to the emphasis on home-working, probable economic and job instability, the emerging shortage of building materials and rising building costs, the capacity of house-builders to keep up with demand etc). Additionally, future development in some catchments is expected to be subject to the environmental constraints concerning phosphate levels in SAC Rivers (which became a newly arising issue from December 2020 and currently affects the catchments of the rivers Wye, Usk, Towy and Dee in Powys). These are all issues that will need careful consideration at Plan Review

The LDP housing evidence base included consideration of particular factors known in Powys relating to slower than usual housing delivery rates as commonly experienced in past years (pre-LDP adoption). However, this is a trend that does not sit comfortably with the aim of a development plan to produce suitable, available, and deliverable sites which meet identified needs and provide certainty to the local community. Where allocated sites are not being successfully developed within the 15-year plan period, it is an issue which will need careful consideration at Plan Review, including the appropriateness of the submitted sites and realistic expectations of the landowner/developer.

Table 18. Residential Completions on Sites Allocated for Housing during the Monitoring Period.

Designation	Location	Affordable Type	Number completed this year
Part Allocated P57 HA1	Land Adj Gallowstree Bank Gungrog Farm Welshpool Powys SY21 7HF	Rent to Own	14
		Social Rented	40
Allocation P57 HA2	Greenfields, Cae Glas, Welshpool	Social Rented	8
Allocation P17 HA1	Land adjacent to Heritage Green, Kingswood, Forden	Open Market	9
		Total	71 units

Action

Plan Review

The plan's strategy is not being delivered, triggering a formal review.

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):	

Analysis

185 units have been completed on windfall sites during the monitoring period, which can be broken down into completions on large (five or more dwellings) and small sites (less than five dwellings) as shown in Table 19 below. This compares against the target average of 110 dwellings.

Over the last two monitoring years (2019 - 2021) 353 units have been completed. Exceeding the cumulative target of 220 dwellings identified as the trigger point is not a concern as it means that windfall completions are contributing strongly to the supply of new homes in the Powys LDP area. This may be considered a useful counterbalance to the slower than planned delivery rates of homes on both LDP Housing Allocations (HA sites) and LDP Housing Commitments (HC sites).

This monitoring indicator is concerned with the number of units being supplied on windfall sites rather than the location of sites. However, it is of relevance to note that the monitoring analysis has found that large site windfall completions (total 44) are all taking place on sites that are sustainably located in accordance with the LDP spatial strategy (i.e. in Towns and Large and Small Villages) and whilst some of the 141 small site windfall completions are taking place in the lower tier and more rural areas (10 Rural Settlement completions, 52 Open Countryside completions), these have been found to be policy compliant (see also discussion of monitoring indicators AMR17 and AMR17b).

The LPA has been improving the monitoring of completions, particularly on small sites, since the adoption of the LDP, using a wider and more detailed range of Council data sources, leading to an increasingly accurate picture of windfall completions. The improved system is still capturing some units under-recorded from past years (when the monitoring relied solely on Building Control completion certificates). This increasingly up-to-date data on windfall completions will usefully inform the LDP Review.

Table 19. Total Number of Residential Units Completed that were Classed as Windfalls, Split between Large and Small Sites during Monitoring Period.

Type of Windfall Site	Number of completions (units)
Large Site (5 or more units)	44
Small Site (less than 5 units)	141
Total Windfall Completions	185

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):	

Analysis

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

The results of monitoring indicator AMR7 already indicate that LDP Policy H5 targets are generally being met at the original planning permission stage, where possible. However, there appears to be some inconsistency in the way that the policy is applied to developments involving conversions and change of use. The Affordable Housing SPG confirms that the policy applies to proposals for housing and mixed-use development involving an element of housing, together with proposals for redevelopment, conversions and subdivisions of existing buildings, where new additional dwellings are provided.

With regards to subsequent applications, this monitoring focuses on capturing changes to the affordable housing contribution secured as part of the original planning permission where permission was originally given under LDP Policy H5. Applications relating to

permissions granted under former policies are not relevant as they would not have been determined against the policy targets set out in LDP Policy H5.

No applications relating to variation or removal of planning conditions relating to affordable housing were given in respect of developments originally approved under LDP policies.

No approvals of discharge/modification made under Section 106A relating to planning permissions that were granted under LDP policies and against the policy targets set out in LDP Policy H5. Any approvals given relate to historic planning permissions that would not have been determined under current policies.

No deed of variations relating to affordable housing have been approved either during the monitoring period (this process is used where the Section 106 agreement has been entered into within five years from the date of the application).

The results of this monitoring are positive in that they indicate that affordable housing policy targets set out within LDP Policy H5 are generally being met in the first instance and there have not been any challenges to these targets through subsequent applications within this monitoring period. However, inconsistencies in the way that the policy is applied, particularly in relation to developments involving change of use and conversion, need to be addressed. As this issue relates to the interpretation of the guidance within the Affordable Housing SPG rather than the LDP policy, the guidance within the SPG will be highlighted to Development Management Officers.

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):	

Analysis

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

The results for this monitoring period are summarised in Table 20.

Almost all affordable housing units granted under LDP Policy H5 have been secured on-site. The only case where a financial contribution has been secured related to development of a single dwelling on part of a housing allocation at Abermule, where a contribution of £10,368 was secured in lieu of on-site provision, equating to a contribution of 0.2 units. The financial contribution was secured in this case in order to ensure that the development of part of the site did not seek to avoid relevant planning obligations.

The results of this monitoring indicate that this part of LDP Policy H5 is being implemented correctly in that affordable housing provision is generally 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 20. Affordable Housing Units Secured by Type during Monitoring Period.

Type of contribution	Amount of units (equivalent)	% of total units by type
On-site	141	99.9%
Off-site	0	0%
Financial contributions	0.2	0.01%

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):	

Analysis

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

The results of this monitoring are summarised in Table 21. The results show that over 50% of all affordable housing secured is social rented, with almost 20% being secured as intermediate affordable housing for sale. However, these figures only represent three quarters of the sample. There are some gaps in the data, which is due to the fact that affordable housing details, including tenure, may not be specified at the planning permission stage. The scheme for affordable housing, which confirms tenure details, is not required until discharge of condition stage, and therefore these details will not normally be available within the same monitoring period as the original permission.

Where Registered Social Landlord (RSL) involvement is known at the application stage, for instance where the applicant is an RSL or the Strategic Housing Authority, the tenure of the housing is usually specified and mainly consists of social rented units. The unspecified units relate to three outline planning permissions, one of which includes sheltered housing, another was on a market development including two affordable dwellings, and the other was proposed for 100% affordable housing, however as it is within the development boundary and in line with LDP Policy H5, only 20% has been

secured as affordable housing in perpetuity by planning condition, equating to 2.8 units. Given the limited number of affordable units involved in these schemes, it is possible that they will be developed as intermediate affordable housing for sale.

The results of this monitoring indicate that more than half of affordable units permitted are social rented, which reflects the greater need for social rented housing, as evidenced by the current LHMA. Based on the results where tenure has been specified, this indicates that 75% of those units are being secured as social rented and 25% as intermediate. These results are similar to those of the previous year’s monitoring for this indicator, with data gaps and uncertainty around tenure information at application stage making it difficult to draw clear conclusions.

The results of this monitoring do not raise specific concerns around the implementation of LDP Policy SP3 in respect of affordable housing tenures permitted at this time. Planning decisions around affordable housing need and tenure are also informed by the latest evidence of local housing need from other sources, including the Common Housing Register and Tai Teg Register. Furthermore, the Local Authority is expected to update its LHMA and therefore updated evidence may be available during the next monitoring period, which may alter the tenure split set out by the target of this monitoring indicator.

The tenure of affordable housing permitted will continue to be monitored, alongside the tenure of affordable housing completions - see monitoring indicator AMR3b for data on affordable housing completions by tenure for this monitoring period.

Table 21. Number of Affordable Housing Units Permitted by Tenure during Monitoring Period.

Tenure	Number of units	% of overall units
Social rented	45	56%
Intermediate rented	0	0%
Intermediate for sale	15	19%
Not specified	21	25%

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):	

Analysis

The Affordable Housing SPG, which updated previous guidance, was adopted in October 2018 and therefore within the timescale of six 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):	

Analysis

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

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

A total of three developments have been permitted for affordable housing on exception sites for a total of 15 affordable housing units. This includes a scheme for 13 units by Barcud Housing Association on a site adjacent to the development boundary of Llansantffraid. Another two developments were granted planning permission for single affordable dwellings to meet local needs in Rural Settlements, namely Pantyffridd and White Grit.

The affordable dwelling at Pantyffridd was granted at appeal following the decision of the Council to refuse the application on the grounds that the site was not considered to be within a Rural Settlement. It was noted that although Pant Y Ffridd was classified as a Rural Settlement under the former UDP and would be accepted as a historically recognised/named settlement. The cluster within which the development would be sited did not contain the required 10 dwellings (not including farmhouses, rural conversions or dwellings originally granted for local need/affordable or agricultural/rural occupancy) and therefore the Officer considered that it did not meet the criteria used to assess whether it could be defined as a Rural Settlement under current LDP policies. At appeal, the Inspector accepted additional information from the applicant regarding the status of each of the 15 dwellings within the main cluster, which identified 10 qualifying dwellings within this cluster. The Inspector, therefore, found that Panyffridd to be a Rural Settlement and that the appeal site was well integrated within that settlement.

The results of this monitoring demonstrate that the scale of affordable housing permitted on exception sites, in terms of dwelling numbers, complies with LDP policies H1 and H6, with the examples captured here relating to Large Villages and Rural Settlements. In particular, the development of affordable housing by a Registered Social Landlord, Barcud Housing Association, adjacent to a Large Village, is of the scale and type envisaged by these policies.

It is noted that the overall number of affordable housing units being permitted on exception sites has reduced from higher levels in preceding monitoring years, which suggests that exception sites are not making as much of a contribution towards affordable housing supply as previously. However, numbers of affordable housing delivered on the ground are generally increasing driven by Housing Association and Strategic Housing Authority developments – see monitoring indicator AMR3.

Action

Continue Monitoring

Development plan policies are being implemented effectively.

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

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):	

Analysis

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

By the end of 2020, the LPA had not been notified of any activity/progress on the retail development proposals. This means that the target for processing a pre-application enquiry has been missed and the trigger point has been breached. It is anticipated that new retail proposals could be significantly impacted by the Covid-19 pandemic but there is time for a planning application to be submitted during 2021/2022. It is therefore recommended that the site is kept under review. Further investigation /research may be necessary with the site owners to try to pro-actively meet this delivery requirement and successfully address the retail needs identified in the Plan.

Action

Further Investigation/Research Required

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

Objective 2 – Sustainable Settlements and Communities

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

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

Ref No:	Indicator	Assessment	Action
AMR17	Net housing units permitted within each settlement tier measured as a percentage of all housing development permitted per annum.		Continue Monitoring
AMR18	Number of open market housing developments permitted in Small Villages. Number of affordable housing developments permitted in Small Villages.		Continue Monitoring
AMR19	Net employment land permitted within each settlement tier measured as a percentage of all employment land permitted.		No action required at this time; more data is required to determine the performance of this indicator

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):	

Analysis

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

Table 22 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 LDP.

The percentage of dwelling units permitted in the period in the Towns is below what is set out in the LDP strategy at 45% but looking at the cumulative percentage the target of 50% has been reached for 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 22 are within the settlement hierarchy monitoring targets set out in LDP Policy SP6.

Table 22. 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	159	45%	745	59%	>50%
Large Village	141	40%	354	28%	>25%
Small Village	16	5%	47	4%	<10%
Open Countryside / Rural Settlement	39	11%	133	10%	<15%
Total	355		1279		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):	

Analysis

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

Table 23 below shows the Small Villages where planning permission was granted for new dwellings during the monitoring period.

The situation at Penegoes is rather unique. Investigation of these applications has determined that these five homes are being built on three separate infill application sites on plots within the existing housing development of Pencaemawr. Two of these developments are for new semi-detached homes which supersede historically consented detached dwellings (original plots 12 and 13 which lie adjacent to each other).

It is noted therefore that the approved permissions across all the Small Villages are all policy compliant as the number of open market homes has not exceeded two on any one plot. Meanwhile there have not been any permissions for affordable homes in Small Villages in this AMR reporting period. This means that the policy target is being met and that the trigger point has not been breached.

Table 23. 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
Cemmaes	2	0
Foel	2	0
Llangadfan	1	0
Llangedwyn	2	0
Pant y dwr (2 separate application sites)	3	0
Penegoes (3 separate applications but all on site OS 8600)	5	0
Y Fan	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: <ol 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):	

Analysis

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

Table 24 below shown the net area of employment land (in hectares) permitted across the settlement hierarchy in the monitoring period (1st April 2020 to 31st March 2021) and since the LDP was adopted (17th April 2018 to 31st March 2021). The net area of employment land is used to calculate the percentage of employment land growth that has been permitted for each of the settlement tiers. The final column shows the ‘Monitoring Target’ which comes from LDP Policy SP6.

LDP Policy SP6 directs the majority of employment development to the Towns. During the monitoring period the employment development permitted in the Towns was consistent with the policy meeting the 50% target. The cumulative total (permitted since LDP Adoption) for Towns accounts for 41% of employment growth but looking at the previous two monitoring documents (AMR 2020 and the Monitoring Review) this cumulative total is moving closer to the 50% target each year.

The percentage of employment land permitted (37%) in the lower tiers of the settlement hierarchy exceeds the monitoring target (<30%) during the monitoring period. This is primarily because of one planning application which involves the re-development of an existing waste transfer site (1.597 hectares). The redevelopment is acceptable at this

location as it utilises previously developed land and the proposed development will retain the site for employment.

The data captured for this indicator, including for the cumulative totals, is still dependent on the amount of employment development permitted in the period, with one or two applications each year distorting the figures. Data needs to be collected over a few more years before any assessment can be made on the effectiveness of LDP Policy SP6 with regards to employment distribution over the settlement hierarchy.

Table 24. 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	4.389	50%	8.518	41%	>50%
Large Village	1.132	13%	5.718	28%	<20%
Small Village / Rural Settlement / Open Countryside	3.187	37%	6.332	31%	<30%
Total	8.708	100%	20.568	100%	100%

Action

No action required at this time; more data is required to determine the performance of this indicator.

Objective 3 – Efficient Use of Land

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

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

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

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):	

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 2020 to 31st March 2021) permission was granted on windfall sites for an area totalling 519.91 hectares (ha). However, within the period planning permission (20/0738/FUL) was granted for the restoration of earthworks at the Nant Helen Open Cast Coal Site. This application equates to 354.27 ha of the 519.91 ha, so has been removed to prevent the data being distorted, this gives a remaining total of 169.64.64 ha.

From this 169.64 ha, 44.62 ha (26%) of it was on previously developed land, with 122.71 ha (72%) on greenfield sites and 2.31 ha (1%) on a mixture of previously developed land and greenfield. However, on closer inspection it can be seen that some of the applications on greenfield sites will continue to be classified as greenfield when the development proposal is completed. This includes all permissions for agricultural developments (46.08 ha), open space proposals (0.611 ha) and renewable energy (26.047 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 92.91 ha. From the 92.91 ha, 44.58 ha (48%)

of it was on previously developed land, with 46.02 ha (50%) on greenfield sites and 2.31 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 accounts for 77% 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 **45% 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. Interestingly although the percentage of development permitted in the Open Countryside (77%) is higher than that of the previous monitoring period (66%), the percentage on greenfield sites, in the lower tiers, is lower (this period 45%, previous AMR 2020 - 56%).

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

Figure 5 shows that tourism developments accounted for 70% of the area permitted on greenfield land in the Open Countryside. The applications permitted covered an area totalling 29.055 ha, consisting of 54 separate applications for 346 individual units of accommodation (221 of which were static caravans), these results are consistent with the findings from the previous AMR and the Monitoring Review. Consideration will be given in monitoring indicator AMR37 on how these planning permissions accord with the policies in the LDP.

The results for this monitoring show that there is a large majority of windfall development being 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 43,0301 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.

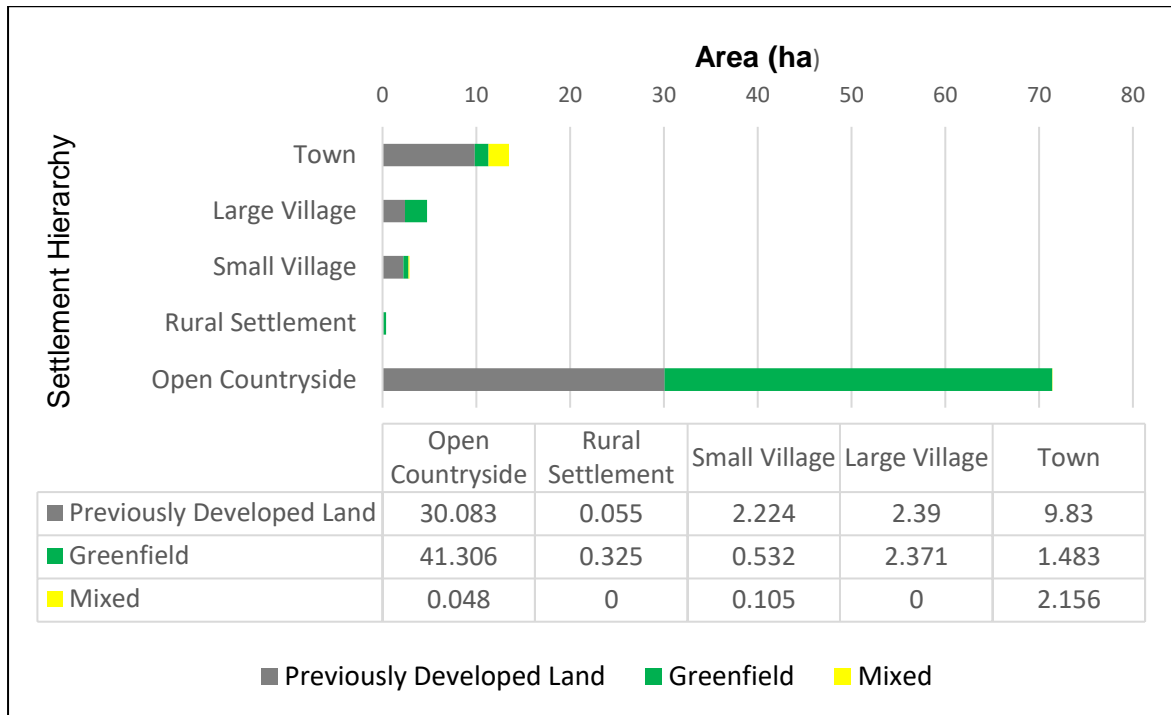
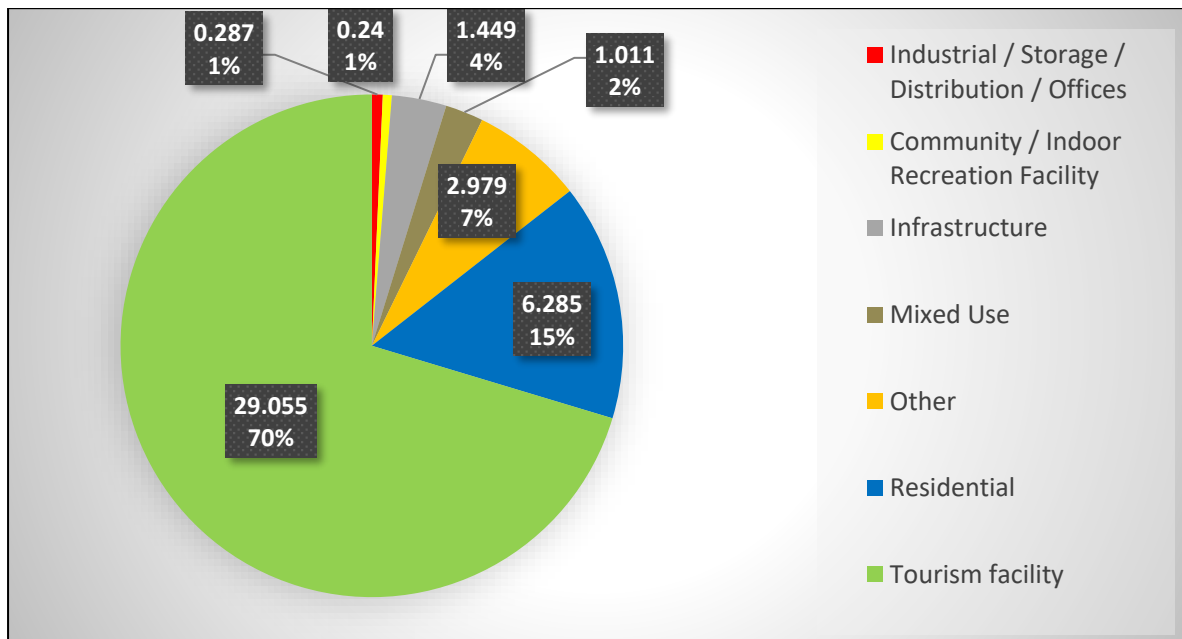


Figure 5. Chart Showing Percentage of Area Permitted for Different Development Proposals on Greenfield Land in the Open Countryside



Action

Further Investigation/Research Required

Look at evidence regarding sustainable development and economic benefits.



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):	

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 overall average density for housing developments across the settlement tiers is approximately 25 units per hectare. The policy targets in relation to density and monitoring results for each settlement tier/development type are summarised in Table 25. Single dwellings are accounted for separately to the figures for each settlement tier, as it has a separate guide range within the policy. If single dwellings are accounted for, the overall average housing density reduces to 20 units per hectare.

The results show that, on average, the density guideline set out in LDP Policy H4 is being met and significantly exceeded in Towns, which is positive, particularly given that Towns are the primary focus for development and therefore the policy appears to be most effective in this location. However, the results also indicate that the average densities in Large Villages, particularly in the lower tier settlements, Small Villages and Rural Settlements, and for single dwellings, are lower than the policy guide ranges.

There is a significant difference between average densities achieved in Towns compared to those in Large Villages. This appears to be partly explained by the higher density types of developments, including conversion and flats, that appear to feature more strongly in Towns than Large Villages. The average density for new build developments in Towns is

27 units per hectare in line with the policy target. It also noted that developments in Large Villages are more likely to deviate below the guide density than in Towns, which may suggest that sites within Larger Villages are generally more constrained and that lower density development may be more appropriate to the local context.

In Small Villages, the even lower density being achieved suggests that land being released for housing in these settlements is not being used as efficiently. An additional consideration in this location is the site capacity limit set out in the reasoned justification to LDP Policy H1 and Affordable Housing SPG. This limit of 0.25 ha, which works out at 0.05 ha per plot, is to ensure that the site is not capable of accommodating further dwellings, and where there is capacity for more than two dwellings, the additional dwellings should be affordable.

Developments permitted in Small Villages during this monitoring year mainly consisted of either one or two market dwellings. Four cases have been identified where the site area exceeded the capacity limit for each plot and a lower density has been accepted. The assessment of these applications focused more on the justification for a lower density rather than on site capacity. In one case, the site had the capacity for three dwellings, however only two market dwellings were permitted, meaning that the potential for an affordable dwelling had been lost.

With regards to Rural Settlements, the policy guide on density is almost met. The slightly lower density is explained by an affordable dwelling that was allowed at appeal where the where the site measured more than the 0.1 ha specified on the application form.

The data in respect of single dwellings covers dwellings permitted across all settlement tiers, including Open Countryside. A total of 51 single unit developments were permitted during the monitoring period, a third of which related to conversion or change of use of existing buildings. The average density of single dwelling developments is higher in Towns and Large Villages (12 units per ha) than in Open Countryside (9 units per ha). It is noted that LDP Policy H4 is not being applied consistently to all types of development, for instance it is often not applied to single dwellings or conversions/change of use.

At the application level, justification is provided by Officers taking into account site specific circumstances and local context, as is allowed for by the policy. Reasons accepted for lower densities include site constraints affecting the amount of land developable, due to flood risk, SUDS requirements, highway improvements and layout, water and foul drainage infrastructure, and topography, and also the surrounding context of the site in terms of dwelling type and plot sizes, and residential amenity. Extant planning permission for lower density development is also noted as a consideration. There are also cases where Officers have requested an increase in the number of dwellings for density purposes.

With regards to the density achieved on the LDP's Housing Allocations, the indicative capacities for developments permitted on these sites (as indicated in Appendix 1 of the LDP) generally based on an anticipated density of 27 units per hectare, has not been achieved in all cases. The number of dwellings on an allocation at Caersws (P09 HA1) had to be reduced from 43 units to 41 units due to a flood risk buffer. Another two cases involved development of only part of the allocation. An indicative layout was provided in connection with plans for a single dwelling in Abermule (P02 HA2) to demonstrate that the remainder of the parcel of land could accommodate a further 10 dwellings and therefore it was not considered to prejudice the remaining density of the site. The other case involved a development of three dwellings on part of an allocation at Llanfair Caereinion (P30 HA1) which was treated as the first phase of the development and based on the site area for this phase, it was considered to align with the density guide.

The results of this monitoring indicate that, on the whole, the density of development is being carefully considered with lower densities accepted where justified by site specific

and local circumstances. The flexibility provided within the policy means that high densities may not always be achieved. However, based on these results and the results from previous monitoring years, there are some consistent themes emerging.

Firstly, developments permitted in Large Villages are not generally achieving the same density as those in Towns. Secondly, the density of developments permitted in Small Villages is consistently lower than envisaged either by LDP Policy H4 or Policy H1. Thirdly, LDP Policy H4 is not being applied consistently, particularly in respect of development in lower tier settlements and single dwellings.

It is recognised that these issues may not point towards the failure of the policy itself, in fact, there is evidence to suggest that the implementation of the policy has delivered higher densities. However, housing density (alongside previously developed land – see monitoring indicator AMR20 above) contributes towards meeting the LDP’s objective of making efficient use of land and is also relevant to housing delivery and viability.

The trigger has been reached in respect of all settlement tiers/development types apart from Towns and therefore action is needed. Therefore, it is recommended that further investigation/research is required to inform the approach towards housing density.

Table 25. 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	45	27+
Large Village	21	27+
Small Village	13	20-25
Rural Settlement	9	10-15
Single dwellings	6	10-15

Action

Further Investigation/Research Required

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



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

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):	

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 2020 to 31st March 2021), 174 applications were permitted within or partially overlapping a Mineral Safeguarding Area. Of the 174 applications, 102 were for proposals considered not to have any impact, examples include the conversion or redevelopment of existing buildings, minor extensions to existing buildings or proposals for the siting of camping pods and static caravans.

For the remaining 72 applications, there were instances where the identification of the Mineral Safeguarding Area as a constraint had been missed. Where the constraint had been missed, it does not necessarily mean that the development proposal did not comply with LDP Policy DM8, but that it had not been given consideration.

Where a Mineral Safeguarding Area had been identified as a constraint, consideration as to how the development proposal complied with LDP Policy DM8 was given in the Officer Reports for most of the applications, however there were instances when this did not take place.

Recent measures have been put in place to ensure that Minerals Safeguarding Areas are captured as a constraint consistently, which will improve the situation going forward. However, the lack of consistency in the use of LDP Policy DM8 is a concern, therefore, it is recommended that further investigation/research is required to understand the issues associated with the policy. This may lead to Officer training or a reconsideration of the Policy wording during the LDP review process.

Action

Further Investigation/Research Required

Further investigation/research is required to understand the issues associated with LDP Policy DM8. This may lead to Officer training or a reconsideration of the Policy wording during the LDP review process.

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):	

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

Action

Not Assessed

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

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):	

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 only one planning application concerning waste has been permitted in the Plan area. The application (19/0361/FUL) concerned the redevelopment of an existing waste transfer site. The development proposal is within the Open Countryside tier of the settlement hierarchy. However, it accords with LDP Policy W1 which directs new waste management facilities to existing sites, so the trigger for this indicator has not been reached.

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:

- i. Contribute to the achievement of the Water Framework Directive targets in Powys.
- ii. 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
AMR27	Additional installed capacity (MW) of solar PV developments permitted within LSAs per annum.		Further Investigation/Research Required
AMR28	Number of community/district heating schemes permitted under Policy DM13 (criterion 15) per annum.		Further Investigation/Research 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.		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

Analysis

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

Analysis

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

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

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

The previous AMR (AMR 2020) listed a number of factors that will have contributed to this performance, chief amongst these were national trends that continue to have profound influences on the roll out of onshore renewable energy generating sites in the UK.

The absence of any Solar PV planning permissions being granted within the identified LSAs for this monitoring period and over the course of 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.

Action

Further Investigation/Research Required - evidence gathering required to look at reasons why Solar PV proposals in LSAs are not coming forward, this should be allied to a review of the Policy during the LDP review process.

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):	

Analysis

This monitoring indicator seeks to test the performance of Criterion 14 of Policy DM13, in supporting the development of community/district heating schemes. The criterion requires that investigations are “undertaken into the technical feasibility and financial viability of community and/or district heating networks wherever the development proposal’s Heat Demand Density exceeds 3MW/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 2020) no such applications have been permitted, 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.

If a community or district heating network is found to be viable and feasible, as with other forms of larger scale renewable energy proposals, bringing them to application stage can be a lengthy process. As this is just the third year in which the adopted LDP has been applied to development proposals, it could still be the case that schemes may yet be forthcoming.

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.

The trigger point for this indicator requires monitoring over two full years before action is required, so technically the trigger point has been reached. Actions therefore need to be identified to gather further evidence and to establish whether and how this LDP policy needs to change and how it can be effectively monitored in future.

Action

Further Investigation/Research Required

Need to gather further evidence and establish whether LDP Policy DM13 Criterion 14 needs to change (as part of the review process) and how it can be effectively monitored in future.

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:	Number of community/district heating schemes permitted under Policy DM13 (criterion 14) 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 87MW (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):	

Analysis

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

Policy RE1 of the LDP is supported by the Powys Renewable Energy Assessment (REA) Update (2017) which identified the amounts of renewable, low or zero carbon electricity and thermal energy that the county could be reasonably expected to contribute towards the national targets. For electricity the different sources listed in the REA (Biomass, Hydropower, Landfill Gas, Windpower, Solar PV, Anaerobic Digestion, Combined Heat and Power and Building Integrated Renewables) were likely to contribute an additional 61.7MW capacity to what already exists, before the end of the Plan period in 2026. By the end of 2021/2022 monitoring period, approximately halfway through the Plan period, it

could therefore be reasonably expected to contribute up to 30.85MW, half of the 61.7MW figure.

For thermal energy production the REA identified a further 7MW of capacity being generated by the end of the Plan period arising from Biomass (via Combined Heat and Power units, Biomass Boilers, Anaerobic Digestion, and Building Integrated Renewables). By the end of 2021/22 half of this capacity (3.5MW) could be expected to have been delivered.

During the Monitoring Review period (17th April 2018 to 31st March 2019) and the previous AMR period (1st April 2019 to 31st March 2020), a total of 21.68MW of renewable, zero or low carbon electricity generation capacity was permitted in the Plan area, and a total of 11.82MW of renewable or low carbon thermal capacity was added.

Analysis of the Council's data for the monitoring period 1st April 2020 to 31st March 2021 determined that a further 15.0511MW of renewable, zero or low carbon electricity generation capacity was added, along with a further 8.25MW of thermal capacity.

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

- Electricity; 36.7311MW
- Thermal; 20.069MW

This means that for electricity generation the target for half way through the Plan period of 30.85MW has already been exceeded by almost 6MW. With less than 25MW now required in order to meet the Plan's lifetime target, the policy is expected to deliver 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 reached and exceeded by a factor of almost 6.

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):	

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):	

Analysis

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

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

For solar energy, two applications were permitted. One was for a Solar PV scheme of just under 10MW, situated as an extension to the previous solar array at Bryn Henlllys former open cast mine, near Ystradgynlais. Whilst the other was for a much smaller, 5.6 Kilowatt scheme at Whitton near Presteigne.

The former application, whilst being bigger than the 5MW threshold involved in this monitoring indicator, is not in a location that would prejudice the purpose of a Solar LSA. The latter application is too small to be of relevance to this monitoring indicator and is also nowhere near any LSA to present any threat to their purpose. Both applications are therefore compliant with Criteria 1 and 2 of LDP Policy RE1.

As a result no further action is therefore required, but monitoring of compliance will continue.

Action

Continue Monitoring

Development plan policies are being implemented effectively.

Theme 2 – Supporting The Powys Economy

Objective 6 – Vibrant Economy

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

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

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

Analysis

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

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

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

The fourth application was for the redevelopment of a site used as a car showroom to a retail food store in Newtown. Evidence was submitted within the planning application to demonstrate how the development proposal complied with PPW and TAN 4. The evidence was reviewed by the Planning Officer with expert advice from a retail planning consultant. It was considered that the evidence was lacking in some areas regarding the potential adverse impact on existing retail provision and lack of need. However, there was no evidence to suggest that the impact on existing retail provision would be significant. A balanced judgement was made by the Planning Officer in accordance with TAN 4, who concluded that the benefits of the scheme outweighed the concerns.

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

Action

Continue Monitoring - Development plan policies are being implemented effectively.

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

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):	

Analysis

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

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

During the monitoring period, four planning applications (1.809 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.

A further planning permission was granted for the erection of a restaurant with a “drive-thru” facility on a small part (0.24 ha) of an employment allocation. The Planning Officer considered that the development proposal would complement the allocation and adjoining safeguarded employment site, through providing retailing and food for the wider nearby employment sites. It is therefore considered that the proposal was for an ancillary use in accordance with LDP Policy E1.

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):	

Analysis

A total of 14 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, new build or redevelopment).

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

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

All nine 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 five proposals in the Open Countryside were granted due to compliance with the policies listed in Table 26.

Table 26 lists two employment developments permitted on non-allocated sites that were not necessarily in accordance with LDP Policy E2 but were in accordance with either National Policy or other LDP policy. In these cases, the lack of accordance with LDP Policy E2 is therefore seen as an issue with the wording of this AMR monitoring indicator target and trigger point not the way that the planning applications have been 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.

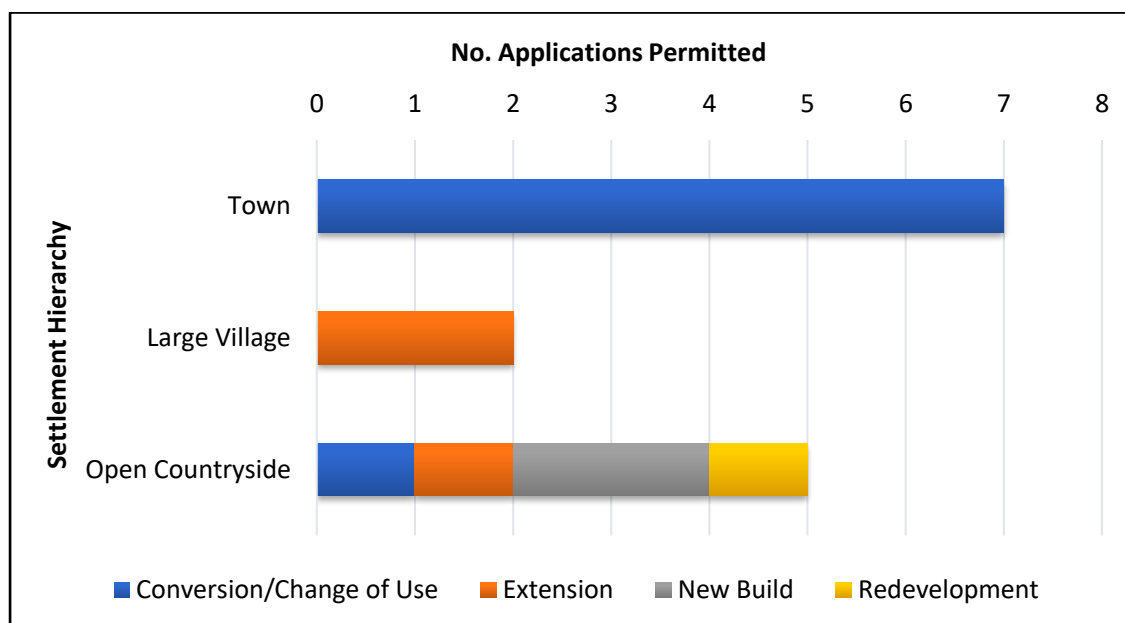


Table 26. Applications Permitted in Monitoring Period, for Employment Developments on Non-Allocated Sites in the Open Countryside Against LDP Policy.

Application	Principle of Development	Policy Accordance
19/0361/FUL	Demolition of existing structures and the proposed development of offices/welfare unit, a bulking facility, a storage shed, sump and silo for food waste.	LDP Policy W2
19/1572/FUL	Change of use of agricultural building to B1/B8 use (storage and distribution).	TAN 23
20/1044/FUL	Part-retrospective application for the installation of Portakabin building to be used as canteen extension.	LDP Policy E2 (criterion 2)
20/1489/FUL	Erection of a storage building.	LDP Policy E2 (criteria 2 and 3)
20/2086/FUL	Extension to existing warehouse to provide additional storage and distributions facilities.	LDP Policy E2 (criteria 2 and 3)

Action

Continue Monitoring

Development plan policies are being implemented effectively.

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

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):	

Analysis

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

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

During the monitoring period all the planning applications for non-employment uses permitted, on employment safeguarding sites, were to complement (not replace) the existing employment use (e.g., addition of use class A1 retail to current use class B1). Therefore, no applications were permitted for an alternative use of an employment safeguarding site.

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):	

Analysis

A Shopping Frontages survey was undertaken in June 2021, in each relevant Town Centre and the results are presented in Tables 27 and 28.

It is apparent that some Primary Frontages already have less than the policy specific target percentage of at least 75% units in A1/A3 use which potentially undermines the effectiveness of LDP Policy R3. This applies to four of the 10 towns that have Primary frontages with another two towns having a current mix of uses which are very close to the minimum threshold. The survey information will be useful in future decision-making so that the Planning Officers know which Centres are most sensitive to any future proposed changes of use. Secondary frontages are only defined in Welshpool and Newtown and these currently have a sound level of A1/A3 uses in excess of the 66% minimum specified in LDP Policy R3. Note that the Ladywell Centre in Newtown (secondary frontage) was not surveyed as it has been closed off for total refurbishment.

During the Monitoring period only two planning permissions relevant to this monitoring indicator concerning A1/A3 units were granted:

Case 1

Secondary Frontage: Newtown 20/0053/FUL - Ladywell Shopping Centre New Church Street Newtown SY16 1AF

Erection of extensions, alterations and infill to the former shopping centre together with change of use from units 2 and 3 from class A1 retail use to A3 use (cafe / wine bar) and change of use of units 4,5,6,7,8 and 12 to use class B1 (offices / business).

The officer's report states: "The application site is located within the Town Centre Area of Newtown although is not within a primary or secondary frontage as per LDP Policy R3. The surrounding properties consist of commercial uses ranging from offices, shops, hot food outlets and restaurants". The report explains that the units are currently not in use and remain vacant within a prominent area of Newtown town centre and the proposed change of use will help contribute to the vitality and viability of the existing town centre.

In assessing this case for the AMR there does appear to be a mistake as the Ladywell Shopping Centre is identified as Secondary Frontage in the LDP (Retail Maps are provided in Appendix 7 of the LDP). The application provided for two units to be retained in the A1/A3 use group and granted change of use on six smaller units from retail into offices. Nevertheless, as a comprehensive regeneration scheme which creates a Business Centre including a café/bar from long standing vacant units it would be considered an appropriate town centre use. It is also noted that the Ladywell Shopping Centre originally had a Co-operative supermarket (and attached car park) which has been turned into purpose-built office space (under planning permission 18/0571/FUL granted December 2018) and occupied by a vehicle fleet tracking system business as a Headquarters since February 2020. The supermarket had been vacant and to let for a prolonged period and satisfied the justification test of LDP Policy R3 when the change of use from retail was applied for.

Case 2

Secondary Frontage: Newtown 20/0752/FUL - Store 21, 12-13 Broad Street Newtown Powys SY16 2NA

Change of use of redundant A1 shop (Store 21) to A3 (Bar and Cafe) and associated works

This change of use would not impact upon the monitoring indicator as the unit is being retained within the A1/A3 use classes.

Due to the lack of base-line data in previous years it is apparent that the element of LDP Policy R3, which seeks to retain the target minimum percentage of A1/A3 uses, could not have been strictly tested or applied. However, it is considered that other parts of the Policy, seeking uses that enhance the vitality and viability of the town centre and a presumption against residential (C3) use on ground floor units in a Primary Frontage will have applied. Officers would also have been able to consider proposals justifying changes of use on the grounds of prolonged vacancy/attempts at marketing without needing the percentage split (as this provides a policy exception to adhering to the thresholds).

Looking to the future, with an emphasis on a Green Recovery post Covid-19 and the need to support and re-purpose Town Centres, to be flexible etc as a consequence of the changes in shopping habits, including the re-configuration of national chain-stores and the likely closure of some retail premises, the detail of LDP Policy R3 will need re-consideration at LDP Review.

Table 27. Percentage Breakdown of Primary Frontages in Town Centres June 2021

Settlement	% A1 and A3 Uses (including currently vacant units)	% C3 Uses	% Other Uses	Total Vacant Units as % of total
Builth Wells	76.4	0.0	23.6	5.5
Knighton	82.8	3.4	17.2	3.4
Llandrindod Wells	75.0	0.0	25.0	14.3
Llanidloes	72.0	4.0	28.0	8.0
Machynlleth	80.3	4.2	19.7	12.7
Newtown	75.8	0.0	24.2	11.3
Presteigne	92.6	0.0	7.4	18.5
Rhayader	70.3	16.2	37.8	5.4
Welshpool	72.1	1.2	26.7	9.3
Ystradgynlais	45.5	23.4	44.2	2.6

Table 28. Percentage Breakdown of Secondary Frontages in Newtown and Welshpool June 2021

Settlement	% A1 and A3 Uses (including currently vacant units)	% C3 Uses	% Other Uses	Total Vacant Units as % of total
Newtown	76.1	0.0	23.9	9.0
Welshpool	76.6	6.3	17.2	3.1

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 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.

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):	

Analysis

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

During this monitoring period, 76 applications for tourism development were given planning permission, all were in accordance with LDP Policy TD1 which indicates that the policy is being implemented appropriately.

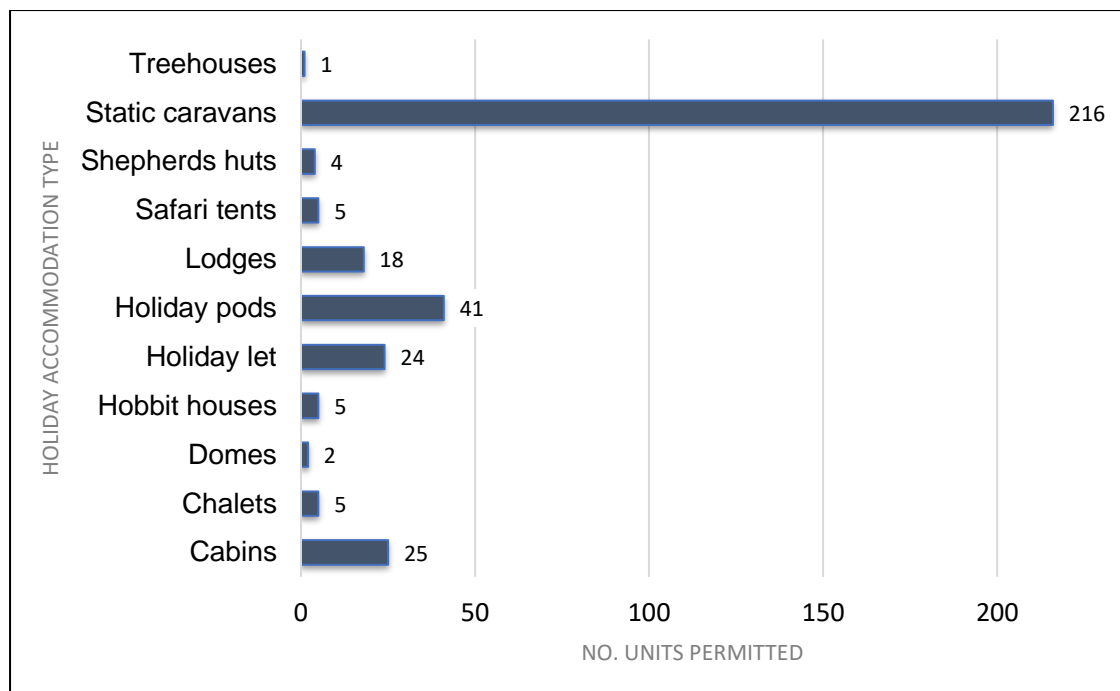
Looking at the distribution of the tourism developments across the settlement hierarchy 93% of the applications permitted were in the Open Countryside and as seen in monitoring indicator AMR20, 54 of the total applications (71%) were on greenfield sites in the Open Countryside.

Analysis of the 76 planning applications permitted found that a total of 346 individual units of tourist accommodation were permitted. Figure 7 below breaks the 346 units into type, showing that static caravans accounted for a large proportion of the units (62%). However, the 216 static caravan units are a result of just five of the 76 planning applications.

Six of the 76 planning applications for a tourism use, did not result in units of accommodation, these include proposals for amenity land and facilities and a campsite.

All 76 planning applications for tourism development permitted, were considered to comply with LDP Policy DM4 – Landscape. However, consideration should be given at the LDP review stage with regards to whether the Landscape Policy DM4, is adequately worded in relation to tourism development, including any cumulative impacts.

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.

However, consideration needs to be given at review stage regarding landscape impact.

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):	

Analysis

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

During this monitoring period, only one application was given consent that permitted a change of use from a tourism facility to another use. The application was for the conversion of a restaurant, hotel and part of a public house to form two residential flats. Looking at the application in detail, firstly the application is within a Large Village so not a rural area and secondly the restaurant / hotel / public house is to be retained but at a smaller scale.

Within the planning statement submitted as part of the planning application, it states that the restaurant / hotel / public house closed in October 2018 and remained closed due to the amount of work required for licensees to take it on. It was considered that the building is bigger than necessary for the size of the village and that it can afford to lose the extension to residential use, whilst retaining the restaurant / hotel / public house at an adequate size to provide for the needs of the village, surrounding area and visitors.

Due to the location of the development proposal within a Large Village and the fact that the tourism facility is to be retained at a reduced scale it is not considered that the development proposal goes against LDP Policy TD2.

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 Indicator - Summary Table for Annual 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):	

Analysis

Analysis of the planning obligations register reveals that over the course of the monitoring period, two major housing developments have been approved which secure new or improved infrastructure through the use of Section 106 agreements. Both agreements related to on-site open space. The details of these developments are shown in Table 29 below.

This demonstrates that LDP Policy DM1 is being used effectively. The Council continues to use 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 and it should be noted that these schemes are not captured by this indicator (but are monitored elsewhere in this report).

Table 29. Major Planning Permissions Granted during the Monitoring Period with Section 106 Contributions.

Planning Application Details	Site Address	Type of Infrastructure
<p>P/2017/0754 Granted 23.09.20 Outline: Proposed housing development for 43 residential units, sheltered housing proposal and construction of a bus layby</p>	<p>Land At Penyborfa Carno Road Caersws Powys SY17 5JA</p>	<p>Open space to be located within the application site with Section 106 to ensure it is provided and managed.</p>

<p>19/0412/REM Granted 02.10.20 16 dwellings application to vary conditions 2 and 3 of planning appeal APP/T6850/A/16/3144657 (P/2014/1118 OUT) to extend the time limit for the submission of a reserved matters application and commencement of development.</p>	<p>Land at Maes y Dre Beulah Road, Llanwrtyd Wells</p>	<p>Section 106 for open space within the application site.</p>
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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):	

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):	

Analysis

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

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

During the timeframe of this monitoring period no planning applications have been received for any proposals on land within the safeguarded area. Consequently, there has been no opportunity to test the LDP’s effectiveness in either supporting or refusing development that may be relevant to this indicator.

Action

Continue Monitoring

Development plan policies are being implemented effectively.

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

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):	

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;

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. However, from the committee proceedings there is a good example of how Planning Committee are using LDP Policy SP7 in decision making. This case involved a chicken farm – namely, a broiler installation and silos plus access and ancillary works - 19/0938/FUL - where the Committee, in February 2021, refused the application against the Officer Recommendation for Conditional Consent.

The Planning Committee resolved to refuse the application on the grounds of adverse impact on the landscape, the exact wording to be agreed by the Chair and the Lead Professional – Planning. The decision notice was issued on 8th February with the development refused for the following reason:

1. The proposed development by virtue of its size, scale and location would have a detrimental landscape impact contrary to policies SP7, DM4 and DM13 of the Powys Local Development Plan, Technical Advice Note 12: Design, and Planning Policy Wales (2018).

With regards to Appeal decisions, during the monitoring period only one Appeal decision relating to LDP Policy SP7 grounds was upheld by the Inspector (overturning the Council's refusal):

In February 2021, the Planning Committee received a copy of the Planning Inspectorate's letter regarding the appeal in respect of application 20/1023/HH - Fronlwyd, Hirnant, Pen Y Bont Fawr, SY10 0HP. The Inspector had upheld the appeal. The Council had refused householder permission for a dwelling extension on the following grounds:

1. The development has not been designed to complement and/or enhance the character of the surrounding area in terms of design detailing, in particular fenestration size and style. Therefore, the development is contrary to LDP Policy DM13 of the Powys Local Development Plan (2018), Powys Local Development Plan (2011-2026) Supplementary Planning Guidance Residential Design (2020), Planning Policy Wales (Edition 10, 2018) and Technical Advice Note (TAN) 12: Design (2016).
2. The development by virtue of the location, prominence, roof pitch fenestration and design, fails to preserve or enhance the character and appearance of the Hirnant Conservation Area or reinforce its local building tradition or distinctiveness. Therefore, it is considered that proposal would be contrary to Section 72 of the Planning Listed Buildings and Conservation Areas Act 1990, section 6.5.20 of PPW, Section 6.13 of TAN24, and Powys Local Development Plan (2018) policies SP7 and Local Development Plan Objective 13.

It is noted that the Built Heritage Officer maintained objections to the proposal which in this case was clearly fundamental to the Council issuing a refusal.

However, on Appeal the inspector did not concur with the Council and held: "for the reasons given the proposed development would not be detrimental to the historic character and appearance of the area. The proposal therefore would preserve the character and appearance of the CA, and as a result would not run contrary to the Act, the above-mentioned policies of the LDP, advice in the SPG's, or national planning policy contained within PPW, in addition to advice as contained within TAN 24 and TAN 12, which collectively seek to protect visual amenity and heritage assets".

As this decision is outside of the powers of the Council, it is not considered that this case represents a breach of the monitoring indicator's trigger point.

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).		Training Required

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):	

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):	

Analysis

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

Section 3 of the policy also includes local Biodiversity Action Plan Habitats and Species but these are not included under this monitoring indicator as they are not classified as a site designation. These however are the subject of SEA indicator no.2 within the Strategic Environmental Assessment (SEA) monitoring framework.

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

There were three applications that were in proximity to the Llandrindod Lake LNR. Two of them clearly referred to all protected sites in the Officer’s Report, however a third only referred to sites of high ecological importance and did not seem to recognise the proximity of the application to the LNR (approximately 70m away). This particular application involved internal works to an existing building so would almost certainly not have had any bearing on the quality of the designated site so the Officer may have considered, with some justification, that it was not worth including in the report.

There were two applications that were close to a Regionally Important Geological Site and for both, the Officer’s Report clearly identifies the RIGS in question and concludes that no impact will arise from the applications being permitted.

The remaining five applications were close to a GCRS. Of these the Officer’s Reports for two of them did cite nearby SSSIs. Both the SSSIs in question were designated for their geological interest because of their status as a GCRS. The three other applications

however did not present any evidence in the Officer's Reports that the designation had been recognised or considered. Of these, two applications, situated either side of the River Severn GCRS, including one that was wholly located within it, did not present any evidence in the Officer's Report that the designation had been recognised or considered by the Officer or consultees. The third application had boundaries that were contiguous with both a RIGS and a GCRS. Whilst the Officer's Report did recognise the presence of the neighbouring SSSI designation that included the GCRS designation within it, it did not recognise the presence of the RIGS at all.

Whilst the trigger for this indicator has not technically been crossed, because no application has been permitted where there is an outstanding objection from either the County Ecologist or a Wildlife Trust, the monitoring indicator is clearly failing to meet its target for the third year running. If RIGS and GCRS are consistently not being identified and properly assessed in the Planning process, contrary to PPW11 and TAN5 then it is impossible to say whether the presence of these applications are affecting the designations or not. Likewise, there can be no objection if the presence of the designations are not being recognised in the first place.

In order to strengthen Development Management understanding and application of LDP Policy DM2 it is recommended that further Officer training is required to ensure that this part of the policy is being adequately considered in the determination of future applications.

NB this indicator is similar to SEA Indicator 34.

Action

Training Required

Development plan policies are not being implemented as intended and officer or Member training is required.

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):	

Analysis

This monitoring indicator aims to monitor the performance of LDP policies M1 - Existing Minerals Sites, and M2 - New Minerals Sites, with regards to their ability to maintain a supply of aggregates when compared to the 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 (RTSA 2nd Review) of crushed rock aggregates over a 25-year period. When this is expressed as an annual apportionment it equates to 3.519 million tonnes per annum.

During the monitoring period there were three applications that related to mineral sites. All three were for existing sites and all involved Section 73 applications to extend time limits for previously approved extraction. 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):	

Analysis

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

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

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

Three planning applications were permitted which were located within mineral working buffer zones. The first was for an industrial/storage building on an employment allocation within an existing mineral working buffer zone. The inclusion of the allocation within the LDP for employment uses already considered that the proposal would not constrain the operations of the mineral site or be unacceptably affected by any mineral extraction operations.

The second application was for an agricultural building, the location of the building adjacent to a dwelling would not constrain the operations of the mineral site any more than the existing dwelling. It is also considered that the agricultural building would not be unacceptably affected by the mineral extraction operations at the site especially as the surrounding land use is agriculture. The third application related to the restoration of a mineral operation site therefore LDP Policy DM9 is not considered to be applicable.

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

Action

Continue Monitoring

Development plan policies are being implemented effectively.

Objective 13 – Landscape and the Historic Environment

i. Landscape

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

ii. The Historic Environment

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

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

Ref No:	Indicator	Assessment	Action
AMR48	Preparation and adoption of Supplementary Planning Guidance relating to Archaeology.		Delayed by Covid-19 pandemic. Due to be Adopted
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.		Delayed by Covid-19 pandemic. Due to be Adopted
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):	Adoption delayed by Covid-19. SPG due to be adopted

Analysis

The draft Archaeology SPG had been consulted upon early 2020 and the LDP Working Group had considered the issues raised during the period of public consultation and draft Council responses in respect of the Archaeology SPG at its meeting on the 20th of March 2020. Thereafter, the coronavirus outbreak from March 2020 impacted upon the adoption schedule due to the Council entering Business Critical mode. SPG work re-commenced in 2021 and factual updates are due to be made to the draft SPG and presented to the LDP Working Group in April 2021 before being put forward for adoption by Cabinet.

NOTE: This SPG has been subsequently adopted by the Cabinet in July 2021.

Action

Continue Monitoring

Delay in SPG adoption, however progress is being made towards adoption.

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):	

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):	

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):	Adoption delayed by Covid-19. SPG due to be adopted

Analysis

The draft Historic Environment SPG had been consulted upon early 2020 and the LDP Working Group had considered the issues raised during the period of public consultation and draft Council responses in respect of the Historic Environment SPGs at its meeting on the 20th of March 2020. Thereafter, the coronavirus outbreak from March 2020 impacted upon the adoption schedule due to the Council entering Business Critical mode. SPG work re-commenced in 2021 and factual updates are due to be made to the draft SPG and presented to the LDP Working Group in April 2021 before being put forward for adoption by Cabinet.

NOTE: This SPG has been subsequently adopted by the Cabinet in July 2021.

Action

Continue Monitoring

Delay in SPG adoption, however progress is being made towards adoption.

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):	

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):	

Analysis

This monitoring indicator aims to test the implementation of LDP Policy DM4 – Landscape which seeks to prevent development from having an unacceptable adverse effect, on the valued characteristics and qualities of the Powys landscape. The Policy requires proposals which are likely to have a significant impact on the landscape and/or visual amenity to undertake a Landscape and Visual Impact Assessment (LVIA). This is elaborated upon in paragraph 4.2.33 of the LDP: “Proposals which could have a significant impact on the landscape and/or visual amenity will require a Landscape and Visual Impact Assessment to be undertaken in accordance with relevant guidance. This will include all wind energy proposals (excluding anemometry masts) and most major developments...”

During the monitoring period 20 applications were granted that met the description of either being a “wind energy proposal “or a “major development”, in the Open Countryside. From the 20 there were three applications that submitted the planning application prior to the adoption of the LDP. It would have been unreasonable to expect additional information to be submitted, for the three applications, unless landscape concerns were raised by the Planning Officer or the statutory consultees.

The submitted information, demonstrating how landscape has been taken into consideration for the remaining 17 applications, is summarised in Table 30 below.

Since the adoption of the Plan a judicial review was sought, challenging the LPA’s decision to grant consent for a major planning application in the Open Countryside, without an LVIA being submitted with the application (listed among several reasons).

The judge stated the following in the letter detailing the outcome of the judicial review:

“Neither policy DM4 nor the guidance (referring to the SPG) referred to made a formal Visual Impact Assessment mandatory. Whether one should be required in the particular case was a matter for the officers and/or committee members, and given their own assessment, made with the assistance of a site visit, that there would be no significant

visual impact, the decision not to require such an assessment cannot be argued to be irrational or unlawful on other grounds”.

The view of the judge supports the approach taken by the LPA, where specific judgements are being made of what constitutes a ‘**significant impact**’ by Planning Officers, based on whether proposed developments are likely to have a significant landscape and visual impact (highly sensitive landscape or due to nature and scale of development) and therefore the need for LVIA varies.

The Landscape SPG was adopted in April 2019. The SPG provides detail on how landscape should be taken into consideration when considering the design and siting of a proposed development. All except one of the developments listed in Table 30 comply with the guidance to some extent. The application that did not include any landscape assessment within the submission was for an affordable housing exception site. It can be argued that the development proposal was an extension of the built form and does not have any significant landscape impacts. However, care needs to be taken due to the encroachment of these types of development proposals into the Open Countryside that any negative landscape impacts are minimised.

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 30. 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
4	Submitted LVIA as part of an EIA
0	Submitted an LVIA
0	Submitted a landscape assessment
11	Justified approach to landscape within the Design and Access Statement.
1	Justified approach to landscape within a Planning Statement
1	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):	

Analysis

This monitoring indicator looks at developments that have been permitted which are either located in or affect the setting of a Conservation Area. The purpose of the indicator is to test the implementation of LDP policies DM13 (3) and SP7 (2 v.) and, in particular, to capture instances where development is permitted where there is an outstanding objection from the Council’s Built Heritage Conservation Officer (BHCO) and where it does not comply with these policies.

Fifty-nine developments have been recorded involving development within or affecting the setting of a Conservation Area during this monitoring period, 11 of which relate to Conservation Area Consent for demolition. No developments have been permitted where there is an outstanding objection from the Council’s BHCO during this monitoring period. There are several examples of developments that have been approved following submission of amended plans that have addressed the initial concerns of the BHCO.

The monitoring results indicate that developments permitted in or adjacent to Conservation Areas are in accordance with LDP Policy DM13. It should be noted that the Conservation Areas SPG (adopted in January 2020) provides guidance aimed at ensuring a consistent approach towards assessing character and designing appropriate developments in and adjacent to Conservation Areas.

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.		Policy Review Required
AMR56	The area of public open space (ha) that would be lost and gained as a result of development granted planning permission.		Policy Review Required
AMR57	Preparation and adoption of Supplementary Planning Guidance relating to Open Space		This Supplementary Planning Guidance has been drafted but has not yet progressed to the Adoption Stage

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):	

Analysis

This monitoring indicator looks at the amount (ha) and type of public open space provision secured in connection with all major residential developments permitted. The purpose of the indicator is to test the implementation of LDP Policy DM3, whereby the nature of open space provision secured should be guided by deficiencies in the published Open Space Assessment (2018).

Planning permission was granted for nine major residential developments during the period. An open space contribution was secured from three of these planning permissions. One application secured onsite provision for a play area, another for off - site provision, with the third application providing provision for a dog walking area and a football pitch. In all three circumstances the provision of open space was considered appropriate, and matched the types required by the Open Space Assessment.

Out of the nine applications, two were for extra care accommodation (C2 use class). The Planning Officer considered in the case of both applications, that it was not appropriate to secure an open space contribution in accordance with LDP Policy DM3. One of the Officer reports quoted the following reason: “Fields in Trust provides guidance for Outdoor Sport and Play Facilities within Wales. A glossary has been provided as part of the document which specifically states that it relates to residential uses within a Class C3 of the Town and Country Planning Use Classes Order but excludes specialist forms of housing such as housing aimed at specialist groups (e.g., sheltered housing, student accommodation etc.) or housing not permanently occupied such as holiday homes and those with an element of care. It is therefore considered that in this instance the provision of outdoor

sport and play facilities would not be required in this instance given the specialist nature of the accommodation for older generations”. This justification is at odds with the Powys LDP Planning Obligations SPG which states the following: “Developments comprising sheltered, extra care, elderly housing and other specialist forms of development where children will not be resident will not be expected to provide children’s play areas, however, alternative open space should be provided for residents. This could include gardens, sitting areas, etc..”. In one of these circumstances amenity space was provided under LDP Policy DM13. The advantage of considering these forms of open spaces against LDP Policy DM3, is that it would allow consideration for wider community benefit and ensure such spaces are protected long term with arrangements for the aftercare and maintenance.

Of the nine applications, two were considered by the Planning Officer not to need to provide for open space as they formed a second phase to a previously granted planning permission to which open space provision was secured. Identifying if this was the correct approach is complex and dependent on how the original application calculated the requirement and provision (e.g., financial contribution and size of the area). If it was dependent on the number of dwellings in the original application this may not be a fair approach, however it is recognised that the need for open space may already have been met.

A further application did not contribute towards open space provision due to the site being sensitively located within a conservation area and additional measures needing to be taken to reflect the historic importance of the site. The Planning Officer in this instance considered on balance that whilst seeking open space as part of the development proposal is important, in this instance it was not viable to seek provision or a contribution to local facilities given the cost implications this may have on the overall deliverability of the site.

Another application that did not provide a contribution to open space provision was a site for affordable dwellings. It was recognised that the site fell within the accessibility standards of open space provision, but that there was a shortfall of equipped play areas within the settlement. However, it was considered that the desire to provide affordable housing would potentially be compromised if an open space contribution was sought. This is an issue that has been raised in the previous Annual Monitoring Report (2020).

The analysis above demonstrates that there are numerous reasons why open space provision is not being sought in accordance with LDP Policy DM3. It is recognised that Planning Officers must make a balanced judgment when determining applications, however adhering to the policy ensures a consistent approach to considering applications and helps the LDP to fulfil its objectives. The results suggest that there are elements of LDP Policy DM3 that need to be clarified. It is therefore recommended that LDP Policy DM3 is reviewed as part of the LDP review.

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.

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):	

Analysis

This monitoring indicator looks at the amount (hectares) of open space lost and gained as a result of planning applications granted during the monitoring period. The purpose of the indicator is to test the implementation of LDP Policy DM3 where areas identified as open space in the Open Space Assessment are protected and where housing developments of ten more contribute towards the provision of open space.

Net gain of public open space

It has not been possible to record the 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. This was the case for two of the three applications where new open space provision has been secured. For the remaining application, a planning application for alternative provision of open space of enhanced benefit to the community had been submitted and approved previously (during 1st April 2019 to 31st March 2020 monitoring period).

Net loss of public open space

There have been several planning applications permitted on open spaces, mapped in the Open Space Assessment, that can be considered as ancillary / enhancing the existing open spaces. These include facilities such as footbridges, bike stores, bike tracks, outdoor activity shelters and storage sheds. None are considered as a change of use or result in a loss of open space.

One application that resulted in a loss of public open space is that referred to above, whereby alternative provision of enhanced benefit to the community was provided in accordance with LDP Policy DM3.

A further application that encroached on an area of open space mapped in the Open Space Assessment was for a demountable classroom. It is recognised that the open space itself was ancillary to the school, but the open space had public access and community benefit. In this instance no consideration was given in the determination of the application to the loss of open space provision or LDP Policy DM3.

Another application that resulted in a loss of open space, was that of provision not mapped in the Open Space Assessment. In this case, the application permitted was for the redevelopment of a golf driving range to six tourism units. Whilst the site was not mapped in the Open Space Assessment, a golf driving range does fall within the definition of an 'outdoor sports facility' as set out in the Open Space Assessment and TAN 16 (2009) therefore compliance with LDP Policy DM3 should have been considered.

In conclusion there have been new open spaces gained over the period, but there has also been a net loss of public open space mapped, or as defined, in the Open Space Assessment as a result of development granted planning permission in the year meaning the trigger has been reached. As with monitoring indicator AMR55 above it is recognised that there are elements of LDP Policy DM3 that need to be clarified. It is therefore recommended that LDP Policy DM3 is reviewed as part of the LDP review.

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.

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):	

Analysis

This Supplementary Planning Guidance has been drafted. The SPG Programme scheduled the Open Space SPG for adoption by October 2019.

Action

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.

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.		Training Required

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):	

Analysis

This monitoring indicator tests the implementation of LDP Policy DM12, which applies to major windfall development permitted within Welsh Speaking Strongholds. Two such developments were granted planning permission during this monitoring period.

The first permission relates to a development involving conversion of existing buildings to eight residential units, alongside the erection of a new two-storey building to form eight residential units (a total of 16 units) on a windfall site within the development boundary of Machynlleth. The Officer's report refers to the Planning (Wales) Act 2015 (Welsh language) under other legislative considerations, however LDP Policy DM12 is not identified as a principal planning policy and therefore no assessment appears to have been made against this policy. No reference is made to the submission of a Language Action Plan, as required by LDP Policy DM12 and no planning condition is attached relating to mitigation measures.

The second permission relates to a development involving change of use and refurbishment of an existing building from sheltered accommodation (C3) to an extra care facility (C2) to provide 31 units, along with an extension to provide an additional 10 extra care apartments. The development involves a site occupied by Pont Aur, an existing

sheltered accommodation scheme comprising 36 properties, within the LDP development boundary of Ystradgynlais. The application was accompanied by a Welsh Language Impact Assessment carried out by the agents acting on behalf of Pobl Group, which concluded that the proposals will have a positive impact on the Welsh Language and its future in the town of Ystradgynlais and the surrounding area. The agents, therefore, considered the proposal to be in accordance with PPW, relevant TANs and LDP Policy DM12.

According to guidance within TAN 20, the LPA is responsible for conducting the Welsh Language Impact Assessment in connection with windfall developments. In this case, the Officer appears to have relied on the agent's assessment as the impact on Welsh Language is not covered within the Officer's report. This may be due to the fact that the proposal is understood to have only involved five additional housing units, which is therefore below the policy threshold of 10 or more dwellings set out in LDP Policy DM12. The proposal was considered by the Officer to fundamentally comply with relevant planning policies in light of the recognised need for facilities for older people and sustainability of the location.

As noted by the agent's assessment, it is likely that residents in these units would come from within the local community or other neighbouring communities also with high proportions of Welsh speakers. It would also facilitate the retention of a higher percentage of people with Welsh language skills. If LDP Policy DM12 had been applied by Officers to this development, it is likely the impact of the development on the Welsh language would have been viewed as positive and therefore would not have undermined the objectives of this policy.

Evidence from previous monitoring periods indicate that LDP Policy DM12 and related guidance within the Planning Obligations SPG have been referred to and used by Officers, where applicable. However, the results of this year's monitoring (particularly in relation to the first permission at Machynlleth) indicate that LDP Policy DM12 is not being applied consistently or as intended in assessing major windfall developments within Welsh Speaking Strongholds.

The trigger point for this monitoring indicator has been reached and therefore, to strengthen Development Management understanding and application of LDP Policy DM12, it is recommended that further Officer training is required to ensure that this policy is being adequately considered in the determination of future applications.

Action

Training Required

Development plan policies are not being implemented as intended and officer or Member training is required.

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.		Training 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):	

Analysis

LDP Policy DM11 seeks to protect community facilities and services unless an alternative use can be justified in accordance with the policy. This monitoring indicator monitors the number of planning permissions given for a change of use involving loss of an existing community facility or service, in order to test the implementation of LDP Policy DM11.

During the monitoring period, 14 developments of this type have been permitted, ten of which involved change of use/conversion or redevelopment for residential purposes, three involved change of use to offices, storage and distribution, and one involved change of use to tourism accommodation. These developments have resulted in the loss of a range of facilities and services, including health centre, day centre, nursing home, shops, public houses, chapels, commercial garage, and car sales showroom.

In the majority of cases, these proposals have been assessed specifically under LDP Policy DM11 and have been justified and supported by evidence relating to viability, marketing, and alternative uses/provision, in order to demonstrate compliance with the policy criteria. However, there were six cases where LDP Policy DM11 had not been used by Officers to assess proposals, mainly involving re-development of a site for new housing rather than conversion/change of use. Officers appear to have relied on other relevant LDP policies, such as policies H1 and R3, in assessing the principle of development, particularly where the site is located within a development boundary or Town Centre Area.

This suggests that the policy is not being applied consistently and is perhaps only being seen as relevant to conversions or changes of use, whereas the policy is intended to apply to all proposals involving the loss of a community facility or service. It is recognised that there is overlap between the criteria used to assess proposals under LDP Policy

DM11 and LDP Policy R3 relating to Town Centre Development, and therefore similar considerations around vacancy and marketing have been taken into account. However, LDP Policy DM11 also includes additional policy criteria requiring evidence around viability, alternative uses and alternative solutions to accompany the application.

One case involved change of use from a nursing home to residential where the Officer noted that there were no specific policies in relation to this use in the LDP. The reasoned justification to LDP Policy C1 sets out examples of community facilities supported by the policy and does not specifically include nursing homes. The meaning of a community facility or service could be more clearly defined.

In terms of the distribution of the developments permitted across the settlement tier, the majority were located in Towns and Large Villages, with a limited number in Small Villages and the Open Countryside – see Table 31. Therefore, the majority of these developments have come forward in the most sustainable locations, according to the LDP. The cases in a Small Village and in the Open Countryside involved conversion of former chapels to a dwelling and holiday cottage respectively, both had been assessed and justified under LDP policy DM11.

Based on the above analysis, it is clear that applications involving loss of community facilities and services are being carefully considered against the criteria set out in LDP Policy DM11, alongside any other relevant national and local planning policies. However, there appears to be some inconsistency in the way that the policy is applied, particularly where re-development of a site is involved, and therefore the policy is not being implemented entirely as intended.

Whilst these developments may not have necessarily failed against the criteria of LDP Policy DM11 (had they been applied) the applicant’s case should be demonstrated and tested in the same way as other applications involving loss of a community facility or service. Given that the potential reason for this inconsistency is clearer within this year’s monitoring period, it is considered that this should be addressed through Officer training.

Table 31. 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	7
Large Villages	5
Small Villages	1
Open Countryside	1
Total	14

Action

Training Required

Development plan policies are not being implemented as intended and officer or Member training is required.

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6. Results of SA Indicators

6.1 Results for Monitoring Period 1st April 2020 to 31st March 2021

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.

6.1.2 This section details these SEA indicators along with an analysis of the results for each indicator. External influences which are outside the control of the Authority are also identified. The triggers included in the monitoring regime provide an early indication on the sustainability performance of the LDP and possibly how wide ranging the review of the LDP needs to be.

6.1.3 The monitoring process is dependent upon a wide range of statistical information that is sourced from both local authority and external sources. Whilst the council can control information that it supplies, there is a significant risk of change in respect of external data as that information is out of the control of the local planning authority. 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.

6.1.4 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.

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.
Timescale:	Every 6 years (previous review carried out in 2012).

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<p><u>Analysis</u></p> <p>The LDP lists 20 European sites (SAC and SPA) 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.</p> <p>Across all of these 47 sites there are 180 conservation ‘features’ 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;</p> <ul style="list-style-type: none"> • Unfavourable; Declining • Unfavourable; Unclassified • Unfavourable; Recovering • Favourable; Unclassified • Favourable; Recovering • Favourable; Maintained • Not Assessed • Classified. <p>The results for this indicator have remained unchanged for the previous two monitoring periods, a review is due to be published during 2021 and will be included in the next Annual Monitoring Report.</p>
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* 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:	Important Habitats and Species
Indicator 2:	<p>Changes in the status of the habitats and species identified in the Local Biodiversity Action Plan (LBAP). NOTE: the LBAP is due to be replaced by the Powys Nature Recovery Plan - http://www.powys.gov.uk/en/countrysid e-outdoors/biodiversity-in-powys/powys-local-biodiversity-actionplan-review/</p>
Task:	Review of LBAP information or future replacement if available.
Timescale:	Dependent on future arrangements

Analysis

The LBAP Review has continued through this monitoring period. The draft provisional list of Species of Local Importance (SLI) to Powys previously drawn up by the Powys Biodiversity Partnership, awaits refinement before formal adoption of the Powys Nature Recovery Action Plan (PNRAP). All the species listed in the previous LBAP are included on the PNRAP provisional SLI list.

No further updates from the Monitoring Review 17th April 2018 – 31st March 2019 have occurred.

* 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

The aim of this SEA indicator is to monitor the effectiveness of LDP Policy DM2 in ensuring the protection of European and nationally designated sites and the species and habitats identified in the Powys LBAP or Section 42 list.

As explained in AMR 2020 (1st April 2019 – 31st March 2020) there a number of issues concerning this indicator’s efficacy which make it difficult to monitor.

The Environment (Wales) Act 2016 introduced an enhanced biodiversity and resilience of ecosystems duty (the Section 6 duty) for public authorities in the exercise of functions in relation to Wales. The Section 6 duty requires that public authorities ‘must seek to maintain and enhance biodiversity so far as consistent with the proper exercise of their functions and in so doing promote the resilience of ecosystems’. A Chief Planning Officer letter to LPAs dated 23rd October 2019 stated. “The purpose of this letter is to clarify that in light of the legislation and Welsh Government policy, where biodiversity enhancement is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise it will be necessary to refuse permission”.

Enhancements are now included as an integral part of any planning application permitted. It is therefore difficult to establish easily the nature of all of the enhancements as many are detailed on the accompanying development proposal plans (e.g., the siting of bat boxes or native species planting around the curtilages of proposals). As all applications are required to comply with the condition that specifies which plans must be adhered to, this removes the need for a specific enhancement condition.

Further work therefore needs to be undertaken to establish how best this particular aspect of LDP Policy DM2 can be monitored in future.

There is no further action that can be currently undertaken with regards to monitoring this indicator. An opportunity to review or replace it will exist in the forthcoming review of the LDP.

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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.	

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SEA Topic Area:	Population and Human Health
Subtopic:	Population (demographic profile).
Indicator 4:	Change in average life expectancy.
Task:	Review Census information. Welsh Government Stats Wales: https://statswales.gov.wales/Catalogue/Health-and-Social-Care/Life-Expectancy
Timescale:	Census (2021) data available 2022. Average life expectancy due to be published every 2-4 years (in line with Welsh Government timescales).

Tudalen 251

Analysis

Welsh Government statistics reveal that the average life expectancy for the county of Powys is as follows (see Table 32 below). These figures were last updated in October 2016 however they relate to averages for the years 2010 to 2014.

As these figures are unchanged from the previous SEA assessment from the Monitoring Review (17th April 2018 - 31st March 2019) and AMR 2020 (1st April 2019 – 31st March 2020) it is not possible to indicate the impact of the Powys LDP policies.

Table 32. Life and Health Expectancy for The County of Powys (Including Brecon Beacons National Park) Averages for 2010 to 2014.

Gender	Life Expectancy	Healthy Life Expectancy	% of life expectancy in good health
Male	80.2	68.2	85
Female	83.6	68.7	82.2

Source: Welsh Government Statistics 2016.

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 the 2020 Mid-Year Estimates published in June 2021.

Indicator 5; Based on the mid-year population estimates for 2020 the population of Powys is estimated to be 133,030, which represents an increase in population size of 595 since last year. Approximately 75,160 of those are considered to be of working age (between 16 and 64 years) which equates to 56.49%. This represents an increase from last year’s figure by 264. There are 21,069 children (0 to 15 years) (15.83%). This represents a reduction of 94 from last year. And 36,801 people aged 65 or over (27.66%). This represents an increase of 425 from last year. Taken together the populations of children and retired people amount to 57,870 people or 43.5% of the total population, compared to the 56.5% who are of working age. This represents an increase from last year of 331 people who are either children or retired and thus are not considered to be working.

Indicator 6; Based on the 2020 mid-year estimates, approximately 17,077 people live in Powys who are 75 years or older, this equates to 12.83% of the total population. This represents an increase of 316 (0.18%) from last year.

Indicator 7; As regards the migration trends of younger adults between the ages of 20 and 34 years old, based on the 2020 mid-year estimate, overall there is a net inflow of +58 people across both sexes (compared with +58 from last year and +46 the previous). Differentiation based on gender reveals that for males there was a net increase of 241, and for females +266 since June 2019 (-13 and +71 respectively in the previous year).

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: http://gov.wales/statistics-andresearch/police-recorded-roadcasualties/?lang=en https://gov.wales/police-recorded-road-accidents-interactive-dashboard
Timescale:	Annually

Analysis

The data used for this SEA indicator covers the whole of the calendar year 2020 and reveals a dramatic change in the data when compared to the previous year. Between 1st January 2020 and the 31st December 2020 only 216 road accidents were recorded involving a total of 292 casualties, compared to 351 accidents and 466 casualties in the previous year. This dramatic reduction in numbers includes 207 casualties who were slightly injured, and 81 who were seriously injured. Most strikingly, in this period there were only four fatalities (with none at all in the first six months) compared to 14 people killed in the previous year.

In percentage terms these figures represent a 38.5% and 37.4% reduction in road accidents and all casualties respectively from the previous year, and a 37%, 36% and 72% reductions in the numbers of people seriously injured, slightly injured and killed respectively.

When interpreting these figures and the significant reductions they represent, they have to be considered against the UK and Welsh Covid-19 pandemic responses, including the lockdowns and restrictions in movement which were put in place. These began in late March 2020 with a UK-wide lockdown and lasted, with varying degrees through the remainder of the monitoring period to February.

Whilst these reductions in deaths and injuries sustained are to be wholly welcomed, they cannot be attributed to the implementation of any LDP policies. As a result, trends over a longer period of time, both before and after the period affected by the Covid-19 pandemic, will provide a truer picture of the impact that the LDP will have on this indicator.

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/current
Timescale:	Annually

Analysis

The figures used for this analysis relate to the calendar year of 2020 and show the numbers of recorded crimes for that year in the county of Powys was 6,906. This represents a decrease of 53 incidents from the previous calendar year. When compared to previous year’s data (see Table 33 below) these figures represent an albeit small reversal in the otherwise long term, upward trend.

Along with other local statistics (such as those for road accidents and casualties above) it is possible that this year’s results are evidencing the effects of lockdowns and restrictions of movement in response to the Covid-19 pandemic, although the decline is not so dramatic .

Ongoing monitoring to establish longer term trends will indicate if this decrease can be attributed to Covid-19 pandemic responses .

Table 33. Numbers Of Police Recorded Crimes In Powys

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

*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 data taken from the National Survey for Wales that was presented in the monitoring report AMR 2020 (1st April 2019 – 31st March 2020) has not been updated. Hence, without more recent figures available, there is nothing further to report for this monitoring period (1st April 2020 to 31st March 2021).

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

In the monitoring period (1st April 2020 to 31st March 2021) a total of four planning applications were referred to the Health and Safety Executive (HSE).

Two of these applications related to two separate development proposals that were both close to the High Pressure Gas Transmission Pipeline running close to the settlement of Llanigon, near Hay on Wye. The applications were for two dwellings and a holiday chalet, being respectively approximately 380 metres and 64 metres away from the Pipeline. Whilst no response was received for the holiday chalet, the HSE did respond to the other concluding that they had no grounds on which to oppose the proposal.

The remaining two applications related to the former Nant Helen Opencast Mine near Ystrdgynlais. One was for general restorative earthworks for a number of potential after uses, whilst the other was an outline application for the Global Centre for Rail Excellence (GCRE). These two referrals were made on account of the nature of the applications rather than the proximity they had to any notifiable hazard such as an underground pipeline. The HSE stated that its response, on this occasion, is limited to its role in the land use planning system on the control of major industrial hazards involving dangerous substances. It concluded that as the application does not appear to be of a type that would store or process hazardous substances in quantities relevant to the potential for industrial major accidents, and nor was the application located within a safeguarding zone of an explosives site licensed under the Explosives Regulations 2014 or the Dangerous Goods in Harbour Area Regulations 2016, there were no grounds for it to be consulted.

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 section 13 of LDP Policy DM13, with regards to that policy’s ability to protect the important carbon sinks (bullet point v.), such as thick peat, that exist within the Powys LPA area.

An analysis of the Development Management data showed that there were five applications that were permitted that were close to or over an area of thick peat. Two of them were situated in the former Nant Helen opencast colliery. One of these was a Reserved Matters application relating to an application approved prior to the LDP being adopted. The other application relates to a number of potential after uses for the former opencast site, one of which may include the proposed Global Centre for Railway Excellence. Whilst both of these applications do, ostensibly, cover an area of thick peat, the area of peat in question was actually removed many years ago during opencast working prior to the adoption of the LDP. Its recorded presence reflected the age of the mapping dataset.

A third application, for two poultry units, also encroached onto part of an area of thick peat in the north of the Plan area, near Llangadfan. Plans for this application show the proposed units situated directly over approximately 0.16ha of thick peat. Furthermore, the Officer’s report for this application, whilst referring to LDP Policy DM13 in numerous places, did not recognise the presence of the peat or its proximity to the application.

A fourth application, in Adfa, affected approximately 0.087ha of thick peat, however this also was a Reserved Matters application addressing conditions imposed on an application that was determined prior to the adoption of the LDP.

Finally, the fifth application related to a Section 73 application to vary the time limitation placed upon a previous application for an 80-metre-high anemometry mast. This had been granted permission for a temporary period of three years and this application sought permission to extend this for a further three years. Whilst this application covers a total area of 0.204ha of thick peat it does relate to a temporary

application, and the plans reveal that the main mast is located outside the area of thick peat in question, with only a limited number of cable stays being situated within it. It is considered therefore that any damage to the thick peat is therefore going to be very limited. As with the case in Adfa, the original application was approved prior to the adoption of the LDP.

Given that area of thick peat at Nant Helen had been removed prior to adoption of the LDP, and that two application relate to extensions of time / reserved matters, within the monitoring period (1st April 2020 to 31st March 2021) 0.16ha of new development has been permitted on thick peat deposits in the Powys LDP area.

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 the AMR20 indicator in the Annual Monitoring Report, from which the following details are sourced.

During the monitoring period (1st April 2020 to 31st March 2021) permission was granted on windfall sites (i.e., sites not shown as allocated or committed in the LDP) for an area totalling 519.91 hectares (ha). However, within the period planning permission (20/0738/FUL) was granted for the restoration of earthworks at the Nant Helen Open Cast Coal Site. This application equates to 354.27 ha of the 519.91 ha, so has been removed to prevent the data being distorted, this gives a remaining total of 165.64 ha of permitted development on windfall sites.

From the 165.64 ha, 44.62 ha (26%) of it was on previously developed land, with 122.71 ha (72%) on greenfield sites and 2.31 ha (1%) on a mixture of previously developed land and greenfield. It should be noted that some of the greenfield sites will continue to be classified as greenfield when the development proposal is completed. This includes all permissions for agricultural developments (46.08 ha), open space proposals (0.611 ha) and renewable energy proposals (26.047 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 revised results show that during the monitoring period, planning permission was granted on windfall sites for an area totalling 92.9 ha. From the 92.9 ha, 44.58 ha (48%) of it was on previously developed land, with 46.02 ha (50%) on greenfield sites and 2.31 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 43,0301 ha, of which only 3,054 ha lies within the development boundaries (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.

The results of further analysis (see monitoring indicator AMR20) show that the distribution of windfall development permitted across the settlement hierarchy is consistent with the settlement strategy and LDP Strategic Policy SP6 for all tiers of the settlement hierarchy except the Open Countryside.

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 LDP Policy DM10 Contaminated and Unstable Land.

For the monitoring period (1st April 2020 to 31st March 2021), a total of 17 developments had planning conditions relating to Verification Reports discharged with the Verification Report being approved by the LPA. This represents a small increase of three from 2019-2020.

However, three of these applications require further scrutiny. One application was discharged with an apparent lack of evidence submitted whilst in two some detail in relevant conditions appears to have been overlooked. Whilst this does not imply that conditions are being approved erroneously, it does point to the need for further awareness raising or even training for Development Management officers to prevent similar instances occurring in future.

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/evidenceand-data/research-and-reports/waterreports/river-basin-management-planspublished/?lang=en</p> <p>https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/501290/Severn_RBD_Part_1_river_basin_management_plan.pdf</p>
Timescale:	Western Wales every 6 years (previously carried out in 2015). Next due 2021.

Analysis

The aim of this SEA indicator is to test the effectiveness of LDP Policy DM2 -The Natural Environment and in particular, its performance regarding Section 4 concerning the achievement of the Water Framework Directive’s (WFD) overarching objectives.

The WFD requires surface and groundwaters to achieve overall ‘good’ status 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 described as ‘good’ overall, it needs to be assessed as at least ‘good’ across both of these criteria. The most recent monitoring cycle for surface waters was completed in 2019 and so represents a good, and up to date, baseline at the beginning of the LDP’s application.

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. The most recent monitoring cycle for groundwaters was completed in 2015 so does not represent any impact of the LDP, but does provide a baseline albeit one that incorporates policy outcomes from the last few years of the UDP, the Local Plan that preceded the LDP.

No further updates from the Monitoring Review (17th April 2018 - 31st March 2019) have occurred, at this time an analysis of data provided by NRW revealed the following information:

For surface waters, there were a total of 239 waterbodies within the LDP area, of these 108 were classified as reaching 'good' status, 103 achieving 'moderate' status, 25 considered 'poor' and three 'bad'. When expressed as a percentage, this meant that 45.2% of the surface water bodies achieved the status of 'good'.

For groundwaters, there were considered to be a total of 17 waterbodies, within the LDP area, of these seven were classified as 'good', whereas the remaining 10 only achieved a 'poor' status. When expressed as a percentage, this meant that 41.17% of groundwaters in the LDP area achieved the status of 'good'.

For the waters that are not achieving 'good' status, it is not known at this stage on which criteria they may be failing, either or both of ecological and chemical for surface waters, and either or both of chemical and quantitative for groundwaters.

The next monitoring cycle for surface waters will be completed by 2025, approximately one year before the end of the Plan period, whereas the monitoring cycle for groundwaters is due to be completed by 2021, six years after the previous cycle in 2015. Consequently, there will be nothing further to report for this indicator until 2021 at the earliest.

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 area. As a result this 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 NO2, PM2.5 and PM10 concentrations (recorded as Air Quality Exposure Indicators) across Powys.
Indicator 18 - Specific levels of NO2 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 oxide, 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.

The most recent year for which figures are available is 2019 and these are incorporated into Table 34 below;

These results show an increase of the amount of PM_{2.5} recorded which reverses the otherwise generally gradual downward trend in this pollutant, whereas the figures for both NO₂ and PM₁₀ are remaining relatively static over the last three to four years.

Table 34. 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
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

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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.
Timescale:	Annually.

Analysis

Powys County Council’s Air Quality Progress Report, published in October 2020 and using data gathered in 2019, explains that there were no automatic monitoring sites operating in the county, but seven non-automatic, or passive, monitoring sites operated in Newtown during the year 2018. These were all located along the A489 and A483 Trunk Roads.

The results of the monitoring for 2019 (are incorporated into Table 35 below).

None of the monitoring sites in Table 35 exceeded the annual mean objective of 40 µg/m³ of NO₂ in the latest monitoring year of 2019. The figures for 2019 show a reduction across all of the monitoring points and for six of the monitoring stations this reduction is dramatic. It seems most likely that the cause for such significant reductions is the existence of the new Newtown bypass which opened in February 2019.

Whilst there are no figures available yet for the year 2020, it is likely that the figures for this year will continue showing a degree of reduction. It is also highly likely that the lockdown and restrictions introduced for the Covid-19 pandemic, which limited people’s ability to travel during the period, will mean that the results for this year will show even further reductions from those which would otherwise be anticipated. It may therefore require an additional number of year’s monitoring before accurate longer-term trends can be determined.

Table 35. 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
POW (M) 1	31.9	28.8	29	31	38	38	26
POW (M) 2	32.9	33.9	29	32	37	29	22
POW (M) 3,4, & 5	39.5	38.1	38	39	36	37	24
POW (M) 6	36.6	33	30	32	33	30	22
POW (M) 7	10.4	9.4	9	11	9	9	8

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.

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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 LDP Policy DM5 - Development and Flood Risk. This policy requires development proposals to be located away from tidal and fluvial flood plains unless they can demonstrate that the site is justified in line with national guidance and is accompanied by appropriate technical assessments. The data used for monitoring this SEA indicator is sourced from the Lle website using the dataset for Floodzone 3 (Medium and High Risk). This has been analysed with the Powys County Council dataset for Unique Property Reference Numbers (UPRN) in the county which includes both homes and businesses.

Once addresses located within the National Park have been removed, an analysis of the two datasets revealed that there is a total of 4,294 properties now lying within the Floodzone 3 categorisation. This compares to 4,288 from AMR 2020 (2019-2020) and the baseline of 4,264 properties identified in the Monitoring Review (17th April 2018 – 31st March 2019). This represents an increase of six addresses on last year's total and 30 from the baseline.

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 plains, 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.

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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.
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 estimates of Carbon dioxide emissions, expressed as kilotonnes (kt) CO₂, in Powys for the year 2019 (the most recent year monitored). These estimates are shown in Table 36 below.

Whilst a wide range of other greenhouse gases (such as methane) are monitored annually at a national level, these datasets are not broken down to local authority level so it is not possible to assess what impact Powys or the LDP will have upon them. As far as the impact of the LDP on CO₂ emissions is concerned, there would appear to be an overall decrease of 15.5kt in emissions of CO₂ arising from the county in this first year of the LDP's application. However, it needs to be borne in mind that;

- a.) the LDP monitoring period may not necessarily mirror exactly this CO₂ data collection period, and;
- b.) this reduction is a continuation of the trend that has been identified every year, with a couple of exceptions, since at least 2005.

Table 36. Carbon Dioxide Emissions, Expressed as kt CO₂, in Powys for the Year 2019

Sector	2018**	2019	Change +/- from previous year	% Change from previous year
Industrial and Commercial	288.9	290.6	+1.7	+0.58%
Domestic	267.4	261.2	-6.2	-2.31%
Transport	344.9	344.5	-0.4	-0.11%
LULUCF*	-104.8	-109.4	-4.6	-4.38%
Total	796.4	786.9	-9.5	-1.19%

*; LULUCF; Land Use, Land Use Changes and Forestry

**; The figures for each year are subject to revision by DEFRA since their original publication dates, hence they may differ from those cited in the previous AMR.

SEA Topic: Strategic Resources and Assets

SEA Topic Area – Strategic Resources and Assets
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.

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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.

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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 SEA indicator is to test the effectiveness of LDP Policy DM8 Minerals Safeguarding. The policy states that Mineral 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. 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 2020 to 31st March 2021), 174 applications were permitted within or partially overlapping a Mineral Safeguarding Area. Of the 174 applications, 102 were for proposals considered not to have any impact, examples include the conversion or redevelopment of existing buildings, minor extensions to existing buildings or proposals for the siting of camping pods and static caravans.

For the remaining 72 applications, there were instances where the identification of the Mineral Safeguarding Area as a constraint had been missed. Where the constraint had been missed, it does not necessarily mean that the development proposal did not comply with LDP Policy DM8, but that it had not been given consideration.

Where a Mineral Safeguarding Area had been identified as a constraint, consideration as to how the development proposal complied with LDP Policy DM8 was given in the Officer Reports for most of the applications, however there were instances when this did not take place.

Recent measures have been put in place to ensure that Minerals Safeguarding Areas are captured as a constraint consistently, which will improve the situation going forward. However, the lack of consistency in the use of LDP Policy DM8 is a concern, the policy is not being implemented as intended therefore, it is recommended that further investigation/research is required to understand the issues associated with the policy. This may lead to Officer training or a reconsideration of the Policy wording during the LDP review process.

NB; this indicator is the same as AMR monitoring Indicator No.22.

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 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.

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 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 new planning applications have been received for any proposals on land within the safeguarded area. Consequently, there has been no opportunity to test the LDP's effectiveness in either supporting or refusing development that may be relevant to this indicator.

SEA Topic: Strategic Resources and Assets

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.	

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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.

Tudalen 285

Analysis

The aim of this SEA indicator is to assess the relative impacts of LDP Policy SP7 – Safeguarding of Strategic Resources and Assets upon the historic environment designations listed. Analysis of the data held by the LPA and, where necessary, that held by Cadw, are shown in Table 37 below.

During the monitoring period the only changes to these designations took place under the Listed Building category.

Two properties were added to the category of Listed Buildings. These were Pont Dol Goch House and Sawmill, at Caersws, and 13 Church Street, Presteigne. Both properties were added in December 2020. In addition to these two further listings were amended. Whilst one of these amendments only involved a change to its description, the other property that had its listing amended was 11 and 12 Church St, Presteigne, which had originally been one listing, but has since been amended to two separate listings. Hence the overall total in the Plan area has been increased by three.

During this monitoring period no other changes to the other historic designations in the Plan area were recorded so their totals, listed above, remain unchanged.

Table 37. Historic Environment Designation Totals for Powys, 2020 to 2021

Historic Environment Designation	At LDP Adoption	2018/2019	2019/2020	2020/2021	Net gain or loss Over last year (since adoption)
Listed Buildings	3931	3934	3932	3935	+3 (4)
Scheduled Monuments (SM)	717	718	719	719	0 (+2)
Conservation Areas	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	0 (0)
Registered Historic Landscapes	10	10	10	10	0 (0)

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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 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.

No further updates have been received from Cadw to the data included in the from the Monitoring Review (17th April 2018 - 31st March 2019), at this time an analysis of data provided by Cadw revealed the following information:

77% of the total number of Scheduled Monuments within the Powys LDP area had been assessed by Cadw as part of their Monuments at Risk Survey. The remaining 23% of the total number of Scheduled Monuments were not assessed and therefore their condition was, unknown. Of those assessed, 91% were considered to be Not at Risk and 69% were assessed as being in a stable or improving condition.

Not all Scheduled Monuments are assessed every year, so over subsequent monitoring periods a different set of Scheduled Monument will be assessed and the percentages arrived at will reflect the condition of this particular set of properties. Therefore, the results in terms of Cadw’s Monuments at Risk Survey are generally positive as they indicate that 69% of those assessed are in a stable or improving condition.

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 in Tables 38 and 39 below, are from data held on Cadw’s register (2015) in respect of listed buildings within the Powys LDP area. It can be seen that the percentage of buildings that are neither ‘Vulnerable’ or ‘At Risk’ (i.e., categories 5 and 6 under ‘Not at Risk’) is 81.64%.

The results are the same as those reported in the Monitoring Review (17th April 2018 – 31st March 2019) as no further survey work has been undertaken by Cadw during this monitoring period. The ongoing Covid-19 pandemic severely limited the number of building inspections carried out during 2020. As restrictions are lifted further inspections will be added to complete all areas which are due for update. Updated results should be available in the future.

Table 38. Percentage of Listed Buildings that are ‘At Risk’, ‘Vulnerable’ or ‘Not at Risk’ in Powys (2015).

Risk Assessment	%
At Risk	7.59
Vulnerable	10.76
Not At Risk	81.64

Table 39. Percentage of Listed Buildings in Powys by Risk Score (2015).

Risk Assessment	Risk Score	%
At Risk	1 - At Extreme Risk	2.02
At Risk	2 - At Grave Risk	0.26
At Risk	3 - At Risk	5.32
Vulnerable	4 - Vulnerable	10.76
Not At Risk	5 - Not At Risk	31.83
Not At Risk	6 - Not At Risk	49.81

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
Timescale:	Census (2021) data available 2022.

Analysis

Based on the results of the 2011 Census, Powys contains approximately 23,990 Welsh speakers. This represents 18.6% of the total Powys population of 129,083 as recorded in the 2011 census.

With regards to their distribution within the county, the highest densities of Welsh speakers are found in the north and far south of the county. Three wards, all in the north have more than 50% of their populations describing themselves as Welsh speakers (Glantwymyn (57.8), Banwy (56%) and Machynlleth (51.6%)). There are five wards with between 40 and 49% Welsh speakers, and three of these are again in the north (Llanbryn-mair (48.2%), Llanfihangel (43%) and Llanwddyn (42.7%)). There are also two wards in the far south of Powys with a similar percentage (Cwm-twrch (46.2%) and Ynyscedwyn (45.9%)). There are six wards with between 30 and 39% Welsh speakers, and four of these are found in the north (Llanfair Caereinion (36%), and Llanfyllin, Llanrhaeadr-ym-Mochnant, and Llansilin (all with 34.1%), and two again in the far south (Ystradgynlais (39.9%) and Abercraf (38.6))

Conversely, the lowest percentages of Welsh speakers can be found in eleven wards that all contain 10% or under of their populations speaking Welsh. These are Beguildy (10%), Berriew (9.5%), Bronllys (9.7%), Churchstoke (4.3%), Glasbury (8.7%), Gwernfyfed (10%), Knighton (8.5%), Llangunllo (8%), Old Radnor (6.8%), Presteigne (9.3%) and Welshpool Castle (9.9%). All of these wards are in the eastern half of the county.

As these data were collected at the last national Census in 2011, they will not be updated until the results of the next national Census in 2021 are published in 2022. This implies that any changes in the statistics will be hard to ascribe solely to the presence of the LDP and its individual policies.

Please note: this analysis is the same as that found in AMR 2020, SEA report for the period 1st April 2019 to 31st March 2020.

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
Timescale:	Census (2021) data available 2022.

Analysis

This SEA indicator is based upon the results of the national Census in 2011. The data is presented in Table 40 below as both a number of individuals and a percentage of the county’s population of 129,083 (as at 2011). The results of the next Census will be published in 2022, which will be approximately four years after the LDP was adopted. In 2022, a comparison will be made with the 2011 Census, to assess the degree of change that has occurred, although it will be hard to ascribe any changes solely to the LDP and its policies.

As this data was collected at the last national Census in 2011, they will not change until the results of the next national Census in 2021 are published in 2022.

Table 40. Numbers and Percentages of People with Welsh Language Skills in Powys.

	2011 - Number	2011 - % of Powys Population
Can speak, read and write Welsh	17,724	13%
Can speak and read but cannot write Welsh	2,025	1.56%
Can speak but cannot read or write Welsh	3,932	3.04%
Can understand spoken Welsh only	8,616	6.67%
Other combination of skills	3,898	3.01%
No skills	92,888	71.95%

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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
Timescale:	Annually.

Analysis

Based on the results of the Welsh Government Annual Population Survey for the year ending 31st December 2020, Powys contained approximately 29,700 people, aged three or over who said they could speak Welsh. This represents 23.3% of the total population of 127,600 people in Powys who are aged three or over. Table 41 below shows these figures alongside the same for the previous two years.

These results show an increase of 1,700 people in the size of the Powys population who are aged three or over, alongside a reduction of 7,800 people who say they can speak Welsh, all in just a two-year 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. Upon publication of the national Census 2021 results in 2022 these APS figures can be compared to those in the 2021 Census results which may enable more meaningful trends to be identified.

Table 41. 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	% of Population aged 3 or over who can speak Welsh
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 411,241 ha. The total area covered by the LDP equates to 428,930ha, therefore 96% 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 363 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 507.62ha (one major application accounted for 354.44ha). Of the 363 applications, 350 were within either a high or outstanding aspect area covering a total area of 501.10ha (again one major application accounted for 354.44ha).

The results show, that 96% 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 96% of the total LDP area this outcome is almost inevitable. As stated in previous SEAs, included in the Monitoring Review (2018 -2019) and AMR 2020 (2019 -2020), 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 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 SEA indicator measures how well LDP Policy DM4 - Landscape performs in protecting the different characteristics of the Powys landscape.

Table 42 below shows the results from an analysis of LANDMAP data downloaded from the Lle website. The results show that there has been no deterioration of the landscape characteristics and qualities evaluated in LANDMAP since the LDP was adopted. However, it is recognised that these results are dependent on when LANDMAP data is reviewed and updated which is not on an annual basis.

As detailed in LANDMAP Guidance Note 2 published by NRW, 8th 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. It is therefore no longer included within the results.

Table 42. Percentages of Aspect Areas within, or intersecting, the Plan Area Evaluated as ‘High’ or ‘Outstanding’ Quality.

LANDMAP layer	Percentage of Aspect Areas Evaluated as High or Outstanding (2019)	Percentage of Aspect Areas Evaluated as High or Outstanding (2021)
Geological Landscape	34%	36%
Landscape Habitats	45%	45%
Historic Landscape	55%	57%
Visual and Sensory Landscape	38%	39%

Source: Analysis of data downloaded from Lle website 02/08/2021 (<http://lle.gov.wales/Catalogue?lang=en&text=landmap>)

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:	<p>Review of information from JNCC, Central RIGS Group and South East Wales RIGS Group:</p> <p>http://jncc.defra.gov.uk/default.aspx?page=4177&authority=UKL24</p> <p>http://www.geologywales.co.uk/centralwales-rigs/</p> <p>https://sewrigs.wordpress.com/</p>
Timescale:	Annually

Analysis

This SEA indicator aims to monitor the performance of LDP Policy DM2, particularly with regards to the Regionally Important Geodiversity Sites (RIGS) and Geological Conservation Review Sites (GCRS) that are the subject of Criterion “c” of Section 3 of the policy.

Visiting the data sources listed above yielded conflicting or incomplete data so alternative data used to monitor this indicator was also sourced from the Lle website and the JNCC websites. These sources reveal the following results;

RIGS

According to Lle and Powys CC data received from SEWRIGS in March 2020, there is a total of 102 RIGS within the Powys LDP area, with three of these being cross boundary with the Brecon Beacons National Park..

GCRS

The Lle and JNCC data sources revealed a total of 78 GCRS within the county of Powys, of which 25 were located within the Brecon Beacons National Park. This results in a total of 53 GCRS within the Powys LDP Planning Area, which includes three 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

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 102 RIGS and 53 GCRS.

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

There were two applications that were close to a Regionally Important Geological Site and for both, the Officer’s Report clearly identifies the RIGS in question and concludes that no impact will arise from the applications being permitted.

The remaining five applications were close to a GCRS. Of these the Officer’s Reports for two of them did cite nearby SSSIs. Both the SSSIs in question were designated for their geological interest because of their status as a GCRS. The three other applications however did not present any evidence in the Officer’s Reports that the designation had been recognised or considered. Of these, two applications, situated either side of the River Severn GCRS, including one that was wholly located within it, did not present any evidence in the Officer’s Report that the designation had been recognised or considered by the Officer or consultees. The third application had boundaries that were contiguous with both a RIGS and a GCRS. Whilst the Officer’s Report did recognise the presence of the neighbouring SSSI designation that included the GCRS designation within it, it did not recognise the presence of the RIGS at all.

In order to strengthen Development Management understanding and application of Policy DM2 it is recommended that further Officer training is required to ensure that this part of the policy is being adequately considered in the determination of future applications.

Note - this indicator is similar to AMR Indicator 45

7. Conclusion and Recommendations

7.1 Contextual Changes

7.1.1 During the monitoring period of this AMR, 1st April 2020 to the 31st March 2021 there have been some significant contextual changes. The most prominent being the publication of Future Wales – The National Plan 2040 (February 2021) and the co-incident revision of Planning Policy Wales. The significance of Future Wales is that it is the top tier plan in the Welsh Development Plan system. It includes a strategy and policies to which Strategic and Local Development Plans are required to be in conformity. This means that the Powys LDP will need to be updated through the review process to ensure it and Future Wales work together effectively.

7.1.2 The Local Government and Elections (Wales) Act 2021 (January 2021) introduced the requirement for there to be four mandatory Corporate Joint Committees (CJCs) covering the whole of Wales, with each CJC having a statutory duty to prepare a Strategic Development Plan (SDP). This means that in a few years' time work will commence on an SDP that covers Powys including the Brecon Beacons and Ceredigion. The SDP will form another tier of the Development Plan system between the Powys LDP and Future Wales.

7.1.3 The Covid-19 pandemic has continued to dominate throughout this monitoring period. Looking forward towards the future, the Powys LDP will need to be responsive to the priorities and actions promoted by the UK and Welsh Governments and the Powys Local Authority to assist in the post Covid-19 recovery.

7.1.4 A new environmental constraint in relation to phosphate levels in Special Area of Conservation riverine catchments has been identified and since December 2020 has to be applied through advice provided to the Powys LPA by Natural Resources Wales. This primarily impacts the catchments of the rivers Usk and Wye in the Powys LDP area. The longer-term impacts of this constraint upon development will emerge in future AMRs.

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 35 of the 62 monitoring indicators showing positive policy implementation. This includes seven Supplementary Planning Guidance documents being published since the LDP was adopted, with a further two published in July 2021, just beyond the end of this monitoring period following a delay due to the impacts of the Covid-19 pandemic. 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 (2,101 dwellings) is below what was anticipated (2,659 dwellings) giving a shortfall of 558 dwellings at the end of this monitoring period. Given that there are only five years remaining of the plan period (the current LDP expires March 2026) it is unlikely, particularly as the annual completion rate has not met the annual dwelling requirement figure for any one year,

that 4,500 new dwellings will be delivered to meet the LDP dwelling requirement figure by the end of the plan period. 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, triggering a review of the LDP.

7.2.3 There are 80 Housing Allocation sites in the LDP, of which 53 (66%) still 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 three years since LDP adoption equates to 845 dwellings. The actual number of dwellings delivered on allocated housing sites over the three-year period was only 88 dwellings, meeting only a disappointing 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. Allocated sites that are not successfully developed within the 15-year plan period, are an issue which will need to be carefully considered at Plan Review.

7.2.4 The AMR has identified that the LDP policies relating to public open space and retail frontages are not being implemented as intended. The review process should be seen as an opportunity to review these policies and to gain an understanding of the reasons why each policy was not implemented as expected.

7.2.5 There are eight areas where it is recommended that further investigation or research is required:

- Monitoring indicator AMR21 considers housing density, the analysis from this indicator recommends that research is undertaken to look at the approach towards housing density across settlement tiers and various development types.
- 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 AMR16 relates to the retail element of mixed-use allocation P51 MUA1. There have been no pre-application enquires or planning applications submitted to date. Therefore, it is recommended that further investigation may be necessary to determine the site owners' intentions and to try to pro-actively progress the delivery of a retail development to address the retail needs identified in the Plan.
- Monitoring indicator AMR9 considers viability, in view of the sensitivity of viability to value and cost factors and the current uncertainty around some of these elements, it is considered that further investigation and research around these factors will be necessary to inform a review of the LDP.
- Monitoring indicator AMR3 considers the net number of additional affordable dwellings. The trigger point of monitoring indicator AMR3 has been reached, but the Local Housing Association's, and the Council's house building, programmes have a substantial number of projects that are underway that will ensure a sustained increased in the number of affordable homes delivered over the next few years. It is recommended that monitoring is undertaken to look at planning applications and

sites for affordable housing coming forward over the next few years to establish whether the Affordable Housing Target is likely to be met.

- The AMR has identified that the LDP policies relating to minerals safeguarding, Local Search Areas (LSAs) and community and district heating networks are not being implemented as intended. It is recommended in the first instance that further investigation or research is undertaken to understand why. Dependent on the outcome it maybe that Development Management officer training or a review of the policy is recommended.

7.2.3 There are three monitoring indicators that recommend officer training is provided for Development Management. The focus of the training should be on the LDP policies relating to Welsh Language, The Natural Environment and the protection of Community Facilities.

7.3 Recommendation to Review the LDP

Statutory Reasons to Review the Plan

7.3.1 Statutory reviews are invoked to ensure that adopted development plans remain up to date as it is considered that the evidence becomes dated beyond four years. Section 69 of the Planning and Compulsory Purchase Act 2004 together with the LDP Regulations require the Council to undertake a full review of the adopted LDP at intervals not longer than every four years from the date of adoption. The legislative framework means that a prescribed review of the Powys LDP is due in 2022.

7.3.2 The publication of Future Wales: The National Plan 2040 in February 2021 also triggered a statutory duty under section 68A of The Planning (Wales) Act 2015 for the Powys LPA to “consider whether to carry out a review” of the adopted LDP.

Other Reasons to Review the Plan

7.3.3 The Powys LDP (2011-2026) will cease to be operational as a statutory development plan at its end date 31st March 2026. To avoid a policy vacuum, it is therefore important that the next LDP is successfully adopted by 1st April 2026, to take effect as soon as the current LDP ends. The Development Plans Manual Edition 3 (2020) states that Plan preparation should take three and a half years, with a single additional slippage period of three months. Based on these calculations work should commence on the next LDP in July 2022.

7.3.4 The findings of this AMR have raised concerns about the implementation of the plan’s strategy and policy effectiveness in relation to the under-delivery of housing. For four monitoring indicators, the trigger has been reached and an action of Plan Review recommended. A further six monitoring indicators recommend an action reviewing an LDP policy.

Review Report

7.3.5 It is therefore evident that following the publication of this AMR, that the LPA must proceed to the LDP Review process and produce a formal Review Report. This will evaluate the extent to which the adopted LDP is functioning effectively. The review process commences with a Draft Review Report on which there will be a targeted consultation with

Specific and General Consultation Bodies. The final Review Report must be agreed by resolution and be submitted to the Welsh Government.

7.3.6 This AMR includes monitoring indicators that have identified that some elements of the growth strategy are not being delivered as intended. The Review Report can therefore be expected to recommend that the Powys LDP will undergo the full revision process for a replacement Plan as opposed to the more limited short form revision. There will be an opportunity to submit a draft Delivery Agreement for the next LDP, setting out the proposed timetable and community involvement scheme, at the same time as submitting the final Review Report.

7.3.7 The content of the LDP Annual Monitoring Reports (2020, 2021) and the preceding Monitoring Review (2019) including the Sustainability Appraisal (SA) monitoring findings are essential and important components to take into account during the LDP Review. The results of the AMR will be used, alongside other evidence, to inform the policies and proposals of the next LDP.

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

Hierarchy	Settlement Name	Allocation Ref	DM Site No	Site Name	Proposal	Total Site Capacity LDP Units	Planning Permission Units	Status	Designation type	Pre app discussion	Planning App Submission	Conditions discharged to construction	Completions (2015 to 2020)	Completions 2020 to 2021	U/C	N/S	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	Post 2026
Town	Builth Wells and Llanewydd	P08 HA2		Land west of Primary School, Builth Wells	Allocated Site for 59 units	59		Allocated No Permission	Allocation	No pre-app			0	0	0	59	0	0	15	15	15	14
Town	Builth Wells and Llanewydd	P08 HA3	P/2016/0309	Development Off Hospital Road Hospital Road, Builth Wells	Erection of a residential development with some matters reserved. <i>Part Allocated / Part Denature</i>	43	81	Planning Permission Not Started	Part Allocated		19/1894/RES Awaiting consideration		0	0	0	81			20	21	20	20
Town	Hay-on-Wye	P21 MUA1		Land at Gypsy Castle Lane, Hay on Wye	Mixed Use Allocation (this part relates to the residential component for 49 units only)	49		Allocated No Permission	Allocation	No pre-app			0	0	0	49						49
Town	Knighton	P24 HA1	P/2009/0038	Site adjacent to Shirley Ludlow Road, Knighton	Outline: Residential development and creation of new vehicular access (SO 27 SE)	24	24	Planning Permission Not Started	Allocation		19/1642/REM Awaiting signing of S106 (extend timeframe for RES)		0	0	0	24			4	10	10	0
Town	Knighton	P24 HA3		Presteigne Road, Knighton	Allocated Site for 70 units	70		Allocated No Permission	Allocation	No pre-app			0	0	0	70			10	20	20	20
Town	Llandrindod Wells	P28 HA1	P/2013/0444	Crab Tree Green, Brookland Rd, Llandrindod Wells	Residential Development	50	50	Planning Permission Not Started	Allocation		Needs RES. 19/1891/REM Awaiting consideration		0	0	0	50			15	15	10	10
Town	Llandrindod Wells	P28 HA2		Tremont Park Extension, Llandrindod Wells	Allocated Site for 122 units	122		Allocated No Permission	Allocation	No pre-app			0	0	0	122			30	30	32	30
Town	Llandrindod Wells	P28 HA3	19/0021/FUL	Land East Of Ithon Road Ithon Road Llandrindod Powys LD1 6AS	Residential development comprising of 55 units	122	55	Commenced	Allocation	Yes for the remainder of the site for 79 units			0	0	55	67	55	0	25	0	25	17
Town	Llandrindod Wells	P28 HA4		Land at Ridgebourne Drive, Llandrindod Wells	Allocated Site for 100 units	100		Allocated No Permission	Allocation	No pre-app			0	0	0	100			25	25	25	25
Town	Llanfair Caereinion	P30 HA1		Land at Tanyfron, Llanfair Caereinion	Allocated Site for 40 units	40	3	Allocated No Permission	Allocation	No pre-app	20/0010/OUT - 3 units		0	0	0	40		4	5	11	20	0
Town	Llanfair Caereinion	P30 HA2	P/2009/0484	OS 6906, Land North of Watergate street, Llanfair Caereinion	Allocated Site with Planning Permission for 20 units	20	20	Planning Permission Not Started	Allocation		Needs RES		0	0	0	20		12	0	0	0	8
Town	Llanfyllin	P32 HA1		Land Opposite Maesydre, Llanfyllin	Allocated Site for 14 units	14		Allocated No Permission	Allocation	No pre-app			0	0	0	14		4	7	3	0	0
Town	Llanfyllin	P32 HA2		Maesydre Field and Field 7674, Llanfyllin	Allocated Site for 145 units	145		Allocated No Permission	Allocation	No pre-app			0	0	0	145			25	50	50	20
Town	Llanidloes	P35 HA1		Part Enc 7500 R/O Pen-y-Borfa, Trefeglwys Road, Llanidloes	Allocated for 27 units	27		Allocated No Permission	Allocation	No pre-app			0	0	0	27			9	9	9	0
Town	Llanidloes	P35 HA2		Land East of KTH, Gorn Road, Llanidloes	Residential Allocation for 46 units	46		Allocated No Permission	Allocation	No pre-app			0	0	0	46			16	15	15	0
Town	Machynlleth	P42 HA1		OS 1546, Aberystwyth Road, Machynlleth	Full: Erection of 29 dwellings, formation of vehicular access and roads, pedestrian and cycle pathways together with amenity space and playground area and associated works	29	29	Planning Permission Not Started	Allocation		N/A		0	0	0	29	15	14				0
Town	Machynlleth	P42 HA2		Land adj HA1, Aberystwyth Rd, Machynlleth	Allocated site for 14 units	14		Allocated No Permission	Allocation	No pre-app			0	0	0	14				7	7	0
Town	Machynlleth	P42 HA3		Land off Doll Street (Mid Wales Storage Dist Centre), Machynlleth	Residential development 14 units	14		Allocated No Permission	Allocation	PPAE/2018/0068			0	0	0	14					14	0
Town	Montgomery	P45 HA1		Land at Verlon, Forden Rd, Montgomery	Allocated site for 54 units	54		Allocated No Permission	Allocation	No pre-app			0	0	0	54		18	18	18		0
Town	Newtown	P48 HA2	19/0047/NMA plus others	Milford Park Adj. Hendidley, Milford Rd, Newtown	Residential Development	15		Commenced	Allocation		Sec 73 apps withdrawn, Full plan app submitted for 4 units		3	0	0	12	2	2	2	5	1	0
Town	Newtown	P48 HA3		South of Heol Treowen Extension, Newtown	Allocated site for 70 units	70		Allocated No Permission	Allocation	No pre-app			0	0	0	70			15	15	10	30
Town	Newtown	P48 HA4		South of Heol Treowen/Great Brimmon, Newtown	Residential Development	136		Allocated No Permission	Allocation	No pre-app			0	0	0	136		30	30	30	16	30
Town	Presteigne	P51 HA2		Joe Deakins Road Site, Presteigne	Allocated Site for 35 residential units	35		Allocated No Permission	Allocation		current application for 35 dwellings 20/0116/OUT pending		0	0	0	35				10	15	10
Town	Presteigne	P51 MUA1		Former Kaye Foundry Site, Presteigne	Mixed Used Allocated Site (this is the residential component for 60 units only)	60		Allocated No Permission	Allocation		PPAE/2015/0065 on southern part of site for RETAIL		0	0	0	60		0	15	15	15	15
Town	Rhayader	P52 HA1	P/2010/1383	Tir Gaia, Rhayader	Residential Development	70	5	Commenced	Allocation		1 complete (before 2011) 5 have pp rest Need to submit Reserved Matters		0	0	1	69	1	2	14	14	11	28
Town	Rhayader	P52 HA2		Land off East Street, Rhayader	Residential allocation for 16 units	16		Allocated No Permission	Allocation	No pre-app			0	0	0	16			4	4	8	0
Town	Welshpool	P57 HA1	P/2018/0272	Part OS 5536, Gungrog Farm, Welshpool	Full: Erection of 54 dwellings, formation of access roads and all associated works	30	54	Complete	Part Allocated				0	54	0	0	0	0	0	0	0	0
Town	Welshpool	P57 HA2	P/2017/0501	Greenfields, Cae Glas, Welshpool	Residential allocation for 149 units	11	8	Complete	Allocation				0	8	0	0	0	0	0	0	0	0
Town	Welshpool	P57 HA3		Land at Red Bank, Welshpool	Residential allocation for 149 units	149		Allocated No Permission	Allocation	No pre-app			0	0	0	149			35	40	39	35
Town	Ystradgynlais Area	P58 HA1	P/2018/0195	Land At Brecon Road Ystradgynlais Powys SA9 1HH	Outline: Residential development and formation of vehicular access and all associated works (some matters reserved)	59	23	Planning Permission Not Started	Allocation		Need RES		0	0	0	23		12	11			0
Town	Ystradgynlais Area	P58 HA10	P/2014/1133	Land at Bryn y Groes, Cwmjedd, Ystradgynlais	Allocated for residential development	136	136	Planning Permission Not Started	Allocation		New planning permission 117 units 20/1314/FUL pending		0	0	0	136		12	35	35	35	19
Town	Ystradgynlais Area	P58 HA11		Penrhos School Extension, Ystradgynlais	Residential allocation for 122 units	122		Allocated No Permission	Allocation	No pre-app			0	0	0	122			45	45	32	0
Town	Ystradgynlais Area	P58 HA12	P/2016/0047	Land at Former Cynlais School Playing Field Ystradgynlais	Residential development, formation of vehicular access road and all associated works (outline)	10	10	Planning Permission Not Started	Allocation		19/2035/RES Awaiting consideration		0	0	0	10		3	3	4		0
Town	Ystradgynlais Area	P58 HA3	18/0663/OUT	Penrhos CP School, Brecon Road, Ystradgynlais	Residential allocation for 41 units.	41	42	Planning Permission Not Started	Allocation		Need RES		0	0	0	42			14	14	14	0
Town	Ystradgynlais Area	P58 HA5		Glanrhyd Farm, Ystradgynlais	Allocated Site for 8 residential units	8		Allocated No Permission	Allocation	No pre-app			0	0	0	8				8		0
Town	Ystradgynlais Area	P58 HA9		Penrhos Farm, Ystradgynlais Area	Residential Allocation for 76 units	76		Allocated No Permission	Allocation		PPAE/2016/0127 (2016)		0	0	0	76		20	20	15	11	10
Large Village	Abercrave	P01 HA1		Land to East of Maescyribarth, Abercrave	Residential allocation for 14 units	14		Allocated No Permission	Allocation		eastern part PPAE/2016/0200 (2016)		0	0	0	14			4	5	5	0
Large Village	Abermule	P02 HA1		Adj. The Rectory, Abermule	Superseded by P/2017/0134	10	4	Superseded	Superseded				0	0	0	0						0
Large Village	Abermule	P02 HA2		Land adj The Meadows and Land adj Parkside, Abermule	Residential Allocation for 30 units	30		Allocated No Permission	Allocation		App refused (density / highway safety)		0	0	0	30			10	10	10	0
Large Village	Arddleen	P03 HA1	P/2017/0977	Land West of Trederwen House, Arddleen	Residential Allocation for 17 units Outline: Residential development of up to 17 no. dwellings, formation of a vehicular access, formation of a school car park with new access and all associated works (some matters reserved)	17	17	Planning Permission Not Started	Allocation		Needs RES		0	0	0	17		7	5	5		0
Large Village	Berriew	P04 HA1		Land to East of the Village, adj Canal, Berriew	Residential allocation for 12 units	12		Allocated No Permission	Allocation		part of site subject of pending application 18/1118/FUL (4 units)		0	0	0	12			4			8
Large Village	Boughrood and Llyswen	P06 HA1		Land at Llyswen, adj to Llys Meillion, Boughrood and Llyswen	Residential allocation for 30 units	30		Allocated No Permission	Allocation	No pre-app			0	0	0	30						30
Large Village	Boughrood and Llyswen	P06 HA2	P/2016/0791	Park Lodge, Boughrood	Erection of a 15 dwelling residential development	15	15	Planning Permission Not Started	Allocation		20/1216/RES - pending		0	0	0	15						15
Large Village	Bronllys	P07 HA1	P/2016/0793	Land at the rear of Bronllys CP School Bronllys	Erection of 30 dwellings for a residential development and related infrastructure	38	30	Planning Permission Not Started	Allocation			Conditions to be discharged	0	0	0	30	15	15				0

Hierarchy	Settlement Name	Allocation Ref	DM Site No	Site Name	Proposal	Total Site Capacity LDP Units	Planning Permission Units	Status	Designation type	Pre app discussion	Planning App Submission	Conditions discharged to construction	Completions (2015 to 2020)	Completions 2020 to 2021	U/C	N/S	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	Post 2026
Large Village	Bronllys	P07 HA2	P/2018/0428	Land at Bronllys to the West of Hen Ysgubor, Bronllys	Outline: Erection of 10x dwellings (all matters reserved)	10	10	Planning Permission Not Started	Allocation		Reserved Matters required		0	0	0	10		3	3	3	1	0
Large Village	Bronllys	P07 HA3	P/2017/1178	Land To The Rear Of Greenfields Minfield Lane Bronllys	Reserve matters application following permission P/2017/1178 for the erection of 14 dwellings and all associated works Site also includes 2 further units commenced under P/2017/0654	6	16	Commenced	Part Allocated				0	0	2	14	5	6	5			0
Large Village	Caersws	P09 HA1		Land North of Carno Road, OS 5832 Caersws	Outline: Proposed housing development for 43 residential units, sheltered housing proposal and construction of a bus lavatory	43	41	Planning Permission Not Started	Allocation		Needs RES		0	0	0	41			14	14	13	0
Large Village	Carno	P10 HA1		Land off Ffordd Dol-LLin, Carno	Residential Development for 14 units	14		Allocated No Permission	Allocation	No pre-app			0	0	0	14		7	7			0
Large Village	Carno	P10 HA2		Land north of Gerddi Cledan, Carno	Residential allocation for 27 units	27		Allocated No Permission	Allocation	No pre-app			0	0	0	27			7	7	7	6
Large Village	Churchstoke	P12 HA1	P/2016/0721	Adj. Fir House, Churchstoke		36	45	Planning Permission Not Started	Allocation		Needs RES		0	0	0	45				20	25	0
Large Village	Cyfro	P13 HA1		Land South east of Cyfro (B)	Residential Allocation for 14 units	14		Allocated No Permission	Allocation	No pre-app			0	0	0	14			14			0
Large Village	Crew Green	P15 HA1		Land opposite the Firs (between Malt House Farm and Bryn Mawr) Crew Green	Residential Allocation for 23 units.	23		Allocated No Permission	Allocation	No pre-app			0	0	0	23		5	6	6	6	0
Large Village	Crossgates	P16 HA1		Land South of Studio Cottage, Crossgates	Residential Allocation for 19 units	19		Allocated No Permission	Allocation	No pre-app			0	0	0	19						19
Large Village	Forden and Kingswood	P17 HA1	P/2016/0953	Land adjacent to Heritage Green Kingswood, Forden	Reserved matters application relating to development of 23 no. dwellings and formation of new access following Outline approval P/2016/0953	15	23	Complete	Allocation				14	9	0	0						0
Large Village	Forden and Kingswood	P17 HA2		Land between Heatherwood and Kingswood Lane, Kingswood	Residential Allocation for 10 units	10		Allocated No Permission	Allocation	No pre-app			0	0	0	10	0	0	0	5	5	0
Large Village	Four Crosses	P18 HA1		Land at Oldfield (including land rear of School), Four Crosses	Residential Allocation for 32 units.	32		Allocated No Permission	Allocation	No pre-app			0	0	0	32				16	16	0
Large Village	Glasbury	P19 HA1		Treble Hill Stables, Glasbury	Residential Allocation for 5 units	5		Allocated No Permission	Allocation	No pre-app			0	0	0	5						5
Large Village	Gulfsfield	P20 HA1		Land adj Celyn lane, Gulfsfield	Residential Allocation for 20 units	20		Allocated No Permission	Allocation	No pre-app			0	0	0	20				10	10	0
Large Village	Gulfsfield	P20 HA2		Land to East of Groes-Iwyd, Gulfsfield	Residential Allocation for 22 units.	22	22	Planning Permission Not Started	Allocation		Needs RES		0	0	0	22		7	7	8		0
Large Village	Howey	P22 HA1		Land adj Goylands Estate, Howey	Residential allocation for 38 units	38		Allocated No Permission	Allocation	No pre-app			0	0	0	38				20		18
Large Village	Howey	P22 HA2		Land Adj Goylands, West of Goyland, Howey	Residential Development	12		Allocated No Permission	Allocation	No pre-app			0	0	0	12		2	3	3	3	1
Large Village	Knucklas	P25 HA1		Land at Castle Green, Knucklas	Residential Allocation for 17 units	17	17	Planning Permission Not Started	Allocation		Needs RES		0	0	0	17		6	5	6		0
Large Village	Llanbrynmair	P26 HA1		Land west of Bryncoch, Llanbrynmair	Residential allocation for 19 units	19		Allocated No Permission	Allocation	No pre-app			0	0	0	19			6	6	7	0
Large Village	Llandinam	P27 HA1		Land opposite Old Barn Close, Llandinam	Residential allocation for 8 units	8		Allocated No Permission	Allocation	No pre-app			0	0	0	8			3	3	2	0
Large Village	Llandrinio	P29 HA1		Gwernybatto, Land off Orchard Close, Llandrinio	Residential Allocation for 30 units	30		Allocated No Permission	Allocation	Yes - 20/0119/PRE (26 units)			0	0	0	30					22	8
Large Village	Llanfechain	P31 HA1		Land north of Church, Llanfechain	Residential Allocation	25		Allocated No Permission	Allocation	No pre-app			0	0	0	25		12	13			0
Large Village	Llangurig	P33 HA1		Adj. Maesyllan, Llangurig	Residential development	19		Allocated No Permission	Allocation	No pre-app			0	0	0	19						19
Large Village	Llanrhaeadr-ym-Mochnant	P36 HA1		Land adj Maes yr Esgob, Llanrhaeadr ym Mochnant	Residential allocation for 19 units	19		Allocated No Permission	Allocation	No pre-app			0	0	0	19	0	4	4	4	3	4
Large Village	Llansantffraid-ym-Mechain	P37 HA1		Land at Spoonley Farm, Llansantffraid	Residential allocation for 22 units.	22		Allocated No Permission	Allocation	No pre-app			0	0	0	22			11	11		0
Large Village	Llansantffraid-ym-Mechain	P37 HA2		Land adj Maes y Cain, Llansantffraid	Residential allocation for 13 units	13		Allocated No Permission	Allocation	No pre-app			0	0	0	13			5	4	4	0
Large Village	Llanymynech	P40 HA1		Land adj Parc Llwyfen, Llanymynech	Residential Allocation for 11 units.	11		Allocated No Permission	Allocation	No pre-app			0	0	0	11		5	3	3		0
Large Village	Llanymynech	P40 HA2		Land off Carreghofa Lane, Llanymynech	Residential allocation for 20 units	20		Allocated No Permission	Allocation	No pre-app			0	0	0	20			10	4	6	0
Large Village	Llanyre	P41 HA1		Land at Llanyre Farm, Llanyre	Residential allocation for 19 units	19		Allocated No Permission	Allocation	No pre-app			0	0	0	19						19
Large Village	Meifod	P43 HA1		Pentre Works and Adjacent Land, Meifod	Residential Allocation for 45 units	45		Allocated No Permission	Allocation	No pre-app			0	0	0	45			10	10	15	10
Large Village	Middletown	P44 HA1	P/2017/0333	PT OS 0036 & 0041, West of Golfa Close, Middletown	Outline: Erection of up to 9 dwellings with garages, formation of a vehicular access & associated works	19	9	Planning Permission Not Started	Allocation		Needs RES /awaiting consideration of 18/0599/PLII		0	0	0	16		9	7			
Large Village	Penybontfawr	P49 HA1		Land east of Ysgol Pennant, Penybontfawr	Residential Allocation for 11 units	11		Allocated No Permission	Allocation	No pre-app			0	0	0	11			6	5		0
Large Village	Pontrobert	P50 HA1		Land at Y Fferm, Pont Robert, Meifod	Erection of 6 dwellings	6		Allocated No Permission	Allocation	No pre-app			0	0	0	6			6			0
Large Village	Three Cocks	P53 MUA1	P/2016/0786	Land at Three Cocks Brecon	Outline: Erection of residential and commercial development including 39 dwellings (indicative) including affordable housing and associated infrastructure (to record commercial element create a new record for retail)	32	39	Planning Permission Not Started	Allocation		19/2085/RES Awaiting consideration		0	0	0	39						39
Large Village	Tregynon	P55 HA1		Rear of Bethany Chapel, Tregynon	Residential Allocation for 24 units	24		Allocated No Permission	Allocation	No pre-app			0	0	0	24			8	8	8	0
Large Village	Trewern	P56 HA1		Land east of Trewern School, Trewern	Residential Allocation for 27 units	27		Allocated No Permission	Allocation	No pre-app			0	0	0	27			10	10	7	0

Hierarchy	Settlement	Allocation ref	DM site no	Site name	Proposal	Total Site Capacity LDP Units (@2015)	Total Site Capacity Units (@2021)	Status	designation type	Pre app discussion	Planning App Submission	Conditions discharged to construction	Completions (2011 to 2015)	Completions (2015 to 2020)	Completions 2021	U/C	N/S	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	Post 2026	
Town	Builth Wells and Llanelwedd	P08 HC1	B/0002/0021	The Old Skin Warehouse Site, Brecon Rd, Builth. - P08 HC1	Proposed housing site - 6 dwellings and 3 flats (amended to 7 houses on the 3rd September 2003)	7	7	Complete	Committed Site				0	7										
Town	Builth Wells and Llanelwedd	P08 HC2	P/2008/1408	Garages, Hay Road, Builth Wells - P08 HC2	Residential Development	11	5	Commenced	Committed Site				0	0	0	5	0	5						
Town	Knighton	P24 HC1	P/2018/0507	Peter Christian Site, West St, Knighton	19/0855/RES- Application for approval of reserved matters (access, appearance, landscaping, layout and scale) following outline planning consent P/2018/0507 for the erection of 18 dwellings	21	18	Planning Permission Not Started	Committed Site				0	0	0	0	18	9	9					
Town	Knighton	P24 HC2	P/2013/0504	Mill Green, Knighton - P24 HC2	Erection of 36 dwellings including units of affordable housing and demolition and rebuilding of the existing mill building SO 26 SE (ONLY 18 IN WALES)	18	18	Permission Lapsed	Committed Site				0	0	0									
Town	Llandrindod Wells	P28 HC1	P/2009/0186	Land at Gate Farm Llandrindod - P28 HC1		10	0	Permission lapsed	Committed Site				0	0										
Town	Llandrindod Wells	P28 HC2	R68 HA4	Convent Site, Adj Highland Moors Guest Home - P28 HC2	P/2015/0930 - Variation to design and layout of 13 dwellings as part of planning approval P/2011/0042 for the residential development of 16 dwellings	16	16	Complete	Committed Site				0	16										
Town	Llandrindod Wells	P28 HC3		Site of Former Workshops, Automobile Palace, Temple St, Llandrindod P28 HC3	Demolition of workshops annexe and erection of ten town houses and a block of twelve apartments, associated parking and new vehicular access SO 06 SE	22	22	Commenced	Committed Site				0	0	0	0	22	12	10					
Town	Llanfyllin	P32 HC1	P/2018/0591	Land Adjoining Maes Y Dderwen, Maes Y Dderwen, Llanfyllin	FULL: Erection of 11 no. affordable dwellings NOTE NOW 10 UNITS (18/1095/REM)	14	10	Complete	Committed Site				0	0	10									
Town	Llanidloes	P35 HC1	M2006/0103	Lower Green, Victoria Avenue - P35 HC1	Residential Development	31	31	Commenced	Committed Site				0	0	0	0	31	10	10	11				
Town	Llanidloes	P35 HC2	P/2008/0406	Land at Hafren Furnishers - P35 HC2	Erection of 26 dwellings and associated works	23	0	Permission lapsed	Committed Site				0	0	0									
Town	Llanidloes	P35 HC3	P/2014/0188	Adj Manweb Station - P35 HC3	Residential Development	31	31	Complete	Committed Site				0	31										
Town	Llanwrtyd Wells	P39 HC1	P/2009/0194	The Vicarage Field, Beulah Road, Llanwrtyd - P39 HC1	Full: Erection of six dwellings (plots 2-7) and all associated works	7	7	Commenced	Committed Site				0	0	0	1	6	3	3	1				
Town	Llanwrtyd Wells	P39 HC2	18/1176/FUL	OS 2664 Caemawr, off Ffos Road - P39 HC2	latest permission: 18/1176/FUL 3 units Whole site 53 units	47	47	Commenced	Committed Site				28	4	0	9	6	4	5	3	3			
Town	Llanwrtyd Wells	P39 HC3	P/2015/0289	OS 1451 Meadow View, Station Road - P39 HC3	Variation of Condition 1 of planning approval P/2009/0296 to extend the time limit for commencement.	19	19	Commenced	Committed Site				0	0	0	2	17	4	4	5	6			
Town	Montgomery	P45 HC1	M176 HA2	New Road, B/39/002, Montgomery (Brades Meadow) - P45 HC1	Allocated site with planning permission for 50 dwellings	13	10	Complete	Committed Site				13	0	10									
Town	Newtown	P48 HC1	M182 HA1	Land adj. Heol Pengwern, Vaynor, Newtown (A/40/014) - P48 HC1	Residential Development	50	50	Complete	Committed Site				50	0										
Town	Newtown	P48 HC10	P/2014/0144	Wesley Place, Newtown - P48 HC10	Full: Conversion of night club (suis generis) use to create 6.no residential units (Class C3) (first and second floors only)	6	6	Complete	Committed Site				0	6										
Town	Newtown	P48 HC2	M/2005/1154	Bryn Lane - P48 HC2	Residential Development	65	65	Commenced	Committed Site				21	10	0	0	34	7	7	7	7	6		
Town	Newtown	P48 HC3	M179 HA16	Former Goods Yard, Ffordd Croesawdy, Newtown - P48 HC3	Residential Development (Affordable housing)	29	29	Complete	Committed Site				29	0										
Town	Newtown	P48 HC4	P/2008/1620	Land at Severn Hts, Brimmon Close, Newtown	Residential Commitment for 23 units	23	23	Commenced	Committed Site				0	0	0	1	22	5	6	6	6			
Town	Newtown	P48 HC5	M181 HA12	PT Enc0042/1463/1658/2053/2 864, Rock Farm Llanllwchaearn - P48 HC5	Residential Development	103	103	Commenced	Committed Site				0	0	0	3	100	3	10	10	10	10	10	60
Town	Newtown	P48 HC6	P/2010/1053	Land NE of Cefnaire Coppice & N of Heol Treowen, Newtown - P48 HC6	Residential Development (Affordable housing)	27	0	Complete	Committed Site				0	0										
Town	Newtown	P48 HC8	P/2014/1301	Back lane, newtown - P48 HC8		23	26	Complete	Committed Site				0	26										
Town	Newtown	P48 HC9	P/2013/1185	Severnside Yard, Commercial Street, Newtown - P48 HC9	Residential development of 39.No extra care self contained apartments for older persons together with 9.No supported living apartments	48	48	Complete	Committed Site				0	48										
Town	Presteigne	P51 HC1	P/2013/1026	Knighton Road, Presteigne - P51 HC1	Full: Construction of 11 affordable dwellings and creation of vehicle and pedestrian access	11	11	Complete	Committed Site				0	11										
Town	Rhayader	P52 HC1	R85 HA6	Site Adj to Cae James, Rhayader - P52 HC1	Residential Development	18	18	Complete	Committed Site				12	6										
Town	Rhayader	P52 HC2	P/2009/0321	Old builders supplies deopt - P52 HC2	Full: Residential development (10 houses) and alterations to existing access	10	10	Complete	Committed Site				0	10										

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Town	Welshpool	P57 HC1	P/2011/0402	Burgess Land, Redbank (A/45/005) - P57 HC1		73	73	Commenced	Committed Site		20/1113/REM pending		45	0	4	0	24		12	12				
Town	Ystradgynlais Area	P58 HC1	19/1055/REM	Land R/O Jeffrey's Arms, Brecon Road - P58 HC1	Section 73 application to vary condition 3, 17 and 21 of planning approval P/2017/1386 in relation to mitigation for bats.	18	9	Commenced	Committed Site		Need Reserved Matters		0	0	0	0	9		3	3	3			
Town	Ystradgynlais Area	P58 HC2	P/2014/1022	School Road, Lower Cwmtwrch - P58 HC2	Development at Gurnos County School - Demolition of existing school and youth centre, erection of affordable development comprising 42 semi-detached units and 3 detached units, all with off street parking	45	45	Complete	Committed Site				0	45										
Large Village	Bettws Cedwain	P05 HC1	M106 HA2	PT OS 1756 & 2368, Bryn Bechan - P05 HC1	Residential development subject to S106	10	10	Commenced	Committed Site				0	0	0	0	10			2	2	2	4	
Large Village	Boughrood and Llyswen	P06 HC1	PR154003	The Depot, Boughrood	Reserved Matters: Residential development of 12 no. two storey dwellings (to include 4 affordable houses) and creation of new vehicular access	12	12	Complete	Committed Site				2	9	1									
Large Village	Boughrood and Llyswen	P06 HC2	PR154003	The Depot, Boughrood	Reserved Matters: Residential development of 12 no. two storey dwellings (to include 4 affordable houses) and creation of new vehicular access	12	5	Complete	Committed Site				2	3										
Large Village	Bronllys	P07 HC1	P/2013/0922	Bronllys Court, Bronllys (Areas A&B) - P07 HC1		34	41	Complete	Committed Site				0	41										
Large Village	Caersws	P09 HC1	P/2013/0834	Main Street, Caersws - P09 HC1	Conversion of redundant commercial building to 5 no. dwelling units and associated works	5	5	Commenced	Committed Site				0	0	0	2	3	2	1	1	1			
Large Village	Castle Caereinion	P11 HC1	M98669	Pt OS 0056, Adjacent Primary School (Swallows Meadow) - P11 HC1	Residential Development	31	27	Commenced	Committed Site				5	18	0	0	4	2	2					
Large Village	Churchstoke	P12 HC1	M117 HA1	Rear of Village Hall A/11/001 - P12 HC1 (part)	Residential development for 30 dwellings	16	16	Commenced	Committed Site				1	5	0	3	7	3	3	4				
Large Village	Churchstoke	P12 HC2	M/2007/0014	The Garage, Castle Road - P12 HC2		6	0	Superceded	Committed Site				0	0										
Large Village	Churchstoke	P12 HC3	P/2017/1076	Orchard Close Churchstoke - Includes P12 HC3	Full - Residential development of 28 dwellings, formation of estate road and all associated works/infrastructure	12	33	Complete	Part Allocated				5	6	22									
Large Village	Churchstoke	P12 HC4	M/2003/0291	The View, Castle Road	Residential development for 11 dwellings	11	11	Commenced	Committed Site				0	0	0	0	11	0	0	0	0	0	0	11
Large Village	Clyro	P13 HC1	R45 HA3	Land Adjacent Clyro Court Farm, South of the Castle		21	21	Commenced	Committed Site				0	6	0	0	15	5	5	5				
Large Village	Crossgates	P16 HC1	R46 HA2	Land East of Post Office, Crossgates - P16 HC1	Residential Development	15	15	Commenced	Committed Site				0	0	0	0	15	0	0	0	0	0	0	15
Large Village	Guilfield	P20 HC1	M138 HA1	Enc 2200, Sarn Meadows-P20 HC1	Residential development for 46 dwellings	46	46	Commenced	Committed Site				0	0	0	0	46	10	16	10	10			
Large Village	Kerry	P23 HC1	P/2009/0106	PT Encs 3186 & 4186, Dolforfan - P23 HC1	Committed Site - 62 dwellings	62	62	Commenced	Committed Site				0	8	4	14	36	14	13	19	4			
Large Village	Knucklas	P25 HC1	RAD/2005/0555	The Old Station Works, Knucklas - P25 HC1	Redevelopment of redundant light industrial site to 6 no. residential dwellings to include 2 no. affordable units SO 27 SE	6	0	Permission lapsed	Windfall				0	0										
Large Village	Llanbryn-mair	P26 HC1	P/2014/1060	Bryn Coch - P26 HC1		5	5	Planning Permission Not Started	Committed Site				0	0	0	0	5	3	2					
Large Village	Llansantffraid-ym-Mechain	P37 HC1	P/2015/0217	Additional Land at Spoonley Farm - P37 HC1	Allocated UDP Site	12	13	Complete	Committed Site				9	4										
Large Village	Llansantffraid-ym-Mechain	P37 HC2	M/2005/0967	Bronhyddon - P37 HC2	Residential development (includes P37 HC2)	5	5	Complete	Committed Site				0	0	5									
Large Village	Llansilin	P38 HC1	P/2016/0945	Opp. Wynnstay Arms (5/055) - P38 HC1	Residential development	23	23	Commenced	Committed Site				0	0	0	23	0	23						
Large Village	Llanymynech	P40 HC1	M/2006/0742	PT OS 3978, Off Ashfield Terrace - P40 HC1		13	13	Complete	Committed Site				13	0										
Large Village	Llanyre	P41 HC1	P/2013/0887	Land between Moorlands and Llyr Llanyre	Outline: Residential housing development and creation of 2 new vehicular accesses	12	12	Planning Permission Not Started	Committed Site				0	0	0	0	12							12
Large Village	New Radnor	P46 HC1	P/2008/1685	Water Street Farm - P46 HC1	Outline: Erection of 14 dwellings and highway alterations including new access	14	14	Planning Permission Not Started	Committed Site				0	0	0	0	14							14
Large Village	Newbridge on Wye	P47 HC1	P/2008/1151	The Orchard Merryhall Land, Newbridge on Wye - P47 HC1	Outline: Erection of local needs affordable housing development and creation of new vehicular access	5	0	Permission lapsed	Committed Site				0	0										
Large Village	Newbridge on Wye	P47 HC2	PR460503	PT OS 6047 Brynhand (Tylers Patch) - P47 HC2	Residential Development	26	26	Complete	Committed Site				26	0										
Large Village	Trefeglwys	P54 HC1	P/2014/0669	Llwyn-Celyn, Phase 2, OS 8954, Trefeglwys - P54 HC1		17	17	Complete	Committed Site				0	17										
Small Village	Adfa	AI01 HLB1	P/2010/1234	The Former Timber Yard Adfa - AI01 HLB1	Outline: Proposed development of 5 no. dwellings served via a private vehicular access	8	5	Planning Permission Not Started	Housing Land Bank Site				0	0	0	0	5		2	2	1			
Small Village	Cemmaes	AI02 HLB1	M116 HA1	Land opp Glanafon - AI02 HLB1		5	6	Commenced	Housing Land Bank Site				0	1	0	0	5	1	1	1	1	1	1	
Small Village	Garth	AI05 HLB1		Station Road, Garth - AI05 HLB1	Residential Development 8 dwellings	8	8	Complete	Housing Land Bank Site				0	8										

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Small Village	Llanbister	AI07 HLB1	R63 HA1	Land Rear of School, Llanbister AI07 HLB1	Residential Allocation R63 HA1	5	5	Planning Permission Not Started	Housing Land Bank Site				0	0	0	0	5	3	2					
Small Village	Llanddew	AI08 HLB1	P/2011/0563	Land Opposite Village Hall, Llanddew - AI08 HLB1	Reserved Matters: Residential development of 10 dwellings (3 to be affordable units)	10	10	Commenced	Housing Land Bank Site				0	2	1	1	6	1	2	2	1	0		
Small Village	Llandewi Ystradenni	AI09 HLB1		Land to Rear of Llanddewi Hall, Llanddewi - AI09 HLB1	Residential Development of 6 detached houses, 2 pairs Semis, 2 linked detached houses, 6 terraced houses.	18	18	Commenced	Housing Land Bank Site				0	5	0	0	13					6	7	
Small Village	Llanfihangel Tal-y-llyn	AI10 HLB1	B18 HA1	Pistyll Farm, Llanfihangel Talyllyn - AI10 HLB1		10	10	Commenced	Housing Land Bank Site				0	7	0	0	3					1	2	
Small Village	Llangammarch Wells	AI11 HLB1	P/2018/0315	Land Opposite Pen-y-bryn, Llangammarch - AI11 HLB1	Residential Development for erection of 25 dwellings, 7 garages, access road and all associated works	16	25	Planning Permission Not Started	Housing Land Bank Site				0	0	0	0	25	5	10	10				
Small Village	Nantmel	AI13 HLB1	R75 HA1	Brynteg, Nantmel AI13 HLB1	Residential Development	8	8	Commenced	Housing Land Bank Site				0	0	0	0	8							8
Small Village	Penybont	AI12 HLB1	PR630000	Cattle Market, Penybont AI12 HLB1	Erection of 27 dwellings and 2 live work units and creation of new vehicular access (Section 106) SO 16 SW	16	16	Commenced	Housing Land Bank Site				0	1	0	15	0	15						
Open Countryside	Cemmaes	AI02 HLB2	M/2007/1149	Adj. Maesyllan, Cemmaes		6	6	Commenced	Housing Land Bank Site				0	0	0	0	6							6
Rural Settlement	Lower Tier Settlement	AI03 HLB1	M/2007/0735	PT OS 0078		5	0	Permission lapsed	Housing Land Bank Site				0	0										
Rural Settlement	Lower Tier Settlement	AI04 HLB1	P/2008/1043	Dyfi 4 X 4, Commins Coch - AI04 HLB1	Erection of 5 dwellinghouses (2 detached with garages & 3 terraced) , formation of vehicular access road together with associated ground works	5	5	Commenced	Housing Land Bank Site				0	2	1	1	1	1	1					
Rural Settlement	Lower Tier Settlement	AI06 HLB1	P/2009/0622	Adj Camlo Close, Gwstre - AI06 HLB1	Outline: Erection of 6 residential dwellings which includes the provision of 2 dwellings for affordable housing together with the extension of existing estate road, provision of surface water/foul drainage facilities as well as improved rear access to 1 & 2 Craiglea and connection to new drainage system	5	0	Permission lapsed	Housing Land Bank Site				0	0										
													261	363	58	80	544	121	141	123	73	29	136	

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

Powys Local Development Plan (LDP)

Background Paper 1 to Annual Monitoring Report 2021

Monitoring Review 17th April 2018 to 31st March 2019.



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Executive Summary

The Powys Local Development Plan (LDP) was adopted on 17th April 2018. As part of the statutory development plan process, the Council is required to prepare an Annual Monitoring Report (AMR). The AMR will provide the basis for monitoring the progress of the delivery of the LDP, the Plan's sustainability credentials and identify any significant contextual changes that might influence implementation.

AMRs must be completed for full financial year periods (i.e. 1st April to 31st March). Due to the date of adoption of the Powys LDP, this document is not a formal AMR, but a monitoring review which provides an opportunity for the Council to assess the initial impact the LDP is having on the social, economic and environmental well-being of the Powys Local Planning Authority area. As the LDP has not yet run a full monitoring year from the standardised 1st April base date, this review is not required to be submitted to the Welsh Government. The first AMR required to be submitted to the Welsh Government will be for a full monitoring year and will have reference to the results of this monitoring review.

The LDP monitoring framework on which this Monitoring Review, and subsequent full AMRs is based contains a total of 59 indicators, which are set out in Section 5.0 of the LDP.

These indicators are used to monitor the effectiveness of the Plan and its policies. For the majority of the indicators no assessment or action has been identified as the LDP has yet to run a full year. In subsequent AMRs actions will be colour coded as follows:

Monitoring Actions

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

Plan Review

Development plan policies are not being implemented and the plan's strategy is not being delivered, triggering a formal review in advance of the statutory 4-year review.

1. Key Findings of the Monitoring Review

1.1. The Plan is delivering in most of its policy areas. This review has found:

- A 5-year housing land supply has been maintained.
- Within the Plan area a total of 163 dwellings were built in the period 1st April 2018 to 31st March 2019 against the calculated annual requirement figure of 357.
- 927 new homes have been delivered since the LDP 2015 housing supply base date (which equates to 70% of the cumulative annual target to date).
- The number of cumulative completions for the entire Plan period so far, from 2011 to 2019, amounts to 1,549 residential units. This is 34% of the LDP's Dwelling Requirement Figure.
- The performance on windfall housing sites is strong.
- Although currently below target, the rate of delivery of affordable housing is expected to increase.
- The Newtown by-pass, a major infrastructure scheme, was completed and opened in February 2019.
- During the period of 17th April 2018 to 31st March 2019 planning permission was granted on 9.9 hectares of land for employment uses B1, B2 and B8, including 4.3 hectares (ha) on allocated sites against the target of 2 ha/annum.
- An extension to the Welshpool Gypsy and Traveller Site, providing the required two new pitches, has been completed.
- One large solar PV application gained permission in the far south of the county. The 21.34 Megawatts (MW) of capacity equates to over one third of the total expected for the whole Plan period and two thirds of that expected by 2021.
- The safeguarding framework of Policy SP7 appears to be being upheld successfully.
- The policies protecting the natural environment (DM2), open space (DM3) and landscape (DM4) are being implemented but a need for further officer training in some areas has been identified and the need for the Landscape Supplementary Planning Guidance is acknowledged.
- The LDP's tourism policies are supporting and delivering tourism development across Powys, with the monitoring period seeing a particular focus on self-catering accommodation including glamping type developments.
- The Council adopted (in October 2018) three key Supplementary Planning Guidance (SPG) documents relating to Planning Obligations, Biodiversity and Geodiversity and Affordable Housing.
- Other SPGs were commenced in accordance with the SPG Programme timetable and will be reported on in future AMRs.

2. Analysis of core/key indicators

2.1. Core / Key Indicators are identified in the Local Development Manual published by Welsh Government. All indicators relating to completions refer to data captured over a full financial year. All other indicators in this monitoring review that relate to planning applications permitted, refer to data captured from the date of Adoption, 17th April 2018 and the 31st March 2019.

2.2. 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 Monitoring Review 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	10.6-year land supply	No further action required.
AMR2	Total cumulative completions monitored against the anticipated cumulative completion rate.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR3	The number of net additional affordable homes built in the LPA area.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
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.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A

Ref No:	Indicator	Assessment	Action
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).	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR14	No. of gypsy traveller sites and no. of pitches granted planning permission and delivered.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR15	Amount of employment land (hectares) permitted on allocated sites in the Development Plan as a % of all employment allocations.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A

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
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Analysis

The Welsh Government have a requirement to maintain a 5-year supply of readily developable housing land in each local planning authority across Wales.

The JHLAS conducted on the 1st April 2019 calculated that in the Powys Local Planning Authority area there was a 10.6-year supply.

This figure demonstrates that the LPA has more than the minimum 5-year supply of available housing land in accordance with the Welsh Government target.

Action

No further action required.

AMR2. Number of net additional dwellings (general market and affordable) built in the LPA area (per reporting period and since LDP adoption).

Objective:	Meeting Future Needs
Indicator:	AMR2. Number of net additional dwellings (general market and affordable) built in the LPA area (per reporting period and since LDP adoption) .
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
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Analysis

The 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 (2011). This meant a further 3,878 dwellings need to be built before the end of the Plan period (2026) to meet the LDP's dwelling requirement.

Within the Plan area a total of 163 dwellings were built within the period 1st April 2018 to 31st March 2019. Small sites (including conversions) accounted for a significant number of these completions (110 units) (67%).

The 163 dwellings together with the completion rate of 764 dwellings recorded during the three previous years (316 completions in 2015-2016; 253 completions in 2016 – 2017 and 195 completions in 2017 – 2018), means that a total of 927 completions have been recorded since the 1st April 2015 housing provision base date.

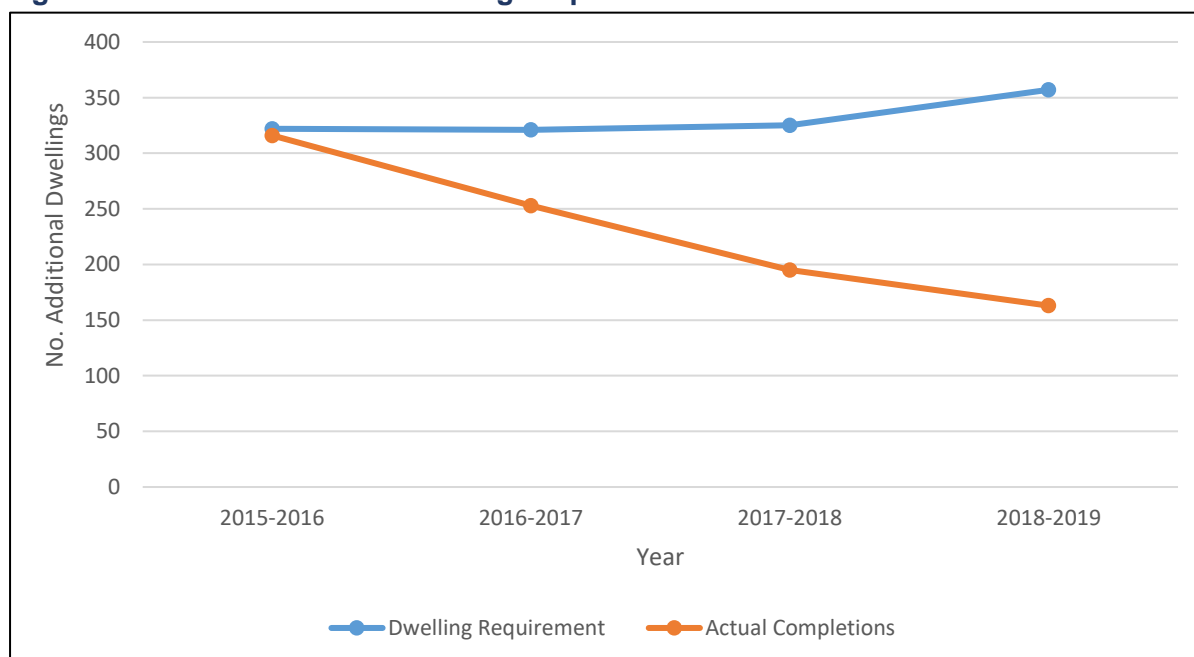
The figure of 163 residential completions recorded is significantly lower than the LDP AMR net additional dwelling requirement for the same period which is 357 units. The cumulative total of the net additional dwelling requirement figures identified in the AMR Indicator, for the period April 2015 up to April 2019 is 1,325 units. By comparing the 927 completions against the 1,325 net additional dwelling requirement figure it can be seen that there has been a shortfall of 398 completions over the four year period.

From past build rates and industry performance, the number of cumulative completions for the entire Plan period, from 2011 to 2019 (a total of eight years) equates to 1,549 residential units. This means that there has been an average build rate of 194 dwellings per annum. Build rates therefore now need to improve to meet the LDP targets which rely on house builders systematically providing in excess of 300 completed units per annum, a target figure which increases year on year when the industry is left “playing catch-up”.

It can however be seen that build rates on smaller (windfall) sites continues to be strong (see indicator AMR6) which is probably a good indicator of the nature, type and scale of the most active housebuilders currently operating in Powys.

The LDP was adopted on 17th April 2018 therefore the shortfall in residential completions is more likely to be down to the expiration of the Unitary Development Plan and wider housing market factors than attributable to the performance of the LDP. As the LDP residential allocations start to obtain planning permission and are developed it is expected that dwelling completions will increase over the remainder of the Plan period. An update on the progression of the residential allocations is provided in indicators AMR4 and AMR5.

Figure 1. The Number Of Additional Dwellings Since Housing Base Date Of 2015 Against The Net Additional Dwelling Requirement In AMR2



Action

The adopted LDP has yet to run a full monitoring year, therefore an assessment and action does not need to be taken in this Monitoring Review, however the progress on additional homes will continue to be closely monitored.

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
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Analysis

The 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 (2011). A further 766 affordable homes are required to be built before the end of the Plan period (2026) to meet the LDP’s target of delivering 952 affordable homes - 659 of which are expected to be delivered on the LDP’s housing allocations, and 107 are 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 1 below. The affordable housing delivery rates compared to the annual targets are also illustrated in Figure 2.

The 17 affordable dwellings completed during this monitoring period together with the completion rate of 223 dwellings recorded during the three previous years (111 completions in 2015-2016; 46 completions in 2016 – 2017 and 66 completions in 2017 – 2018), means that a total of 240 completions have been recorded since the 1st April 2015, housing provision base date. This shows that progress is being made towards delivery of

the LDPs affordable housing target. However, the annual rate of delivery, particularly in the past year, is significantly lower than expected. This appears to reflect the low rates of delivery of housing generally.

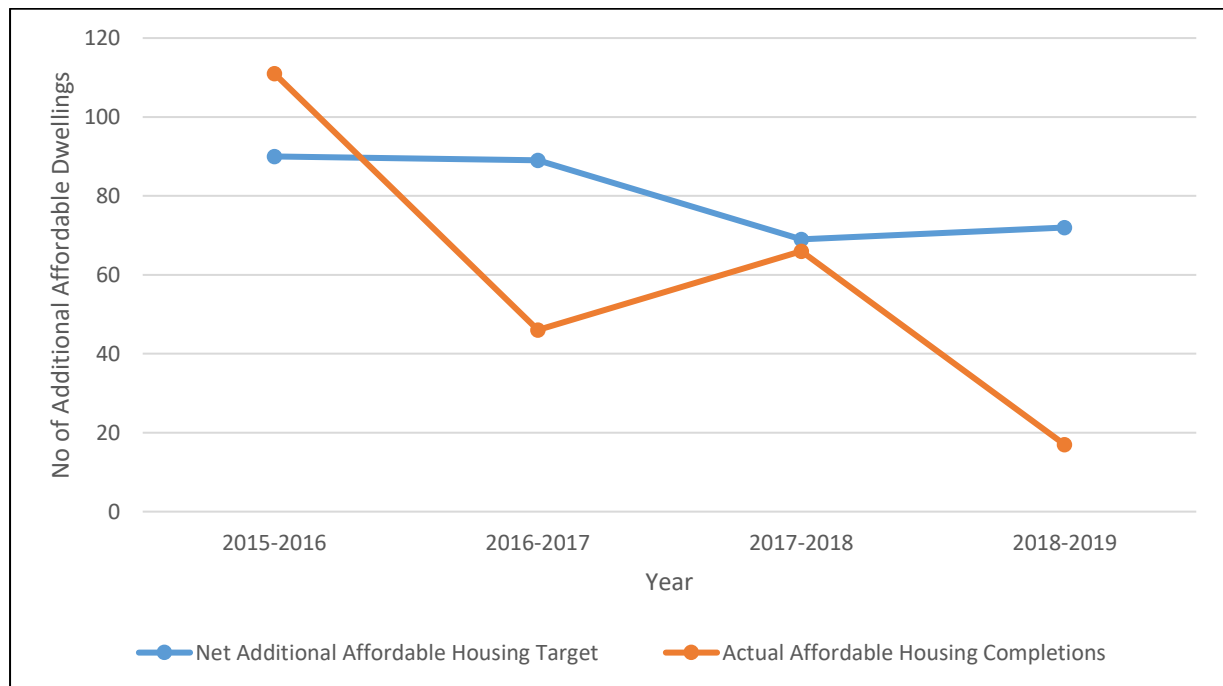
Whilst affordable homes have not been delivered at the rate expected, recent planning permissions provide an indication of a number of affordable housing units that are due to be delivered. A number of planning permissions have been granted for market developments where an element of affordable housing has been secured (see indicator AMR7) and for affordable housing exception sites (see indicator AMR13). This includes a housing association development at Welshpool for 54 dwellings where works have commenced. A number of housing association proposals are also underway including developments in Welshpool, Llanfyllin and Churchstoke. The Council also has plans to develop affordable housing sites itself, with some sites already granted planning permission, which are due to be delivered in the near future.

It is noted that the majority of completions during this monitoring period related to single unit schemes on affordable housing exception sites, with only one scheme involving three units delivered as part of the affordable element on a scheme within the development boundary. This emphasises the important role that small scale exception sites have in delivering affordable housing to meet local needs.

Table 1. Rates Of Affordable Housing Delivery Against The Annual And Cumulative Targets.

Year	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

Figure 2. Chart Showing Affordable Housing Delivery Rates Compared To The Annual Targets.



Action

The adopted LDP has yet to run a full monitoring year, therefore an assessment and action does not need to be taken in this Monitoring Review, however the progress on additional affordable homes will continue to be closely monitored.

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
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Analysis

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

11 planning applications have been permitted under LDP Policy H5 since the LDP was adopted (and up to 31st March 2019). Four of these applications were in Central Powys, three in the Severn Valley, three in North Powys and one in the South-West. A breakdown of the average contributions secured in connection with these developments set against the target contribution for the sub-market area, is set out in Table 2.

The results show that the policy target is being met, and in fact exceeded, across all of the sub-market areas.

By analysing individual cases it can be seen that the policy target was either met or exceeded in all but one case. The affordable housing contribution of 29.63% as part of a development at Presteigne in Central Powys was slightly below the policy target of 30%, however this appears to have been as a result of rounding down the figure to the nearest whole number. This matter has since been addressed within the Affordable Housing SPG, which does not permit rounding down. Instead, the developer should provide a financial contribution equivalent to the part unit. This approach ensures that potential part contributions are not missed or avoided. The SPG, however, permits the rounding up of

figures in cases where the developer would prefer to provide an extra unit on site rather than providing a part financial contribution.

The option to round up explains the reason why, in some cases, a higher percentage contribution had been achieved on individual developments. The monitoring captured a site in Central Powys where a higher contribution of 35% had been secured. In this case, it had been resolved to grant permission subject to the signing of a section 106 agreement under the previous plan, the Unitary Development Plan (UDP), policy which required a contribution of 35%. The decision itself was issued after the signing of the section 106 agreement, which took it into this monitoring period.

In North Powys, two of the cases involved higher percentages than the policy target. A contribution of 20% affordable housing was secured as part of a development in Llanbrynmair. It had been resolved to grant planning permission prior to the adoption of the LDP. It is noted from the Planning Officer's delegated report that the applicant was looking to provide one of the five units as affordable and it was recognised that this equated to a proportion of 20%, which was lower than the percentage expected by the UDP policy of 35%. However, the Affordable Housing Officer had been consulted and had confirmed that they were satisfied with the proposed proportion of affordable housing.

In the other case, a contribution of 18.75% had been secured as part of a development at Llansantffraid-ym-Mechain. This decision was made under the policies of the Unitary Development Plan, however the Officer's report makes reference to the evidence within the LDP's Viability Assessment to justify a lower proportion than the 35% expected by the UDP policy at the time.

The application in the South-West was not required to provide an affordable housing contribution, in line with the policy target of 0% set out in LDP policy H5.

The results in terms of this monitoring are positive in that they show that negotiations over affordable housing contributions are being carried out in line with the policy targets set out in Policy H5. There have been no challenges, through site specific viability assessments, at the original application stage to the policy targets since the LDP has been adopted. This indicates that the targets set are realistic and have been accepted by the development industry. The practical guidance provided within the Affordable Housing SPG has also helped to clarify the position on seeking partial contributions.

Whilst the figures point to the policy being on track to deliver the % of affordable homes intended, the adopted LDP has yet to run a full monitoring year and therefore an assessment and action does not need to be taken in this report. The progress being made on the % of affordable homes being secured on private housing developments will continue to be monitored closely.

Table 2. Average Affordable Housing Contribution Secured Set Against Policy Target Contribution For Each Sub-Market Area.

Sub-market area	Target contribution	Average contribution
Central Powys	30%	32.92%
Severn Valley	20%	21.05%
North Powys	10%	11.96%
South West	0%	0%

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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
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Analysis

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

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

According to the Land Registry House Price Index, the average Powys house price in August 2016 was £168,289 and the average in April 2019 of £185,306. For new-build properties, the average house price has increased from £191,658 to £220,090, which represents a rise of over 10% in new build house prices over this period. It is also possible to look at changes in average house prices (new building and existing properties) by property type, as shown in Table 3.

The impact of any increase in house prices needs to be considered in the context of changes to build costs, as both factors will impact on residual values. Changes to other assumptions used in the LDP's Viability Assessment (2016) also need to be assessed in order to test the overall impact of any relevant changes on residual values.

It is not currently possible to carry out the assessment required to complete this indicator as the Local Planning Authority does not yet have access to a viability model. However, work is underway within the South West and Mid Wales region on a financial viability project, as explained in the context section of this report. This project will produce a regional viability model that can be used for high level viability assessment, along with associated training for Officers within these authorities. This model will be used to carry out the monitoring required for this indicator. It is expected that this model will be available for use during the next monitoring period.

Table 3. Changes In Average House Prices Between August 2016 And March 2019.

Property type	August 2016	March 2019	Approx. % change
Detached	£223,206	£247,531	11%
Semi-detached	£148,216	£163,910	10%
Terraced	£118,210	£128,113	8%
Flat/maisonette	£77,513	£83,294	7%

Source: Land Registry House Price Index

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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:	Five pitches provided in Machynlleth by 2021. Two pitches provided in Welshpool by 2026.
Trigger Point:	Failure to deliver the five pitches in Machynlleth by 2021. Failure to deliver the two pitches in Welshpool by 2026.

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
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Analysis

Policy H11 makes provision for seven gypsy and traveller pitches in Machynlleth and Welshpool as identified in the 2008 Gypsy and Traveller Accommodation Needs Assessment.

Within this monitoring period the two Welshpool pitches have been completed.

The five pitches at the Machynlleth site are in the detail design stage and it is planned to start on the site in the financial year 2020-2021.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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
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Analysis

The Annual Monitoring Framework sets out an annual target of 2ha of employment land to be permitted on employment allocations in order to meet the employment requirement of 30ha. The purpose of this indicator is to test whether the employment allocations are delivering employment land in line with the growth strategy and LDP Policies SP2 and E2.

The total amount of employment land permitted on allocated employment sites during the period (from 17th April 2018 up to 31st March 2019) totalled 4.297ha. This equated to 9.5% of the allocated employment sites including those classified as 'Mixed Use'.

The 4.297ha stemmed from two planning applications over two sites giving rise to a total of 13,351 square metres of a mixture of B1, B2 and B8 floor space.

Action

When looking at the monitoring target it appears that the LDP is on track when it comes to permitting 2ha of employment land on allocated sites per annum. However, the adopted LDP has yet to run a full monitoring year, therefore an assessment and action does not need to be taken in this Monitoring Review. The progress being made on allocated employment sites will continue to be monitored closely.

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 Indicators - Summary Table for Monitoring Review 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.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A

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
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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 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 follows “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

From the 17th April 2018 to 31st March 2019 a total of 22 planning applications were permitted for highly vulnerable development that encroached either partially or wholly into the C2 flood zone. Of the 22 applications, 14 were for residential development, nine of which resulted in the provision of a new dwelling. Three of the 22 planning applications were for community uses, two of these concerned the use of mobile classrooms with the third being the extension of some public toilets. The remaining five of the 22 planning applications permitted were for tourism type developments.

In some cases, planning permission has been granted against the LDP and national policy due to case law, meaning a refusal would be likely to be overturned at appeal. The reasons for this include:

- No change or intensification of an existing use.
- The site having an extant planning permission to fall back on.

There are instances where development has been granted in a way that is not supported by case law and where it is potentially contrary to planning policy or omits to fully explain the decision reasoning. Looking at the Officer Reports accompanying the approval notices there are cases where there has been confusion over how the advice given by Natural Resources Wales fits with national policy. This issue is one that the LPA is aware of and has been seeking to remediate through officer training. This problem is not specific to Powys, it is now being resolved at the national scale, through a pilot study, to change the way that NRW respond when consulted on applications for highly vulnerable development in the C2 zone.

Development permitted in C1

From the 17th April 2018 to the 31st March 2019 a total of five planning applications were permitted for highly vulnerable development that encroached either partially or wholly into the C1 flood zone. All of these applications either conformed to the tests set out in TAN 15 or were of a scale where the level of risk was considered acceptable by NRW or were for a change of use that would not increase or exacerbate the existing flood risk or vulnerability to flooding at the site. Therefore, the monitoring trigger in respect of C1 floodplains has not been breached.

Action

The adopted LDP has yet to run a full monitoring year, therefore an assessment and action does not need to be taken in this Monitoring Review, however officer training and discussions are taking place to resolve the issues identified.

3. Analysis of local indicators

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

3.2 All indicators relating to completions refer to data captured over a full financial year. All other indicators in this monitoring review that relate to planning applications permitted, refer to data captured from the date of Adoption, 17th April 2018 to the 31st March 2019.

3.3 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 (Local Indicators)

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 Monitoring Review Period.

Ref No:	Indicator	Assessment	Action
AMR4	Total housing units permitted on allocated sites (HA) as a % of overall housing provision.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR5	Total housing units completed on Housing Allocations (HA).	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR6	Number of housing units completed on windfall sites (non-allocated sites) per annum.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR8	Number of planning permissions, or subsequent variation/removal of planning conditions, approvals of discharge/modification under section	The LDP has yet to run a full year from 1 st April to 31 st March	N/A

Ref No:	Indicator	Assessment	Action
	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.	therefore an assessment and action does not to be made in this Monitoring Review.	
AMR10	Number of affordable housing contributions (units or equivalent) secured through planning permissions on-site, off-site and via commuted sums.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR11	Number of Social Rented and Intermediate Housing units secured as a % of all affordable housing units secured through planning permissions.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR12	The preparation and adoption of Supplementary Planning Guidance relating to Affordable Housing.	SPG Adopted	No further action required
AMR13	The scale of affordable housing developments permitted on exception sites in Towns, Large Villages, Small Villages and Rural Settlements.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR16	Retail development up to 1,000 square metres net permitted and delivered on part of the mixed use site allocated under Policy R2.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this	N/A

Ref No:	Indicator	Assessment	Action
		Monitoring Review.	

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
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<p><u>Analysis</u></p> <p>During the monitoring period a total of 69 units have been permitted on allocated sites. These are detailed in Table 4.</p> <p>As a percentage of overall housing provision on HA sites, this is 69 units out of 2,984 (Table H2 in the LDP) and 2.3%.</p> <p>This is below the 8% percent per annum target which equates to 239 units being permitted per annum.</p>
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Table 4. Planning Permissions Granted On Allocated Sites.

Allocation Reference	Consented
P07 HA3 – allocated for 6.	14 dwellings (5 affordable)
P57 HA1 – allocated for 30.	54 dwellings (all affordable)
P58 HA10 – allocated for 136 P/2017/1397 FULL (granted 18 Dec 2018)	1 dwelling (although up to 138 units have been permitted under extant outline consent P/2014/1133, this application for a single dwelling has come in meanwhile).

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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
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Analysis

The Annual Monitoring Framework sets an annual target of housing units to be completed on housing allocations (HA). This target is based on the rate of delivery set out in the LDP's trajectory. The annual target for the year 2018-2019 is 254 units to be completed on housing allocations. Housing completions were noted on three of the LDP's housing allocations as shown in Table 5 below.

A total of six completions were recorded on these sites. This is significantly lower than the anticipated target for this year.

The purpose of this monitoring indicator is to assess delivery of sites newly allocated by the LDP, referred to in the Plan as HA sites. However, it is also noted that a further 22 units were completed on the LDP's housing commitments (HC) and one unit on a housing land bank site (HLB). HC and HLB sites had the benefit of planning permission at the time of the housing provision base date (1st April 2015) for housing data in the Plan.

Whilst the number of dwelling completions is below the target rate, this is to some extent due to delays in the submission of planning applications for these sites, which is to be expected in the early days of implementation of the Plan. As noted from the results of indicator AMR4 above, progress is being made with certain housing allocations that have been granted planning permission, which provides an indication of future delivery in the forthcoming years.

Table 5. Completions On Allocated Housing Sites.

Housing allocation (HA)	Total number of units allocated	Total number of completions
P48 HA2 Hendidley, Newtown	15	1
P17 HA1 Land between Heatherwood & Kingswood, Forden	15	4
P28 HA2 Tremont Park extension, Llandrindod Wells	122	1

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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
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Analysis

The Annual Monitoring Framework sets a target for the delivery of housing developments on windfall sites. This is intended to test delivery on windfall sites against the anticipated windfall projection that was allowed for within the Plan’s housing provision figure. The annual target is 110 dwellings per annum. Action is required where the number of housing units delivered on windfall sites deviates from the cumulative projection of 220 dwellings over two consecutive years.

In the year 1st April 2018 to 31st March 2019, there were 135 units completed on windfall sites. Of these, 25 units were on large sites of five or more units, and 110 units were on small sites of less than five units.

This figure is moderately above the target figure. This completion rate indicates that the windfall projection for the LDP is accurate and that windfall sites are contributing to housing provision in the scale anticipated.

Windfall sites currently have an important role in sustaining housing delivery whilst plans for housing allocations are progressing, as these need time to work through the planning application process and are often dependent upon gaining sufficient developer interest (even if a landowner’s development intentions for the site are clear). The Local Planning Authority recognises how important windfall sites are in contributing to Powys’ housing supply and housing delivery on windfall sites will continue to be monitored closely.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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
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<p><u>Analysis</u></p> <p>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 by LDP Policy H5 for policy targets to be negotiated at a site-specific level, however such cases need to be supported by viability evidence.</p> <p>One development has already been noted in indicator AMR7, where a lower percentage was permitted due to rounding down the number to a whole number of dwellings. As explained above, the Affordable Housing SPG has provided clarity on the approach towards seeking part contributions. No further planning permissions were recorded where the policy target for affordable housing contributions had been reduced or removed.</p> <p>With regards to subsequent applications, no applications to vary or remove planning conditions relating to affordable housing schemes were recorded during this monitoring period. However, a number of applications were made to discharge/modify section 106 agreements relating to affordable housing, 22 in total. The majority of these applications related to single affordable dwellings that had been originally approved as exception sites, and therefore are not directly relevant to this monitoring indicator, which focuses on</p>

applications under LDP Policy H5 for affordable housing contributions from market developments.

Six applications related to the discharge/modification of section 106 agreements associated with the affordable housing element of market developments. Five of these applications allowed the restrictions relating to affordable housing to be removed on the basis that the agreements no longer served a useful purpose. These applications were approved due to the fact that the clauses within the agreement have been found to be no longer defensible at appeal, as they do not provide mechanisms to ensure the affordability and availability of the affordable housing in perpetuity. This has led to the loss of the affordable housing originally secured on these market developments.

The sixth application involved a section 106 agreement, which was allowed to be varied, rather than discharged in full, to remove the occupancy clause that restricted occupancy to those resident in the District of Montgomeryshire. This meant that the clauses relating to control of occupancy to those who did not own or had not recently owned a dwelling and the size restriction were retained.

Importantly, the original decisions relating to the above cases and associated section 106 agreements were made prior to LDP adoption. LDP Policy SP3 requires affordable housing to be controlled in order to ensure that dwellings remain affordable and available to those in local need in perpetuity and the LDP's Affordable Housing SPG sets out the mechanisms to be used to ensure this is the case.

The Council's Legal section has confirmed that there have been no deeds of variation to section 106 agreements relating to the reduction or removal of the affordable housing requirements within the monitoring period. Variations to section 106 agreements, for instance in respect of Mortgagee in Possession Clauses, have normally been allowed in order to address mortgage issues.

The results of this monitoring indicate that policy targets are being met and maintained. Affordable housing restrictions are only being removed in relation to historic permissions for reasons other than viability. In addition, it should be noted that the Affordable Housing SPG adopted in October 2018 provides additional practical guidance regarding the approach towards negotiating affordable housing and carrying out viability assessments to support the implementation of LDP Policy H5, and on mechanisms to ensure affordable housing is retained in perpetuity.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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
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Analysis

This monitoring indicator looks at the type of affordable housing contribution that has been secured through planning permissions i.e. whether the contribution secured is to be made on-site, off-site or via a financial contribution. It is designed to test the implementation of the part of LDP Policy H5 that sets a presumption in favour of on-site contributions rather than other types of contributions, unless on-site provision would not be appropriate.

The results of this monitoring are summarised in Table 6.

A total of 13 applications have been permitted for market developments where affordable housing contributions have been secured. 121 affordable housing units have been secured through these permissions. All of these units have been secured on-site.

There are no examples of affordable housing units being secured off-site on alternative sites, which is to be expected given that this will only normally be appropriate in certain circumstances (i.e. where alternative land is within the control of the developer). There are no examples of financial contributions being agreed in lieu of on-site provision either.

The results of this monitoring indicate that this part of LDP Policy H5 is being implemented correctly in that provision is being sought on site, which demonstrates that affordable housing is being provided in the location where it is needed.

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 provision, including off-site and financial contributions, may be appropriate in lieu of on-site provision, and also on the method for calculating financial contributions. The SPG also sets out how the financial contributions obtained will be used by the Council for the purpose of affordable housing provision.

Table 6. Affordable Housing Contributions Secured By Type.

Type of contribution	Amount of units (equivalent)	% of total units by type
On-site	121	100%
Off-site	0	0%
Financial contributions	0	0%
Total	121	100%

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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:	Topic Based Policy H5 – Affordable Housing Contributions Topic Based Policy H6 – Affordable Housing Exception Sites
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
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Analysis

This monitoring indicator looks at the type of tenure of affordable housing that is being secured through planning permissions i.e., social rented or intermediate housing. It is designed to test the implementation of LDP 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 7.

The results show that 78 units have been secured as social rented, a further unit has been noted as intermediate rented and a further two units as intermediate for sale. However, these figures only make up under two thirds of the sample. There are significant data gaps as in many cases the tenure has not been specified as part of the planning application. There are a number of explanations for these data gaps.

Where Registered Social Land (RSL) involvement is known at the application stage, for instance where the applicant is an RSL or the Strategic Housing Authority (SHA), the tenure of the housing is usually specified and mainly consists of social rented units.

The lack of data concerning tenure reflects the fact that affordable housing details may not be available at the outline stage as the scheme for affordable housing is required by planning condition. The Affordable Housing SPG (adopted October 2018) clarifies the need for details of tenure to be provided at the outline planning application stage in order to ensure that the tenure of affordable housing reflects the identified need and is deliverable, and as part of the case for allowing an exception site. Affordable Housing

Schemes have been referred to, where available, through searching applications for discharge of condition.

Based on the data available, 61.4% of the units secured are known to be social rented, which falls short of the 75% expected to meet the need identified in the LHMA. However, it, at least, provides an indication that the majority of units are being secured as social rented and therefore reflects the tenure balance that is being aimed for in that respect. This matter will continue to be closely monitored and data gap issues should be resolved through the following of the SPG guidance for evidence to support proposed tenures at the application stage. Work has also commenced on the production of a set of templates for Affordable Housing Schemes, which is intended to assist those preparing and assessing schemes and will aid consistency in the level of information submitted, ensuring that details such as tenure are covered by the scheme.

Table 7. Affordable Housing Secured By Tenure.

Tenure	Number of units	% of overall units
Social rented	78	61.4%
Intermediate rented	1	0.8%
Intermediate for sale	2	1.6%
Other	0	0%
Not known/unspecified	46	36.2%
Total	127	100%

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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:	Topic Based Policy H5 – Affordable Housing Contributions Topic Based Policy H6 – Affordable Housing Exception Sites
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
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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
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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 criterion 1 of LDP Policy H6, which requires developments to be of a scale that is appropriate 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.

A total of 10 developments have been permitted on exception sites for a total of 83.4 affordable housing units. This included a scheme for 54 units by Mid Wales Housing Association on a site partly outside the development boundary of Welshpool, a Town in the LDP. A minimum of 24.4 of the units have been secured as affordable housing by planning condition as part of this development.

It is noted that a small scheme of two affordable units was permitted on a site adjacent to Presteigne, identified as a Town in the LDP settlement hierarchy. The reasoned justification to LDP Policy H6 explains that single unit development by individuals will not be acceptable on sites adjacent to Towns and Large Villages. Whilst it was not a single unit scheme, it was nevertheless a small scheme that was submitted by an individual and not by an RSL or the SHA. The Officer's report refers to LDP Policy H6 and concludes that the development complies with the policy.

The Affordable Housing SPG has since clarified the approach towards exception sites in Towns and Large Villages, reinforcing the need for these sites to be reserved for RSL or SHA development, and setting out exceptional circumstances for when smaller schemes may be permitted in these locations.

No affordable housing exception sites were noted adjacent to Large Villages.

There was an example in the Small Village of Cilmery of a mixed scheme of four units comprising two market dwellings and two affordable dwellings. This complies with the reasoned justification of LDP Policy H6, which enables mixed schemes in Small Villages providing that the market element comprises no more than two dwellings.

One affordable dwelling has been permitted in a Rural Settlement referred to as Llanmerewig. The scheme consisted of a single dwelling and therefore complied with the LDP Policy H1, which supports development proposals for single affordable dwellings in such locations. The application was supported by evidence of the specific local housing need of the applicant.

Guidance within the Affordable Housing SPG will lead to a more consistent approach to ensure suitable exception sites in the most sustainable locations with the capacity to accommodate larger affordable housing developments are reserved for RSLs and the SHA who can deliver at this scale.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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
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Analysis

No retail planning application has been received for this site during the Monitoring Review period.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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 Monitoring Review 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.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR18	Number of open market housing developments permitted in Small Villages. Number of affordable housing developments permitted in Small Villages.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR19	Net employment land permitted within each settlement tier measured as a percentage of all employment land permitted.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A

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:	<p>% of net housing units permitted by tier of hierarchy per annum to accord with the following distribution:</p> <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:	<p>Proportion of total housing development permitted:</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
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Analysis

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

Table 8 below, shows the net number of dwellings permitted (from 17th April 2018 to 31st March 2019) across the settlement hierarchy in column one, this figure is then used to calculate the percentage of residential growth that has been permitted for each of the settlement tiers. The final column shows the monitoring target which comes from LDP Policy SP6.

The results of this monitoring indicate that the residential distribution part, of LDP Policies SP6 and H1, are being implemented correctly; with the majority of residential development being permitted in the upper tiers of the settlement hierarchy within the expectations set out in the settlement strategy of the LDP.

Table 8. Distribution Of Dwellings Permitted Between 17th April 2018 and 31st March 2019 Across The Settlement Hierarchy.

Settlement Hierarchy	Net number of dwellings permitted	Percentage	Monitoring Target
Town	256	59.53%	>50%
Large Village	116	26.98%	>25%
Small Village	12	2.79%	<10%
Open Countryside / Rural Settlement	46	10.70%	<15%
Total	430	100%	100%

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review. However, the distribution of housing growth across the settlement hierarchy will continue to be monitored closely.

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"> • One or more open market housing developments of more than two units permitted in Small Villages. • One or more affordable housing developments of more than five units permitted in Small Villages.

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
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Analysis

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

Table 9 shows the Small Villages where planning permission was granted for new dwellings between 17th April 2018 and 31st March 2019.

The approved applications are shown to comply with LDP Policy H1 which restricts the level of housing development permitted in this tier of the settlement hierarchy.

Table 9. Dwellings Permitted Between 17th April 2018 and 31st March 2019 In Small Villages.

Small Village	Number of New Open Market Homes (Net) Permitted	Number of New Affordable Homes (Net) Permitted
Bwlch-y-cibau	1	0
Cilmery	2	2
Esgairgeiliog Ceinws	1	0
Llangammarch Wells	1	0
Norton	1	0
Penegoes	1	0
Velindre (Brecknock)	1	0
Y Fan – Application 1	1	0
Y Fan – Application 2	1	0

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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: <ol 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
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Analysis

This monitoring indicator looks at the distribution of employment developments permitted (from 17th April 2018 to 31st March 2019) across the settlement hierarchy, it is designed to test LDP 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 Strategic LDP Policy SP6.

Table 10 shows the net area of employment land (in hectares) permitted across the settlement hierarchy in column one, this figure is then used to calculate the percentage of employment land growth that has been permitted for each of the settlement tiers. The final column shows the LDP Policy SP6 Monitoring Target.

The results in the table above show more development permitted within the Large Village settlement tier than what is laid out in the LDP settlement strategy. However, in detail it can be seen that this is due to one planning application for 3.828 ha on an employment allocation. Therefore, although the figures above may not necessarily accord with the monitoring target, they do comply with LDP strategy. The majority of the LDP employment allocations are within Towns as designated in the settlement hierarchy, as these sites progress through the planning process it is expected that the percentage of employment land permitted will accord more closely to the percentages in LDP Policy SP6 and the monitoring target.

Table 10. Distribution Of Employment Land Permitted Between 17th April 2018 And 31st March 2019 Across The Settlement Hierarchy.

Settlement Hierarchy	Net area (ha) of employment land permitted	Percentage	Monitoring Target
Town	3.141	31.73%	>50%
Large Village	4.438	44.83%	<20%
Small Village/ Open Countryside / Rural Settlement	2.321	23.44%	<30%
Total	9.9	100%	100%

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review. However, the distribution of employment growth across the settlement hierarchy will continue to be monitored closely.

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 Monitoring Review Period.

Ref No:	Indicator	Assessment	Action
AMR20	Amount (hectares) and location of windfall development permitted on previously developed land and greenfield land.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR21	The average overall density (units per hectare) permitted in respect of housing developments in Towns, Large Villages, Small Villages and Rural Settlements.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR22	Amount of permanent, sterilising development permitted within a minerals safeguarding area.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A

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
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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 10) published December 2018.

Initial findings show that for the period 17th April 2018 to 31st March 2019 planning permission was granted on windfall sites for an area totalling 264.476 hectares (ha). From the 264.476 ha, 20.304 (8%) of it was on previously developed land with 244.172 ha (92%) on greenfield sites.

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 (29.88 ha) and open space proposals (0.082 ha), together with mineral sites (124.46 ha) - where provision has been made for its restoration through development management procedures.

Another development type having an impact on the amount of development permitted on greenfield sites is renewable energy schemes (46.329 ha). One site received planning permission for a solar farm on an area of 42.5 ha. The proposal received a temporary permission (25 years) following which the land will be returned to its original condition, during that time the solar panels are to be mounted on metal frames retaining grassland below. Including such developments within the data analysed for this indicator distorts the information making it difficult to test how the majority of growth is being distributed across the settlement hierarchy, to overcome this such developments will not be included in the analysis of this indicator.

In order to look at this indicator against the LDP policies in detail, all applications for agricultural and open space development proposals, mineral sites (where provision has been made for its restoration) and renewable energy (where the majority of the original land use remains) will be excluded from the data. The revised results show that from 17th April 2018 to 31st March 2019, planning permission was granted on windfall sites for an area totalling 61.62 ha. From the 61.62 ha, 18.199 ha (30%) of it was on previously developed land with 43.421 ha (70%) on greenfield sites.

Figure 3 below, 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 demonstrate that the distribution of windfall development permitted across the settlement tier is consistent with the settlement strategy and LDP Policy SP6 for all tiers of the settlement hierarchy except the Open Countryside.

The area of windfall development permitted in the Open Countryside accounts for 57% 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 69% 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.

Figure 4 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.

Figure 4 shows that tourism developments accounted for 45% of the area permitted on greenfield land in the Open Countryside. The applications permitted covered an area totalling 12.762 ha, consisting of 44 separate applications for 188 individual units of accommodation. Consideration will be given in indicator AMR 37 on how these developments accord with the Policies in the LDP.

Figure 4 also shows 39% of the area permitted for development on greenfield land in the Open Countryside as being for residential. Table 11 gives a breakdown of the nature of the residential developments.

All of the residential development types listed in Table 11, accord with either the Policies in the LDP or national policy.

The results for this monitoring show that there is a large majority of windfall development being permitted on greenfield land located outside the development boundaries of Towns and Large Villages. However, initial analysis suggests that these developments accord with LDP and national policy this will be tested further through the other indicators in this Monitoring Review.

Figure 3. Chart Showing the Location of Windfall Development Permitted in Hectares across the Settlement Hierarchy by Previously Developed Land / Greenfield Land.

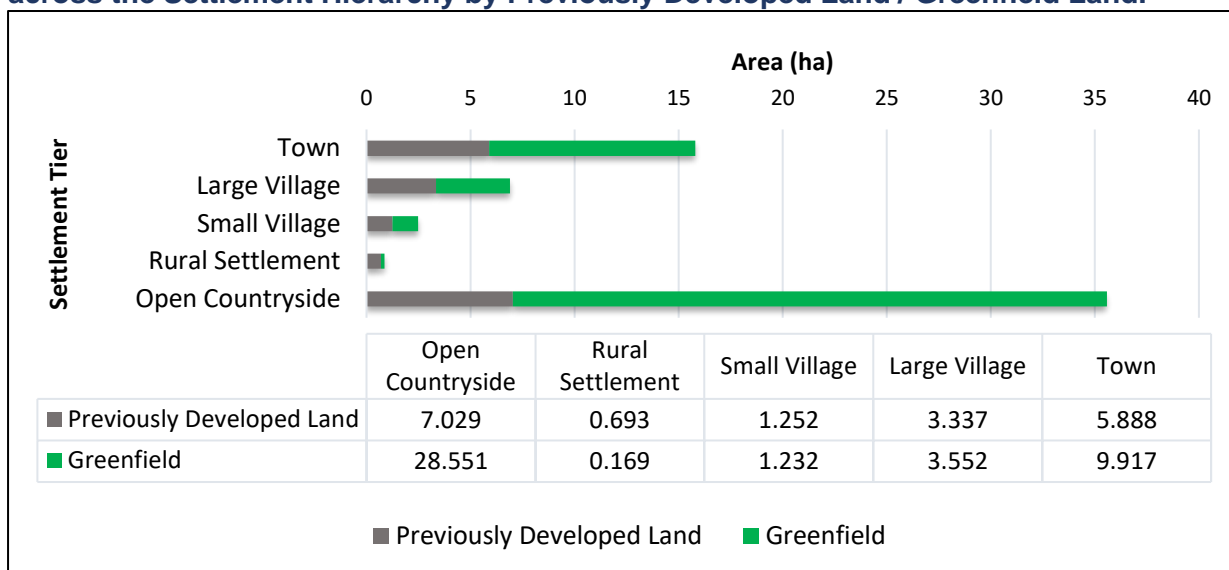


Figure 4. Chart Showing Percentage of Area Permitted For Different Development Proposals on Greenfield Land in the Open Countryside.

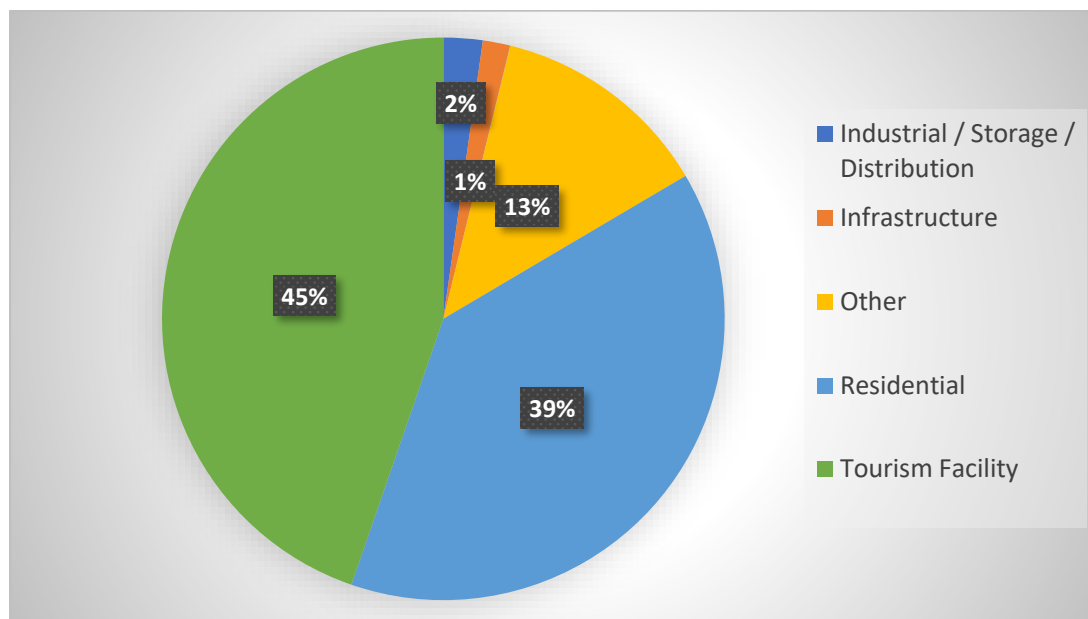


Table 11. Residential Developments Permitted (17th April 2018 To 31st March 2019) On Greenfield Sites In The Open Countryside.

Nature of Development:	Area (ha)	No of Residential Units
Dwelling - Conversion / Change of Use	2.15	21
Dwelling - Rural Enterprise / Agricultural Worker	1.34	12
One Planet Development	6.994	1
Conversion / Change of Use to Residential not creating a new dwelling	0.336	0
Change of use of Agricultural Land to Residential curtilage	0.446	0
Creation of vehicular access to dwelling	0.144	0

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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
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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 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 the Policy, densities may be varied where justified by evidence of local circumstances or constraints.

The results of this monitoring are summarised in Table 12.

It should be noted that the sample used does not include those applications where it was resolved to grant planning permission under the previous UDP policies and then the planning decision itself was not issued until after the LDP was adopted (usually due to delays with signing section 106 agreements). The density guidelines set out in LDP Policy H4 would not have been applied to these developments.

The overall average across settlement tiers, based on a total of 265 dwellings permitted on 22 hectares, is approximately 9.5 dwellings per hectare. The average densities of developments permitted are lower than those expected by LDP Policy H4 across all settlement tiers, however it is noted that the density guideline is almost being met within Towns. This is positive given that Towns are the primary focus for development and therefore the policy appears to be most effective in this location. These overall results, however, warrant further detailed investigations into the reasons for deviation from the policy targets.

There are examples of where LDP Policy H4 has been identified as a relevant policy within the Officer's report and density matters have been addressed within the report. Lower densities have been justified in some cases due to site constraints (topography, existing trees and buildings, ecological buffers) and the nature of development (single storey, accessible design), and also taking into account the character of adjacent

development. However, in many instances, particularly for single unit and small scale schemes, the Officer's report did not identify LDP Policy H4 as a relevant policy and/or density was not addressed within the report. This suggests that clarification is needed on the application of LDP Policy H4 in order to ensure that housing density is addressed across all settlement tiers and that lower densities are justified when making planning decisions.

With regards to the density achieved on housing allocations, a single unit was approved on a housing allocation in Ystradgynlais (P58 HA10). The Officer had raised concerns regarding the potential for piecemeal development, but following submission of additional information, including a site layout, it was demonstrated that the remainder of the allocation could still be developed to the required density. On another site in Ystradgynlais (P58 HC1), nine units had been permitted on part of a site allocated for 18 units. A lower density of 10 units per hectare, slightly below the LDP guideline for development in Small Villages of 20-25 units per hectare. The Inspector considered that the proposal was broadly compliant with the LDP's density parameters and would represent a relatively low density.

The average density of conversion schemes in Towns and Large Villages, at 80 units per hectare, reflects the higher density nature of flat developments. The average density of single unit conversion schemes was much lower, at 12 units per hectare. This reflects the fact that they tended to be in open countryside locations and therefore involved buildings of a different nature and scale. The number of units involved in conversion schemes is dictated by the scale and layout of the existing building and also the scope for sub-division taking into account the effect of this on the character of the building, as well as owner intentions.

The low densities achieved in Small Villages suggests that land released for market and affordable housing in these locations is not being used efficiently, despite the restrictions applied to plot sizes in this type of settlement by the reasoned justification to LDP Policy H1.

The average density for rural enterprise dwellings is only three units per hectare, which suggests that the size of curtilages should be reduced to make more efficient use of land. The density of abandoned and replacement dwellings in open countryside locations averaged at 2 units per hectare. However, the density of replacement and abandoned dwellings is likely to be influenced by the size of existing or historic curtilages.

The results of this monitoring indicate that development proposals are not always making the most efficient use of land, particularly in lower tier settlements.

If lower than expected densities continue this may have implications for the delivery of the LDP's housing requirement, particularly in respect of the amount of housing expected to come forward on allocations. The indicative numbers of units on LDP housing allocations (HA) as set out in Appendix 1 of the LDP were, in the most part, based on 27 units per hectare, unless a reduced density had been accepted due to known site specific constraints. The densities assumed within the LDP's Viability Assessment (2016) informed and aligned with the densities set out in LDP Policy H4, and density influences the viability of a development.

The apparent piecemeal approach towards development of some LDP housing allocations may impact on the overall density achievable on the site, however there is evidence that Officers at planning application stage are considering the impact of this approach on the remaining capacity of housing allocations.

Given the potential impact on the LDP's objective in terms of making efficient use of land, and on housing delivery and viability, densities of developments permitted will be closely monitored over the next monitoring period and it is recommended that the necessary

clarification is provided to Development Management Officers regarding the application of Policy H4 across all settlement tiers.

Table 12. Average Density Permitted By Settlement Tier/Development Type.

Settlement tier / development type	Average density (dwellings per hectare)	Guide range (dwellings per hectare)
Town	26	27+
Large Village	19	27+
Small Village	12	20-25
Rural Settlement	4	10-15
Single dwellings	6	10-15

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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:	One 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
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Analysis

The aim of this indicator is to test the effectiveness of LDP Policy DM8 Minerals Safeguarding. The policy states that Mineral 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. 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.

Paragraph 5.14.2 of Planning Policy Wales (Edition 10) identifies the need for local planning authorities to “provide positively for the safeguarding and working of mineral resources”, and paragraph 5.14.9 states that “areas to be safeguarded should be identified on proposals maps and policies should protect potential mineral resources from other types of permanent development which would either sterilise them or hinder extraction...”

The data reveals that, during the monitoring year of 17th April 2018 to 31st March 2019 a total number of 19 planning permissions were granted for development which were located over the safeguarded deposits of either aggregates (Sand and Gravel) or hard rock minerals (Limestone, Carboniferous Limestone, Sandstone, Igneous and Sandstone and Igneous).

Closer analysis of this data reveals that of the 19 applications permitted, nine of them were within the curtilage of existing development. Of these, six of were agricultural developments, one was an extension to a building used by a rural business and two were either in the curtilage of a residential setting or changing the use of agricultural development to ancillary space for a residential unit. These permissions are not considered to breach LDP Policy DM8.

A further six developments of the 19 consents were of a temporary nature and thus do not sterilise land for future mineral extraction. Two of these were for access tracks, others involved the creation of a menage, the siting of some timber chalets in a woodland, a slurry store, and an extension to a caravan park.

Another development was both temporary and within the curtilage of an existing development (the siting of four camping pods in a pub garden). A further proposal was for

the conversion of an existing complex of largely redundant farm buildings into a wedding venue, so involved no new sterilising development.

One application involved the siting of a holiday let and access track which may sterilise Category 2 safeguarded deposits of sand and gravel, however the applicant cites both the narrowness of local roads and the presence of a nearby abandoned quarry as evidence of the unsuitability of the area for future mineral exploitation.

A further permission granted appeared to have omitted referring to LDP Policy DM8 and concerned the construction of an agricultural building to house cattle close to an existing agricultural development.

The analysis identified issues with the use of LDP Policy DM8, however this is due to procedural issues rather than a failure of the policy itself.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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 Monitoring Review Period.

Ref No:	Indicator	Assessment	Action
AMR24	The preparation and adoption of Supplementary Planning Guidance relating to Land Drainage.	This SPG will be due for adoption by 17 April 2020 so the indicator falls outside the scope of this Monitoring Review.	N/A
AMR25	Number of waste developments permitted on: a) employment allocations listed under Policy E1; b) within development boundaries; c) in open countryside.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A

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
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Analysis

This SPG will be due for adoption by 17th April 2020 so the indicator falls outside the scope of this Monitoring Review.

Action

N/A

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:	One or more waste developments permitted in open countryside not in accordance with Policy W1.

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
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Analysis

The purpose of this 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 lifetime of this monitoring period only two planning applications concerning waste have been permitted in the Plan area, of which one of these (P/2018/0587) concerns a recycling bulking facility which was permitted in one of the employment sites cited in LDP Policy E1, and the other application (P/2018/0067) was for the construction of a household waste recycling centre in an industrial estate that, whilst not listed in LDP Policy E1, is situated within the development boundary for the settlement in question.

No applications were permitted in the Open Countryside and therefore the trigger point has not been reached.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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:

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

Objective 5 Local Indicators - Summary Table for Monitoring Review Period.

Ref No:	Indicator	Assessment	Action
AMR26	Additional installed capacity (MW) of wind turbine developments permitted within SSAs per annum.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR27	Additional installed capacity (MW) of solar PV developments permitted within LSAs per annum.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR28	Number of community/district heating schemes permitted under Policy DM13 (criterion 15) per annum.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
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.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to	N/A

Ref No:	Indicator	Assessment	Action
		be made in this Monitoring Review.	
AMR30	The preparation and adoption of Supplementary Planning Guidance relating to Renewable Energy.	This SPG will be due for adoption by 17 th April 2019 so the indicator falls outside the scope of this Monitoring Review.	N/A
AMR31	Number of developments permitted for wind and solar PV energy greater than 5MW.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A

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
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Analysis

This indicator aims to monitor the effectiveness of LDP Policy RE1 in contributing towards achieving the Technical Advice Note (TAN) 8 Strategic Search Areas (SSA) capacity targets.

SSAs are a land use designation that arose from TAN 8 on Renewable Energy. This identified SSA as areas where large scale onshore wind farm proposals of 25 Megawatts (MW) or over could be accommodated. The aim of designating areas of land as SSA are to ensure that the technical efficiency of wind power generation is maximised and environmental impacts are minimised as much as possible. TAN 8 identified indicative capacity targets, in Megawatts, for each SSA based on the assumption that the majority of the theoretically technically suitable land within each SSA was utilised. However, it also recognised that it is possible for each SSA's realised capacity to be more or less than that indicated.

There are two SSAs that fall entirely within Powys and part of a third. These are listed in Table 13 below.

In the first monitoring period of the LDP no applications for wind turbines within the Powys SSAs have been permitted.

There are a number of factors that will have contributed to this performance.

Applying for planning permission for larger scale wind turbines is an expensive and time-consuming process. Any developers of such proposals would therefore need to wait until the LDP and its relevant policies were adopted before they could have enough certainty to embark on the process of making sure their proposal complied with them. This was the principle reason behind using two consecutive years in the trigger point for this indicator.

However, undoubtedly, it is other significant national factors that have influenced the performance of this indicator.

Whilst there was a record deployment of onshore wind capacity across the UK in 2017 (RenewableUK), 2018 as a whole saw deployment decrease by 80%, the lowest level since 2011. This is almost entirely down to the UK Government's decision to close the Renewables Obligation scheme to new onshore wind projects, which came into effect in 2017. Onshore wind projects have also been barred from competing for the Contracts for Difference (CfD) scheme which has also had the same effect.

Whilst this may appear to have serious implications for the long-term performance of this LDP indicator, there are signs in the UK onshore renewable wind industry of an increase in activity in 2019. This is caused mainly by generation costs that are continuing to fall and a corresponding 13% increase in generation.

Because no applications have been permitted in this year, further research and ongoing monitoring will be necessary to see how LDP Policy RE1 responds to the national trends outlined above.

Table 13. TAN8 Identified Indicative Capacity Targets, In Megawatts, For Each SSA.

SSA	Name	Indicative Capacity (in MW)
B	Carno North	290
C	Newtown South	70
D	Nant-y-Moch (part of)	140

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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
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Analysis

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

The LDP identified 20 LSAs 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.

From the 17th April 2018 to 31st March 2019, there were no planning applications for additional installed capacity within any of the 20 LSA in Powys permitted.

As with larger scale wind farms treated above, medium to larger scale solar PV projects represent a significant investment and are expensive to develop. Any developers of such proposals would therefore need to wait until the LDP and its relevant policies were adopted before they could have enough certainty to embark on the process of making sure their proposal complied with them. This was the principle reason behind using two consecutive years in the trigger point for this indicator, however this may provide a significant reason why in this first year after adoption there have been no applications.

As with indicator AMR26, there are also some significant national trends that will have had a bearing on the performance of this indicator.

Nationally growth in the UK solar market halved in 2016 and again in 2017 as a result of earlier government measures relating to the subsidy framework for different kinds of renewable energy including solar. In 2018 as a whole, this trend continued with a national increase in solar PV capacity of only 1.6%. In July 2018, the government also announced that it would be closing the Feed-in-Tariff (FiT) Scheme for solar PV projects, with the deadline set for March 2019.

With no replacement for the FiT scheme or any alternative subsidy source currently on the horizon, the outlook for continued growth in the solar PV industry, and by inference that of this AMR indicator, may look rather bleak. However, analysts are predicting that with the cost of the technology involved, including in both the generation and storage of the energy, continuing to fall and the demand expected to rocket as more and more people choose electric vehicles and smart domestic technologies, the overall outlook is much more positive.

Because no applications in LSAs have been permitted in this year, further research and ongoing monitoring will be necessary to see how LDP Policy RE1 responds to the national trends outlined above.

Please note that the permission granted in year 2018/19 for the solar farm mentioned in indicator AMR20 (which lies outside an LSA) is discussed further in indicators AMR29 and AMR31.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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
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Analysis

This indicator seeks to test the performance of Criteria 14 of LDP Policy DM13, in the permitting 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.

No such schemes were permitted in the Monitoring Review period 2018 to 2019. However, a number of factors need to be borne in mind when interpreting this outcome.

Firstly, the policy requires an investigation to be carried out 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 implied that they must implement one. If it is found to be viable and feasible, as with other forms of larger scale renewable energy proposals, bringing them to application stage can be a long and expensive process. As this is the first year of the newly adopted LDP being applied to development proposals, developers would have waited until the LDP was adopted before developing their proposals, so it could be the case that schemes may yet be in the pipeline.

District heating networks are only likely to be feasible and viable where the proposal involves a high enough demand (e.g. a residential setting such as a block of flats, a hospital, or old people’s home, public swimming pool, or leisure centre etc.) and/or is in proximity to other similar users that require a regular or high demand. Therefore, the

opportunity to permit such a scheme relies entirely upon their 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 is a reflection of the number, scale and nature of developments permitted during the monitoring period.

With the presence or absence of investigations not being identified, a separate analysis of renewable energy proposals, major developments and major residential proposals (all of which would encompass potentially suitable developments) yields the following information.

Of the ten planning applications for renewable energy proposals permitted between 17th April 2018 and 31st March 2019, nine of them were in either wholly rural, or at least relatively sparsely populated situations that are inappropriate for any such scheme or were using renewable technologies that would not be suitable for this purpose. Only one of the applications (P/2018/0040) was situated within a more heavily populated area (Newtown) but it is not known whether this proposal undertook any investigation to determine the feasibility or otherwise of using such a scheme.

Of the five major developments and 13 major residential developments, only two of them (P/2017/0423 and P/2018/0725) were in locations that may have exceeded the required threshold of 3MW/Km² and therefore be required to undertake the investigation, however one of these applications was for a Section 73 variation of conditions for an older 2016 permission that predated the LDP's adoption.

Of the two remaining applications neither presented any evidence of having undertaken an investigation in submitting their application documentation.

Further monitoring work needs to be undertaken to establish how many applications in subsequent years are carrying out investigations and what the outcomes of those investigations were. It may also be necessary to promote the requirement for an investigation, and the associated technology involved in district networks, amongst Officers, developers and their agents to maximise potential uptake in the future.

Additionally, it seems that the indicator is not performing as we had anticipated due to the apparent mismatch between the aims of the policy criterion and the outcome that is the subject of the indicator. Monitoring will continue.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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 87MW (potential thermal contribution) by 2026.
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
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Analysis

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

Policy RE1 of the LDP is supported by the Powys Renewable Energy Assessment (REA) Update (2017) which identified the amounts of renewable, low or zero carbon electricity and thermal energy that the county could be reasonably expected to contribute towards the national targets. For electricity the different sources listed in the REA (Biomass, Hydropower, Landfill Gas, Windpower, Solar PV, Anaerobic Digestion, Combined Heat and Power and Building Integrated Renewables) were likely to contribute an additional 61.7MW capacity to what already exists before the end of the Plan period in 2026. By the end of 2021/22, approximately half- way through the Plan period, it could therefore be expected to contribute up to 30.85MW, which is exactly half of the 61.7MW figure.

For thermal energy production the REA identified a further 7MW of capacity being generated by the end of the Plan period arising from Biomass (via Combined Heat and Power units, Biomass Boilers, Anaerobic Digestion, and Building Integrated Renewables).

By the end of 2021/22 half of this capacity (3.5MW) could be expected to have been delivered.

Analysis of the monitoring results reveal that electricity generation is performing better than expected on account of one large solar PV application of 20MW gaining permission in the far south of the county. The 21.34MW of capacity equates to over one third of the total expected for the whole Plan period and two thirds of that expected by 2021/22.

Whilst this is undoubtedly strong performance it must be borne in mind that without the 20MW application included the performance would be just 1.34MW of extra capacity, which is well below the annual expectation of 7 or 8MW, and so would be cause for concern were it not for the larger application gaining permission. With it included however, there is enough additional electrical capacity already to remove any cause for concern about the performance of the policy for the next two years at least.

For thermal capacity, the annual rate of increase in this monitoring period of 1.18MW is slightly above that which is expected (0.875MW).

In excess of 21.34MW of renewable, low or zero carbon electricity capacity has been permitted in the year 2018 to 2019.

1.18MW of renewable, low or zero carbon thermal capacity has been permitted in the year 2018 to 2019.

Consequently, looking at both forms of energy together, this AMR indicator is not creating any cause for concern in this monitoring period. However subsequent periods will reveal if the electricity capacity increases sufficiently, or whether the rate of increase in thermal capacity is maintained sufficiently.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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
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Analysis

This SPG will be due for adoption by 17th April 2019 so the indicator falls outside the scope of this Monitoring Review period.

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:	One 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
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Analysis

Criteria 1 and 2 of LDP Policy RE1 are concerned with ensuring that the Strategic Search Areas (SSA) for renewable wind developments, and Local Search Areas (LSA) for solar PV developments, accommodate renewable energy developments of an appropriate size (25MW and upwards for wind and between 5 and 50MW for solar). They also safeguard their designations by ensuring that they are not sterilised by other renewable or low or zero carbon developments that would be incompatible with the purpose of the SSA/LSA. Such incompatible developments would include other wind developments in an SSA that were smaller than 25MW, or solar developments in an LSA under 5MW, if their presence created an unacceptable cumulative impact that would render the SSA/LSA unavailable to other larger scale developments for which the Area has been designated.

The two whole and one part of an SSA that are present in the county are intended to accommodate large scale renewable wind developments of greater than 25MW. The 20 LSAs in Powys are intended to accommodate solar PV developments of between 5 and 50MW.

The monitoring period yielded two permitted applications that were greater than 5MW. None were located in either of the SSAs or LSAs. However, an analysis of each application reveals the following qualifying information;

P/2014/0672 relates to an application for a 17.5MW wind farm at Hendy, near Llandegley. This was determined using Unitary Development Plan (UDP) policies (which predated the LDP) and was initially refused permission by the Council in May 2017, almost a year before the LDP was adopted. However, the decision was appealed, and the developers were granted permission by Welsh Ministers, against the recommendation of the Planning Inspector, on the 25th October 2018. The Planning Inspectorate had considered Criteria 2 of LDP Policy RE1 and concluded that the proposal would not conflict with the purpose of the LSA.

P/2015/0176 relates to an application for a 20MW solar PV farm located on the site of the former Bryn Henllys Open Cast Mine approximately 2km to the northwest of Ystradgynlais. This site is not with a Solar LSA and involves solar PV development so LDP Policy RE1 criterion 2 does not apply.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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 Monitoring Review Period.

Ref No:	Indicator	Assessment	Action
AMR32	Amount of major retail, office and leisure development (sq.m.) permitted within and outside Town Centre Areas.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
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	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR34	Number of employment developments permitted on non-allocated sites.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR35	Number of developments permitted for alternative use of existing employment sites listed under Policy E4.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR36	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.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A

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
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Analysis

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

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

From 17th April 2018 to 31st March 2019 no major retail, office or leisure development applications have been received. Monitoring will continue.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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
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Analysis

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

LDP policy promotes the employment allocations (and some of the mixed-use allocations) for B1, B2 and B8 uses, 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.

From the 17th April 2018 to 31st March 2019 only two planning applications have been permitted on sites allocated for employment land in the Plan. Both of the applications permitted were for employment uses and complied with LDP Policies E1 and E3.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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
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Analysis

A total of 20 planning applications were permitted for employment proposals on non-allocated employment sites (not on an employment allocation or within an employment safeguarding area).

Figure 5 below, shows where the employment proposals were in terms of the settlement hierarchy and the nature of the development (e.g., conversion/change of use, extension, new build or redevelopment).

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

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

All of the proposals in the Towns and Large Villages are on are on previously developed sites within a settlement so can automatically be considered as complying with Policy E2. The proposal within a Small Village is part of an existing employment site and considered as a limited expansion.

The remaining proposals in the Open Countryside were granted due to compliance with the policies listed in Table 14.

From Table 14, it can be seen that there have been a number of employment developments permitted on non-allocated sites that were not necessarily in accordance with Policy E2 but were in accordance with either national policy or other LDP policy. In the majority of cases the lack of accordance with LDP Policy E2 is therefore seen as an issue with the wording of this AMR monitoring target and trigger point rather than the way that the applications have been determined.

There are some minor issues that have been identified in the table above. The first being the need for planning applications to be supported with a business case in accordance with Policy E2 criterion 3 (where this criterion is applicable); and the second is an issue

with the description of the development needing to include reference to any use classes being applied for. Both issues can be resolved through officer training.

Figure 5. Chart Showing the Number of Planning Applications Permitted on Non-Allocated Employment Sites by Settlement Hierarchy and Development Type.

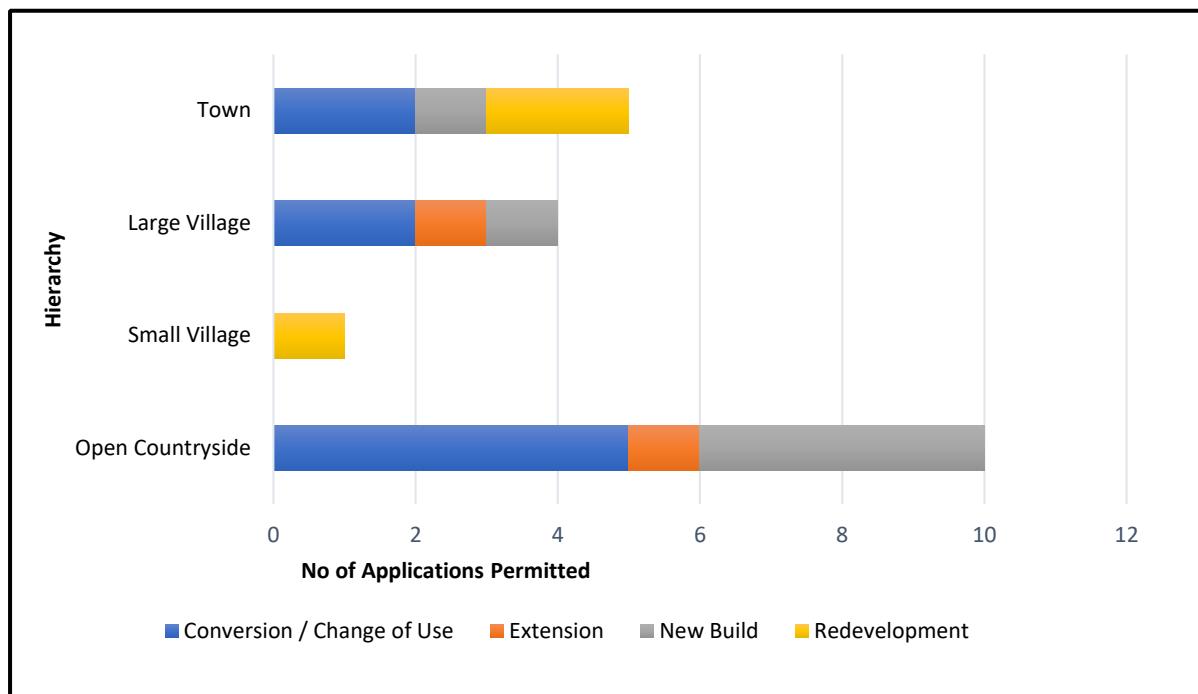


Table 14. Applications Permitted For Employment Developments On Non-Allocated Sites Against LDP Policy.

Application	Principle of Development	Compliance with Policy
18/0605/FUL	Conversion of outbuilding / agricultural building associated with residential dwelling to a workshop/studio.	LDP Policy E7
18/0647/FUL	Change of use of stable block to B1 use (sewing room) associated with residential dwelling.	LDP Policy E7
18/0721/FUL	Proposed extension and alterations to workshop	LDP Policy E2 (criterion 2)
18/1063/FUL	Erection of an equipment storage building within the Royal Welsh Showground.	LDP Policy E2 (criterion 2)
18/1148/FUL	Change of use of outbuilding into an engineering workshop (class B2)	TAN 6 and TAN 23

Application	Principle of Development	Compliance with Policy
P/2017/0957	Full: Change of use of land for the siting of a shipping container to be used in conjunction with use class B1 (office) in associated with	LDP Policy E6 ?
P/2018/0158	Full: Change of use of buildings and land from agricultural use to a centre for renovation and respraying of caravans and all associated works	LDP Policy E2 (criterion 2)
P/2018/0233	Full: Change of use of land for the retention of the existing workshop and store for plant hire and vehicle repairs and maintenance following the closure of the quarry	LDP Policy E2 (criterion 3) although the Officer has justified how the proposal meets the criterion in their report. There is no evidence of a business case from the applicant.
P/2018/0394	FULL: Construction of timber frame Horse Stewards shed within the Royal Welsh Showground.	The application form for this development is for 36 metres ² B1a Office space. The Officer Report does not reflect this and does not consider the proposal against Policy E2.
P/2018/0500	Full: Conversion of agricultural barns to office space (A2 & B1) and all associated works	TAN 23

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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
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Analysis

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

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

From the 17th April 2018 to 31st March 2019, four planning applications have been permitted for alternative uses on safeguarded employment sites, these are detailed in Table 15.

From Table 15, it can be seen that there have been no applications permitted for an alternative use on a safeguarded employment site without complying with LDP Policy. Although only one of the applications has demonstrated compliance with LDP Policy DM16, a further two of the applications accord with LDP Policy E4 with the fourth application demonstrating an error in the mapping. Therefore, monitoring will continue with no further action required at this time.

Table 15. Planning Applications Permitted (Between 17th April 2018 And 31st March 2019) For Alternative Uses On Safeguarded Employment Sites With Justification.

Application	Proposal	Justification
18/0930/FUL	Change of use of part of the building from B1 (business) to D1 (holistic/sports massage) retrospective	Justification on how the proposal complies with Policy DM16 submitted alongside planning application.
P/2018/0535	Full: Erection of 4 dwellings and all associated works (half of the application site (0.153 ha falls within safeguarding area)	Error in mapping of employment safeguarding polygon. This specific area is residential curtilage and hasn't been in employment use since 2008.
P/2018/0586	Full: Retention of 4 no. petrol pumps in association with the bunker station (retrospective)	Associated with existing employment use
P/2018/0067	FULL: Demolition of existing building/unit and construction of household waste recycling centre and associated infrastructure	Policy W1 directs developments of this nature to employment allocations and safeguarded employment sites.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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:	One 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
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Analysis

A shopping frontage survey was not undertaken for the Review period (17th April 2018 to 31st March 2019). Survey work is expected to be reported in AMR 2020 (covering the period 1st April 2019 to 31st April 2020).

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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 Monitoring Review Period.

Ref No:	Indicator	Assessment	Action
AMR37	Number of new tourism facilities, attractions or extensions to existing development permitted.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR38	Number of developments permitted for alternative use of existing tourism development in rural areas.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A

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
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Analysis

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

During this monitoring period 55 applications for tourism development were given planning permission and all were in accordance with LDP Policy TD1 which indicates that the policy is being implemented appropriately.

Of the 55 applications, two were for developments within a settlement, as defined in the settlement hierarchy, with the remaining 53 in the Open Countryside. Fifteen applications were for the conversion or re-use of existing buildings and ten were for extensions to existing facilities. The remaining applications gave consent for approximately 114 units of developments such as shepherds huts, pods, lodges, chalets, tents etc.

All of the planning applications for tourism development permitted, were considered to comply with LDP Policy DM4 – Landscape at the local level. However, consideration will need to be given to landscape change, from the cumulative impact of tourism developments long term if the trend continues.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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
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Analysis

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

During this monitoring period three applications were given consent that permitted a change of use from a tourism facility to another use. Two permissions were given for change of use to residential and both complied with LDP Policy TD2. In the one instance, whilst the consent was given, it involved only a part of the facility and the number of accommodation units remained the same – the purpose of the change of the use was to provide manager’s accommodation to enhance the existing business.

In the instance of the third consent, the permission was not based on LDP Policy TD2 but was justified under TAN 6 and TAN 23 as the change of use was to an alternative economic use in a rural area. At this point in the monitoring process this is not considered to be a significant concern and no further action is required at this time.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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 Review Period.

Ref No:	Indicator	Assessment	Action
AMR39	Employment development (ha) permitted and delivered within Powys Local Growth Zones.	N/A	It is recommended that this Local Indicator is removed from the AMR due to the nature of the LGZ initiative and an absence of robust data.

AMR39: Employment development (ha) permitted and delivered within Powys Local Growth Zones.

Objective:	Regeneration
Indicator:	Employment development (ha) permitted and delivered within Powys Local Growth Zones.
Key Policies:	Strategic Policy SP2 – Employment Growth
Related Policies:	
Target:	For employment development to be permitted and delivered within Powys Local Growth Zones.
Trigger Point:	No employment developments permitted or delivered for employment development within Powys Local Growth Zones for two consecutive years.

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
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Analysis

From the analysis of employment planning permissions over the AMR period, it has been established that more than 30 consents have been granted for Industrial/Storage/Distribution on sites considered to fall within a Local Growth Zone (LGZ). This has been based on the address of the planning application site. Ascertaining which applications fall into LGZs is not totally robust because the LGZs have never been provided with hard boundaries meaning a judgement call needs to be made spatially as to which schemes ought to be captured. The majority of development permitted is being proposed on existing employment sites/premises.

There have been two proposals for offices and also a mixed scheme for waste disposal (recycling bulking facility)/new business units on an allocated employment site (Business Park at Abermule). This activity indicates that LGZs remain strong employment areas (which substantiates their choice for the designation originally). However, in planning terms, it has not been proven possible to determine any relationship between the planning permissions and the LGZ status of an area – from the data available we are not able to ascertain whether LGZ status has incentivised the employment growth or whether this is occurring naturally because of the size, location and suitability of the sites on offer. The other employment Indicators are available to monitor progress.

From a regeneration perspective, whilst Powys County Council has supported projects within Local Growth Zones, they have not been projects with a land-use planning basis. For example, one project concerned wi-fi connectivity. The Economic Development Officer has confirmed that the status of an area as an LGZ has tended to lend support towards other funding initiatives, e.g. for projects that are seeking Welsh Government grants, rather than the LGZs being catalysts for regeneration in themselves.

LGZs do not attract a funding budget. LGZs are being used where relevant to help highlight a need for an economic boost and are sometimes being linked to land-use initiatives (such as Town Centre grant schemes), but in practice they are not really operating as a land-use planning tool. It is therefore considered that it would be both impractical and un-necessary to try and monitor progress in accordance with indicator AMR39 as it is not testing LDP policy.

It is recommended therefore that this indicator is removed from the AMR going forward. It is concluded that employment development/regeneration will be more likely to continue as

a matter of course in the LGZ areas, especially as many sites are existing industrial estates/business parks and in established commercial areas, subject to natural ebb and flow rather than occurring because of the LGZ status. It is considered extremely unlikely that the Trigger Point of this AMR indicator would ever be reached as it would mean no relevant economic development in any of these key locations over a two-year period.

Action

It is recommended that this Local Indicator is 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 Monitoring Review Period.

Ref No:	Indicator	Assessment	Action
AMR40	Number of major developments permitted where new or improved infrastructure has been secured through developer contributions.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
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:	One or more developments permitted not in accordance with Policy DM1 in any one year.

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
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Analysis

This monitoring objective sets out to measure the implementation of LDP Policy DM1 in respect of major planning applications and the success of the LPA in securing “new or improved infrastructure” in association with those schemes. LDP Policy DM1 relates to the use of planning obligations (Section 106 agreement) although the LPA is increasingly using conditions as an alternative means of securing appropriate planning gain. Paragraph 4.2.1 of the LDP sets out the topic areas for which the LPA may seek to use planning obligations (e.g. infrastructure, utilities, affordable housing, transport measures etc). A Planning Obligations SPG was adopted in October 2018.

During the Monitoring Review period, seven major planning applications were subject to developer contributions through Section 106 agreements. These are detailed in Table 16 below.

The data shows where Section 106 agreements have been used to secure infrastructure contributions. Infrastructure improvements are not limited to residential development, so the Authority has checked each Major application approved in the Review period to ascertain if a Section 106 agreement was attached to the consent. Between 17th April 2018 and 31st March 2019, a total of 29 major developments were permitted comprising nine permissions for sites of 10 plus homes and 20 permissions for non-residential development. As Table 16 shows, seven of these planning consents had Section 106 agreements relating to the provision of infrastructure attached to them.

It should be noted that, due to the timing of this Monitoring Review, and the inherent lag in the system when Section 106 agreements are involved, many of the above Major applications were determined with reference to UDP policies rather than LDP policies. However, as the LDP replicates a similar policy to that in the UDP (UDP Policy GP2) - the general trend for the securing of obligations is expected to continue. Furthermore, it is intended that the adopted Planning Obligations SPG (see indicator AMR41) will improve Officer/Developer understanding and help to promote the consistent consideration, application and use of planning obligations for the LDP era.

It must also be recognised that other planning mechanisms, namely conditions, are now commonly being used to achieve infrastructure improvements negating the need to enter into Section 106 planning obligations in some instances.

This Monitoring Review shows that planning obligations are being used to secure necessary infrastructure improvements in connection with major developments.

Table 16. Planning Permissions Granted With Section 106 Contributions.

	Site Reference & Address	Application Ref & Detail	Commuted Sum (£)	Section 106 Infrastructure
1.	Site 30 Land South of Badgers Green, Crossgate Permission issued 15/05/2018.	P/2008/1221 – 22 dwellings	20,000	An Affordable Dwelling Construction of an Amenity Area (at least 170 square metres) plus £20,000 Amenity Land Contribution
2.	Site 1015 Land Adj Dolwenith And Tan Y Bryn Llanidloes Powys Permission issued 20/08/2018.	P/2017/0423 – 96 dwellings	205,634	Education contribution. 10% Affordable Homes by condition, on-site recreational facilities (two play areas / amenity spaces) to be provided by condition.
3.	Site 1067 Land next to P37 HA2, Llansantffraid (also described as: Land adjacent to Dyffryn Foel, Llansantffriad, Powys) Permission issued 08/05/2018.	P/2016/0719 – 16 dwellings (AH by condition)	47,194.88	Education contribution. 20% Affordable Homes by condition. LEAP play equipment provision, extent of Amenity Land provision to be determined
4.	Site 1074 Land Adj To Ridgemount, Newbridge on Wye Permission issued 18/12/2018.	P/2017/0583 - 19 units	42,138.00	Education contribution. 30% Affordable Homes by condition Amenity Land: LAP to be provided. Extent of Amenity Land provision to be determined
5.	Site 1014	18/0807/RES. P/2017/1178 OUTLINE – up to		Amenity Land /LAP (to be transferred to either Bronllys Community Council or a

	Site Reference & Address	Application Ref & Detail	Commuted Sum (£)	Section 106 Infrastructure
	Land To The Rear Of Greenfields Minfield Lane Bronllys Permission issued 12/12/2018.	14 dwellings (30% AH by condition in draft) P/2017/1178 OUTLINE – up to 14 dwellings (30% AH by condition in draft)		Management Company). Extent of which is to be determined.
6.	Site 1032 Land opposite Kings Court, Presteigne Permission issued 04/07/2018.	P/2016/0819 OUT (27 units including 8 AH). AH by condition (30%).		Amenity Land/LAP. Extent of which is to be determined.
7.	P/2014/0672 Permission granted on Appeal. Welsh Minister call-in decision overrode Inspector's recommendation (11.05.18) to dismiss the appeal. Permission issued 25/10/2018.	Hendy Wind Farm – 7 wind turbines and ancillary development	17,500	£17,500 public rights of way contribution

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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 six months of adoption of the LDP.
Trigger Point:	Supplementary Planning Guidance relating to Planning Obligations not adopted within six months of adoption of the LDP

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
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Analysis

The Planning Obligation 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 Monitoring Review Period.

Ref No:	Indicator	Assessment	Action
AMR42	Developments permitted within the Sennybridge Training Area for operational purposes.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR43	Number of developments permitted that would have an impact on strategic resources or assets, or their operation, as identified in Policy SP7.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A

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:	One or more developments proposed for operational reasons refused planning permission in any one year.

Outcome / actions, year on year:

LDP Adopted:	17/04/2018
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Analysis

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

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

During the timeframe of this monitoring period no planning applications have been received for any proposals on land within the safeguarded area. Consequently, there has been no opportunity to test the LDP's effectiveness in either supporting or refusing development that may be relevant to this indicator.

One residential planning application has been permitted for a proposal that is immediately adjacent to the boundary of the training area, on the edge of the settlement of Tirabad (Planning reference 18/0769/FUL). However as this is both outside the safeguarded area and does not affect its operational use it has no bearing upon this indicator.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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:	One 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
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Analysis

To provide an idea of the number of permissions that are subject to LDP Policy SP7, where impacts may be found, it is helpful to consider the data in Table 17 below, which summarises the permissions granted over the Review period which are within or intersecting protected assets.

The breadth of these applications/issues is understandable as LDP Policy SP7 is deliberately wide-ranging to protect a range of assets which might otherwise be threatened by inappropriate new development.

It would be extremely time-consuming to try to analyse every application which has LDP Policy SP7 considerations. The wording of the Local Indicator may need revision in this respect to align it better to the actual wording of the policy and to enable the most meaningful analysis, i.e. to identify more clearly that concerns over unacceptable “adverse” impacts should be assessed not all development and any impact (as many developments will interact in some way with one or more of the strategic assets identified by LDP Policy SP7).

Where development affecting a resource/asset covered by LDP Policy SP7 is permitted, it is implicit that a planning judgement has been made that there is no “unacceptable adverse impact” (i.e. impacts are considered acceptable or can be appropriately mitigated) and hence the proposal has been found to be in accordance with LDP Policy SP7.

To make the monitoring effective in order to ascertain whether any developments have been allowed that do have (or may have) an unacceptable adverse impact the analysis for this indicator will focus on cases where a development has been:

- a) granted permission by the Planning Committee against an Officer’s recommendation for refusal on grounds of LDP Policy SP7,
- b) granted permission on Appeal where the Council had originally refused permission on grounds of Policy SP7.

To inform monitoring indicator AMR43, both Committee reports and the Planning Appeal records for permissions granted between 17th April 2018 and 31st March 2019 have been analysed.

In terms of item a) the Planning Committee going against an Officer’s recommendation for refusal, no cases in relation to LDP Policy SP7 reasons were recorded.

In terms of item b) Planning Appeals, only one case of relevance is noted. The development permitted at Hendy Windfarm in October 2018 was not supported by the Inspector but was granted by the Welsh Ministers against the Inspectors findings that the scheme would “*give rise to significant harm to the character of the landscape and its visual amenity, including its recreational enjoyment by user of local public rights of way*”. The Inspector also found *harm to assets of historical significance*, specifically by virtue of the impact on the setting of four SAMs. The Welsh Minister in granting permission concluded that the benefits of the scheme in delivering renewable energy outweighed the identified impacts of the scheme on landscape and visual amenity and also the scheme’s contribution to renewable energy targets represented exceptional circumstances (PPW 6.5.5) outweighing the significant damaging impact on the setting of historic assets.

It is therefore concluded that, firstly, no developments have been approved by the LPA contrary to LDP Policy SP7 and, secondly, that the case of the Hendy Windfarm was determined by the Welsh Ministers and is noted as being contrary to the safeguarding provisions of LDP Policy SP7 but deemed acceptable given other material considerations.

Table 17. Planning Permissions Which Intersect With SP7 Protected Assets.

Constraint	Permissions Affected (not mutually exclusive, applications may appear in more than one category)
Conservation Area	46
Registered Historic Landscape	60
Registered Historic Park and Garden – Historic Garden	3
Registered Historic Park and Garden – Essential Setting	3
Registered Historic Park and Garden – Kitchen Garden	1
Listed Building (or near LB)	49
Scheduled Ancient Monument (or adjacent/near)	19
Within in or near Special Protection Area	4
SSSI (or within buffer)	24
Within or near SAC	14

Constraint	Permissions Affected (not mutually exclusive, applications may appear in more than one category)
RAMSAR	none
Regionally important Geodiversity Site	none
National Trail	none
Sennybridge Training Area	1
Mineral Resource Areas*:	
Cat 1 Sand and Gravel	63
Cat 2 Sand and Gravel	114
Cat 1 Sandstone & Igneous HAS	6
Cat 2 Sandstone	69
Cat 2 Igneous	10
Cat 2 Limestone	3
Shallow Coal	18

*Refer also to policy DM8 – Minerals Safeguarding

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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 Monitoring Review 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).	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A

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
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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:	One 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
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Analysis

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

Criterion 3 also includes local Biodiversity Action Plan Habitats and Species but these are not considered under this indicator as they are not classified as a site designation. These however are the subject of indicator No.2 within the Strategic Environmental Assessment (SEA) monitoring framework.

Analysis of data has shown that there are a total of five planning applications that were sufficiently close to a designated site to warrant further investigation which revealed the following details;

One planning application involved alterations to access and the creation of a vehicular track on land adjacent to the Lake Park LNR in Llandrindod Wells. The Officers Report for the application includes comments from the County Ecologist that demonstrates how the presence of the LNR was taken into account and in the opinion of the Ecologist the application would present no likely negative impacts upon the LNR, hence the application was approved.

An application was submitted by the operators of the Dolyhir and Strinds quarry in the east of the county. This application directly affected a designated GCRS at Dolyhir Quarry, however it was determined on the 17th April 2018, the same day that the LDP was adopted, therefore it would have been determined using UDP Policies. Regardless of this, as with the majority of GCRS, Dolyhir Quarry is also designated as a SSSI, and the Officer’s Report recognises this application’s potential impact on the GCRS and discusses the fact that the Geological SSSI Designation for this site is being re-notified as a result of a discovery of a fourth geological feature on the site. It concluded that as the quarry is extended as a result of this application new exposures will become available for study, and that the key objectives of access and visibility throughout the operational life of the

quarry will remain for the foreseeable future. Therefore, whilst the application directly impacts a GCRS /SSSI it can be demonstrated that it conforms to the requirements of LDP Policy DM2.

A further three applications analysed involved predominantly minor developments that are located near to or on a RIGS or GCRS designation, including one in the car park of the disused Llangynog quarry. The Officer's reports for these developments acknowledged the local designations, listed LDP Policy DM2 as being of relevance and that the application was compliant. The Biodiversity and Geodiversity SPG (adopted October 2018) provides further guidance on local and geodiversity designations, including RIGS, which will assist with detailed consideration of this aspect of LDP Policy DM2 going forward.

In order to strengthen Development Management understanding and application of Policy DM2 it is recommended that further Officer training is undertaken to ensure that this part of the policy is appropriately considered in the determination of future applications.

This indicator is similar to SEA Indicator 34.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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 Monitoring Review 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).	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR47	Number of developments permitted within the defined mineral working buffer zones.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A

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
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Analysis

This indicator aims to monitor the performance of LDP policies M1 - Existing Minerals Sites, and M2 - New Minerals Sites, with regards to their ability to maintain a supply of aggregates when compared to the MTAN requirement as expressed in the Regional Technical Statement for Aggregates (RTS -1st Review, 2014).

Table 5.1 on page 52 of the RTS (1st review) states that for Powys there is no apportionment of land-won sand and gravel in the LPA area and a total apportionment of 62.75million tonnes of crushed rock aggregates over a 25-year period. When this is expressed as an annual apportionment it equates to 2.51million tonnes per annum.

The analysis of data reveals that two planning applications for primary land-won aggregates were granted permission in this Monitoring Review period.

P/2016/0455 (granted 17th April 2018) relates to land at Dolyhir and Strinds Quarry in East Radnor. This permission allows for a limit of 700,000 tonnes of aggregates to be removed per annum.

P/2017/0959 (granted 8th June 2018) relates to land at Little Wern Willa Quarry at Gladestry, Kington. This permission allows for an extension to an older permission which will see a limit of 1,500 tonnes of aggregates to be removed per annum.

When combined these two permissions will see a total of 701,500 tonnes of primary land-won aggregates being removed from the sites in Powys.

Providing this total tonnage does not exceed the annualised apportionment of 2.51 million tonnes and the total 25-year apportionment of 62.75 million tonnes then the county will maintain a 25 year supply of land-won aggregates.

When expressed as a percentage of the 2.51 million tonnes, the 701,500 tonnes equates to 27.9% of the annualised apportionment.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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:	One 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
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Analysis

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

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

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

The data reveals that there were six planning applications permitted within a mineral working buffer zone. However closer analysis of these applications revealed the following detail:

Two of the applications (references: P/2018/0225 and P/2018/0372) were situated in locations that would be unsuitable for mineral working due to their proximity to public roads, railways, other existing development including the curtilages of other properties. A third (P/2018/0410) was located within a town development boundary where mineral working is prohibited. A further two applications were submitted by the companies who operate the mineral workings concerned (P/2018/0233, P/2016/0455) (the former of these applications concerns a working that is now also closed). The sixth application is located within the mineral working buffer zone of the Pen y Parc quarry just outside Llangynog in the far north of the county. This site is listed in the LDP Policy M1 as being dormant with a prohibition order being progressed against further working of the site. The Officers report for this application recognises the application's location and cites the criteria in LDP Policy DM9 in coming to the conclusion that the proposed development would not unacceptably adversely affect the operational status of the quarry.

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

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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 Monitoring Review Period.

Ref No:	Indicator	Assessment	Action
AMR48	Preparation and adoption of Supplementary Planning Guidance relating to Archaeology.	This SPG will be due for adoption by 17 th April 2020 so the indicator falls outside the scope of this Monitoring Review.	N/A
AMR49	Preparation and adoption of Supplementary Planning Guidance relating to Landscapes.	This SPG will be due for adoption by 17 th April 2019 so the indicator falls outside the scope of this Monitoring Review.	N/A
AMR50	Preparation and adoption of Supplementary Planning Guidance relating to Residential Design.	This SPG will be due for adoption by 17 th October 2019 so the indicator falls outside the scope of this Monitoring Review.	N/A
AMR51	Preparation and adoption of Supplementary Planning Guidance relating to Historic Environment including the Historic Environment Records.	This SPG will be due for adoption by 17 th April 2020 so the indicator falls outside the scope of this Monitoring Review.	N/A
AMR52	Preparation and adoption of Supplementary Planning Guidance relating to Conservation Areas.	This SPG will be due for adoption by 17 th October 2019 so the indicator falls outside the	N/A

Ref No:	Indicator	Assessment	Action
		scope of this Monitoring Review period.	
AMR53	The number of wind energy and major developments permitted and accompanied by a Landscape and Visual Impact Assessment.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR54	The number of developments permitted within or affecting the setting of a Conservation Area.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A

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
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Analysis

This SPG will be due for adoption by 17th April 2020 so the indicator falls outside the scope of this Monitoring Review period.

Action

N/A

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
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Analysis

This SPG will be due for adoption by 17th April 2019 so the indicator falls outside the scope of this Monitoring Review period.

Action

N/A

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
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Analysis

This SPG will be due for adoption by 17th October 2019 so the indicator falls outside the scope of this Monitoring Review period.

Action

N/A

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
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Analysis

This SPG will be due for adoption by 17th April 2020 so the indicator falls outside the scope of this Monitoring Review period.

Action

N/A

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
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Analysis

This SPG will be due for adoption by 17th October 2019 so the indicator falls outside the scope of this Monitoring Review period.

Action

N/A

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
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Analysis

This monitoring indicator aims to test the implementation of LDP Policy DM4 – Landscape which seeks to prevent development from having an unacceptable adverse effect, on the valued characteristics and qualities of the Powys landscape. The Policy requires proposals which are likely to have a significant impact on the landscape and/or visual amenity to undertake a Landscape and Visual Impact Assessment (LVIA). This is elaborated upon in paragraph 4.2.33. “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...”

From 17th April to 31st March 2019, 17 applications have been granted that fit the description of either being a “wind energy proposal “or a “major development”, in the Open Countryside. From the 17 there were three applications for residential development that were granted planning permission in principle prior to the adoption of the LDP, in these cases the issuing of the decision notice was delayed due to the signing of the Section 106 agreement.

Of the remaining 14 applications permitted, two were for renewable energy proposals (one wind and one solar). Both of the renewable energy proposals were required to be accompanied by an Environmental Impact Assessment (EIA) which included the need for a LVIA. It is considered therefore that both of the applications for Renewable Energy proposals met the policy requirements with regards to the undertaking of an LVIA.

Out of the of the 12 other applications two were required to be accompanied by an EIA which included the requirement for a LVIA.

The monitoring has therefore found ten applications fitting the definition of major development in the Open Countryside that did not undertake a LVIA. LDP Policy DM4 states that “Proposals which are likely to have a significant impact on the landscape and/or visual amenity will require a Landscape and Visual Impact Assessment to be undertaken”. Looking at the planning application files for the ten large scale proposals it would appear that 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 (due to be adopted April 2019) recognises that the LVIA is there to assess the impacts of development on the landscape at the end of the design process. To comply with the rest of LDP Policy DM4 it is essential that landscape is taken into consideration in the siting and design process.

LDP Policy DM4 requires developments to be appropriate and sensitive in terms of integration, siting, scale and design to the characteristics and qualities of the landscape - whilst having regard to LANDMAP, Registered Historic Landscapes and adjacent protected landscapes. Looking through the application files for the ten agricultural developments it can be seen that although some consideration/justification has been given to siting and design of the agricultural units, with regards to how visually obtrusive the development is, the essence of Policy DM4 has not really been demonstrated by the applicants. Full consideration of landscape impact has been given in the Officers report; however, it would be better practice if evidence was submitted on how landscape had been considered at the siting and design stage.

This analysis is based on applications submitted and approved prior to the adoption of the Landscape SPG, the contents of which provide detailed guidance on how landscape characteristics should be identified and considered and when a LVIA should be undertaken. It is therefore expected that going forward all planning applications for developments with the potential to have a significant impact on the landscape and/or visual amenity in the Open Countryside will have improved regard to LDP Policy DM4.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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:	Strategic Policy SP7 – Safeguarding of Strategic Resources and Assets
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
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Analysis

This monitoring indicator looks at developments that have been permitted which are either located in or affect the setting of a Conservation Area. The purpose of the indicator is to test the implementation of LDP Policies DM13 (3) and SP7 (2 v.) and, in particular, to capture instances where development is permitted where there is an outstanding objection from the Council’s Built Heritage Conservation Officer (BHCO) and where it does not comply with these policies.

Fifty-five applications have been recorded as being within or affecting the setting of a Conservation Area, eight of which were applications for Conservation Area Consent. Of these applications, only four developments have been permitted where there was an outstanding objection from the Council’s Built Heritage Conservation Officer.

The first case related to an application for Conservation Area Consent and associated planning application in respect of demolition of existing cottage remains and replacement with two storey holiday let within the New Radnor Conservation Area. The BHCO objected to the proposal on the grounds that the siting, design and associated parking failed to preserve or enhance the character and appearance of the New Radnor Conservation Area.

The Planning Officer’s report acknowledged the concerns of the BHCO, however on balance decided that the proposed development would not harm the setting of the Conservation Area and that it complied with LDP Policy SP7 of the Powys LDP and TAN 24. In arriving at this conclusion, the Officer took into account the fact that Cadw had not objected to the scheme in relation to the adjacent Scheduled Ancient Monument and had also commented positively on the scale and design of the development. It was also noted that CPAT had recommended recording of the remains.

The second case related to an application made in outline for a dwelling and associated works adjacent to the Presteigne Conservation Area. The BHCO objected to the scheme due to the impact that tree loss would have on the setting of the Presteigne Conservation Area and on the setting of nearby listed buildings. The trees concerned currently provided screening between these historic assets and adjacent new development. The application

had only been made in outline and therefore no details of design or trees to be retained or felled had been provided.

The Planning Officer's report acknowledged the importance of the trees in screening existing dwellings from the listed buildings and the conservation area. It was considered that the trees themselves were not worthy of protection under a Tree Preservation Order, however that the area would be more protected with planning consent than the current situation. It was also possible to insist on the trees remaining within the reserved matters application, through a detailed landscape management plan. This was considered to remove the concerns that the BHCO had and therefore the development was considered to accord with TAN 24 and LDP Policy DM13 part 3.

The third case related to a retrospective application for the erection of a garden shed and fence within the Llanidloes Conservation Area where an Article 4 direction is in force. The BHCO objected as the choice of screening, which consisted of modern fencing, had an adverse impact on the character and appearance of the conservation area and especially Bethel Street, which retains its historic character.

The Planning Officer's report considered that the dark brown stain finish of the fence would assimilate the fence to its local setting and would not detract from the character of Bethel Street. The siting of the fence on top of an existing brick wall meant that its scale and visual impact was significantly reduced, and the scale of the fencing was not considered to be overbearing on the existing traditional brick wall.

The fourth case related to retrospective applications for planning permission and Conservation Area Consent for removal of a concrete brick chimney from a cottage in Rhayader conservation area. The BHCO objected to the loss of chimney due to the effect on the character and appearance of the property and as such the conservation area, its legibility and interpretation of the historic of the area. It was also considered that approval would set an inappropriate and damaging precedent for the loss of other chimneys in the conservation area, and that a Heritage Impact Assessment had not been submitted.

The Planning Officer's report acknowledged the concerns of the BHCO and also that chimneys are often an important element of traditional housing. Notwithstanding these concerns and given the location of the property and remaining chimney, it was not considered that sufficient weight could be given to the built heritage concerns to justify a refusal in this instance.

These applications were found by Planning Officers to be in accordance with the relevant policies of the Plan and national guidance and taking into account material considerations. It should also be noted that, during the same monitoring period, several applications within or affecting the setting of Conservation Areas were refused in line with the recommendation of the BHCO. There are also examples of applications that have been approved following submission of amended plans that have addressed initial concerns of the BHCO.

Further guidance is to be provided within the proposed Conservation Areas SPG (due for adoption by October 2019) is aimed at ensuring a consistent approach towards assessing character and designing appropriate developments in and adjacent to Conservation Areas.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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 Monitoring Review 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.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR56	The area of public open space (ha) that would be lost and gained as a result of development granted planning permission.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A
AMR57	Preparation and adoption of Supplementary Planning Guidance relating to Open Space	This SPG will be due for adoption by 17 th October 2019 so the indicator falls outside the scope of this Monitoring Review period.	N/A

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
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<p><u>Analysis</u></p> <p>This monitoring indicator looks at the amount by area (ha) and type of public open space provision secured in connection with all major residential developments permitted. The purpose of the indicator is to test the implementation of LDP Policy DM3 whereby the nature of open space provision secured should be guided by deficiencies in the Open Space Assessment.</p> <p>Planning permission was granted for ten major residential developments during the period, although eight of these had had planning permission granted in principle before the LDP was adopted. This was either due to planning permission being granted subject to the signing of the Section 106 agreement, or the application being for reserved matters or a variation of condition. Therefore, for all eight applications the type and nature of the open space contribution was determined by UDP policy which did not require applicants to have regard to the Open Space Assessment. However, the following observations have been noted:</p> <ul style="list-style-type: none"> • Two new play areas were secured which fell within the accessibility buffer (240 metres) of another play area. In these instances, it may have been better to provide another form of Open Space such as an Amenity area with picnic benches, goal posts etc... providing either a slightly larger area (to meet the 0.2ha threshold), or a smaller area with a contribution to the existing play area. • Planning conditions and / or Section 106 conditions do not identify the location or size of the area to be used for amenity purposes.

- Most of the applications permitted were for an amenity area to include a Local Area of Play (LAP). This may not always be the most desirable form of Open Space and where it is reference should be made to Fields in Trust standards.
- Open Space is being considered as an afterthought, rather than being considered as an integral part of the development. In most cases there is no mention in the Design and Access statement of Open Space and it is being located on left over areas of the site, rather than being designed into the site layout with consideration to footpaths, overlooking, amenity value etc...
- Open Space is being considered in isolation to other requirements such as SUDS and biodiversity, whereas it may be better for all parties if they were considered together.
- The provision of land for Open Space does not always appear to be in proportion to the number of dwellings.

Guidance to address some of these issues will be provided in the Open Space SPG, whilst some of the issues will automatically be resolved as new applications are considered against LDP policy.

The two applications that were for new sites permitted under LDP policy were both Housing Association sites, in both instances no open space contribution was sought. Where development is not having to provide a contribution towards open space provision there needs to be strong justification, this is especially the case when schemes that are of a similar nature are fulfilling the requirement of LDP Policy DM3. The Open Space SPG will seek to provide further advice on this matter.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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
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<p><u>Analysis</u></p> <p>This monitoring indicator looks at the amount by area (ha) of open space lost and gained as a result of planning applications granted from the 17th April 2018 to 31st March 2019. The purpose of the indicator is to test the implementation of LDP Policy DM3 where areas identified as open space in the Open Space Assessment are protected and where housing developments of ten more contribute towards the provision of open space.</p> <p><u>Net gain of public open space</u></p> <p>It has not been possible to record the amount of open space granted due to the fact that the majority of open space provision secured has been done via a planning or Section 106 agreement. The agreement requires the details (location, size maintenance etc...) of the provision to be submitted at a later date.</p> <p>Within the period three applications for the improvements to existing areas of open space were approved; two for the erection of a spectators stand (in association with existing football pitches) and the third for the upgrading of an existing play area (the finance towards this was secured from a planning application prior to the adoption of the LDP).</p> <p><u>Net loss of public open space</u></p> <p>There have been four planning applications granted permission in the period where the application site overlaps an area of open space as shown in the open space assessment. In all four instances open space was not listed as a constraint and no consideration was given as to how the development proposals complied with LDP Policy DM3 in the officer report.</p> <p>Of the four applications that overlap with an area of open space there is one development that could be justified by giving consideration to the accuracy of the boundary. Looking at</p>

the site in a Geographical Information System there appears to be a discrepancy between what the Open Space Assessment shows and that of aerial photography. This will be rectified when the assessment is next updated.

Of the remaining three applications the total net loss of open space is 4.040 hectares. The Open Space SPG will provide further guidance on LDP Policy DM3 to prevent this trend from continuing. Officer training will be offered at the time the Open Space SPG is published.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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
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Analysis

This SPG will be due for adoption by 17th October 2019 so the indicator falls outside the scope of this Monitoring Review period.

Action

N/A

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 Monitoring Review 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.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A

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
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Analysis

This monitoring indicator tests the implementation of LDP Policy DM12, which applies to major development within Welsh Speaking Strongholds. Two developments were permitted for such development within the Towns of Machynlleth and Llanfyllin. The site in Machynlleth is a windfall site within the development boundary, whereas the site in Llanfyllin is an LDP commitment, which already benefitted from planning permission (P32 HC1). Both of the applications were submitted by Mid Wales Housing Association for affordable housing.

The first application in Machynlleth was supported by a Welsh Language Impact Assessment carried out by the agents on behalf of the developer, which concluded that the development would have no negative impact on the language. The Officer's report explains that according to national guidance in TAN 20, the Council is responsible for undertaking a WLIA and therefore it is not possible to rely on the assessment submitted by agents.

In assessing the impact of the proposal, the Planning Officer's report refers to the evidence supporting the LDP policy and the policy requirement for protection/mitigation/enhancement measures to be provided through a Language Action Plan. The report also points out that the policy is supported by guidance within the Planning Obligations SPG (adopted October 2018), which sets out the expectation for a

financial contribution of £500 per unit to facilitate the measures secured through the Language Action Plan.

The Planning Officer's report goes on to explain that Mid Wales Housing Association had confirmed, as part of its core principles, that it always seeks to provide added community benefits and therefore proposed a package of measures, as set out below, to help promote Welsh Language and Culture:

- The name of the finished development (place name) will be Welsh and relate to the local historic context. The name will be chosen in collaboration with the Town Council.
- All signage to be Welsh or bilingual.
- The marketing of the development will be bilingual and published in local Welsh language publications.
- A Welcome Pack will be provided for new residents providing information on Welsh language and culture in the local area.
- All new residents that are not Welsh speakers will be provided with an opportunity to attend Welsh language course by the Association.
- The Association will provide a Welsh medium learning activity for local children in collaboration with the local school. This will take the form of a visit/tour to the development site by a Welsh speaking Development Officer.
- The Association will work in partnership with Menter Iaith Maldwyn to support and facilitate an event that will provide opportunities to socialise in Welsh.

The Officer concluded that the implementation of these measures could be secured by planning condition and therefore a financial contribution was not considered necessary in this instance.

The second application in Llanfyllin was not accompanied by a Language Action Plan as this was not have been reasonable in light of the fallback position provided by the previous permission for 14 dwellings.

The results of this monitoring indicate that the Policy is being implemented and applied, where possible. Officers are also referring to the newly adopted guidance within the adopted Planning Obligations SPG, however judgements around the appropriate mechanism to be used to secure measures within Language Action Plans (by planning condition or planning obligation) are being made on a site-specific basis.

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

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 Monitoring Review 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.	The LDP has yet to run a full year from 1 st April to 31 st March therefore an assessment and action does not to be made in this Monitoring Review.	N/A

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
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Analysis

LDP Policy DM11 seeks to protect community facilities and services unless an alternative use can be justified in accordance with the criteria set out within the policy. This policy indicator seeks to monitor the number of planning permissions given for a change of use that are not in accordance with LDP Policy DM11.

From 17th April 2018 to March 31st 2019, 22 planning permissions have been given for change of use from use as an existing community facility or service to an alternative use. The existing community facilities and services involved in the change of use include shops, post offices, public houses, schools, chapels, opticians, nurseries, beauty salons and car sales centres.

In the majority of cases, change of use has been permitted to residential use (Use Class C3) representing 19 of the 22 permissions, with other individual permissions involving change of use to offices (Use Classes A2 and B1) and industrial/storage/distribution use (Use Class B1, B2 and B8 use).

In the majority of cases, these proposals have been assessed specifically under LDP Policy DM11 and have been justified against the policy criteria as acceptable due to prolonged periods of vacancy and active marketing, and also benefits to the sensitive re-use of existing historic buildings. Consideration is also given to the suitability and viability of alternative commercial and community uses, with factors such as the location, residential context of the area and lack of parking provision taken into account.

The majority of permissions involving loss of community facilities and services relate to premises within Towns as identified by the LDP's settlement hierarchy, as shown in Table 18, which are the most sustainable locations containing a range of community facilities and services. Where the proposal has involved the loss of a former post office, it has

been noted that this service has been relocated to another business premises within the settlement.

The planning permissions granted within Large Villages, Small Villages and Open Countryside involved a public house, three chapels, a former school, a former hall, and a former shop. The case involving a public house at Four Crosses had been subject to two previous refusals and previously dismissed at appeal on the basis of insufficient marketing and exploration of alternative uses had not been demonstrated. On re-submission of the application, the Council sought advice from the District Valuer with regards to the marketing, asking price and viability, and it was concluded that the proposal, supported by evidence, complied with LDP Policy DM11. Other permissions involved buildings that had been vacant for prolonged periods and were supported by evidence of marketing and viability. It was also noted that some of these settlements continued to contain other community facilities and services.

It is also noted that there are some instances where other relevant policies in the LDP and national policies are being relied upon to assess proposals for change of use. There is overlap between the criteria used to assess proposals under LDP Policy DM11 and LDP Policy R3 relating to Town Centre Development, and therefore similar considerations around vacancy and marketing have been taken into account.

Based on the above analysis, it is clear that proposals involving loss of community facilities and services are being carefully considered against the criteria set out in LDP Policy DM11 alongside any other relevant national and local planning policies.

Table 18. Planning Permission For Change Of Use Of Existing Community Facilities Or Services By Settlement Tier.

LDP settlement hierarchy	No. of planning permissions for change of use of existing community facilities or services
Towns	15
Large Villages	3
Small Villages	2
Open Countryside	2
Total	22

Action

As the adopted LDP has yet to run a full monitoring year, an assessment and action does not need to be taken in this Monitoring Review.

4. Strategic Environmental Assessment – Monitoring Framework

4.1 Results for Monitoring Review period 17th April 2018 to 31st March 2019

4.2 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 indicators used to test the sustainability performance of the Plan.

4.3 This section details these indicators along with an analysis of the results for each indicator. External influences which are outside the control of the Authority are also identified. The triggers included in the monitoring regime provide an early indication on the sustainability performance of the LDP and possibly how wide ranging the review of the LDP needs to be.

4.4 As a visual aid in monitoring the effectiveness of policies and to provide an overview of performance, key indicators are highlighted as follows:

Significance of Performance	Description
+	Positive progress being achieved, and/or policy performing as required.
?	No conclusion can be drawn at this stage.
0	Positive progress has been achieved but concerns over implementation of policy
0	No positive progress has been achieved but no concerns over implementation of policy
-	Negative progress has been achieved and/or there are concerns over implementation of policy

4.5 The monitoring process is dependent upon a wide range of statistical information that is sourced from both local authority and external sources. Whilst the council can control information that it supplies, there is a significant risk of change in respect of external data as that information is out of the control of the local planning authority. For consistency across the lifetime of the Plan the sources have, where necessary, been identified for each 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.

4.6 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.

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.

Tudalen 450

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.
Timescale:	Every 6 years. Due 2018 (previous review carried out in 2012).

Analysis

The LDP lists 20 European sites (SAC and SPA) that are located either wholly or partially within the LDP area, with a further 27 that are wholly outside the county but within 15 kilometres of the Powys LPA boundary. This latter figure includes three that are in England.

Across all of these 47 sites there are 180 conservation ‘features’ 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 most recent year for which data is available for these sites is 2018. An assessment was carried out in 2017 and sites were all listed as having last been assessed between the years of Sept 2003 and Dec 2016. In 2018, of the 180 conservation features found across the 47 European sites, only 11 are recorded as having been reassessed since the 2017 assessment. As a consequence, the status of 169 features remains unchanged (on account of there being no further re-assessment). Of the 11 that have been reassessed six remain unchanged,

whilst five have changed their status, with three deteriorating (base rich screes in the Berwyn and South Clwyd Mountains SAC, and, out of the county, in the Meirionydd Oakwoods and Bat Sites SAC, and the Afon Eden/Cors Goch Trawsfynydd SAC) and two improving (River Dee and Bala Lake SAC and the River Teifi SAC, both out of the county).

This means that overall, and based on the data above, of the European sites within the county, there has been a net deterioration in the conservation status of the sites on account of the deterioration found within just one of the six features found within the Berwyn and South Clwyd Mountains SAC. However, with only 6% of the 180 features having been reassessed this is almost certainly an inaccurate or misleading figure. It is also impossible to draw any conclusions concerning the performance of the LDP from this data on account of the timescales involved.

* 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:	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 is due to be replaced by the Powys Nature Recovery Plan - https://en.powys.gov.uk/article/2573/Powys-Local-Biodiversity-Action-Plan-Review
Task:	Review of LBAP information or future replacement if available.
Timescale:	Dependent on future arrangements

Analysis

The LBAP review has not been completed during the Monitoring Review period. A draft provisional list of Species of Local Importance (SLI) to Powys has been drawn up by the Powys Biodiversity Partnership, which will be refined before formal adoption of the Powys Nature Recovery Action Plan (PNRAP). Work to define the criteria for selection of Locally Important species across a wide range of highly variable species groups will be ongoing. The draft provisional SLI list comprises 1,529 species of mammals, birds, fish, reptiles, amphibians, invertebrates, higher and lower plants, lichen and fungi (including multiple Section 7 species*). Completion of the review is anticipated during 2019/2020, including the lists of priority species and associated habitats. All the previous action plan species are included on the PNRAP provisional SLI species list.

As the review of the LBAP is ongoing it is difficult to ascribe any changes to the list of habitats and species to any particular year time period. However it can be seen from the above that whilst the list of over 1,500 species may end up being reduced to an extent that will be determined by the ongoing work to define the criteria for their selection, the fact that all of the 28 species cited in the LBAP are being carried over on to the provisional SLI list does indicate that their status has, at the very least, not improved in any significant way to warrant their removal at this stage. Further to this, national trends are also indicating continued, and sometimes dramatic, declines in the numbers, populations and diversity of a very wide range of species and species groups, so it is most unlikely that the list of LI will be smaller than it is in the LBAP. Once the LBAP review has been completed and the PNRAP has been adopted a fuller picture will emerge that will act as a better baseline for further monitoring of the LDP's performance towards this objective.

Tudalen 453

* 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

The aim of this indicator is to monitor the effectiveness of Policy DM2 in ensuring the protection of European and nationally designated sites and the species and habitats identified in the Powys LBAP or Section 42 list.

However, a number of issues have emerged with regards to the efficacy of this indicator. A recent appeal decision (APP/E6840/A/16/3165424) stated that the inclusion of conditions, in this case to enhance biodiversity, had to be justified by the condition being considered necessary in order for the development to be granted consent. As a result, LPA's in Wales, including Powys, have generally not been conditioning biodiversity enhancements.

Even when they have been specified, it is difficult to establish retrospectively how many, and to which, applications such a requirement has been applied due to the fact that the inclusion of many enhancements are detailed on the accompanying plans (e.g. the siting of bat boxes or native species planting around the curtilages of proposals). As all applications are required to comply with the condition that specifies which plans must be adhered to, this removes the need for a specific enhancement condition.

Further work therefore needs to be undertaken to establish how best this particular aspect of Policy DM2 can be monitored in future.

* NB; please note that the Section 42 list referred to under Objective 2 and Monitoring Indicator heading above, has now been replaced by the Environment (Wales) Act 2016 Section 7 list.

Tudalen 455

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.	

Tudalen 456

SEA Topic Area:	Population and Human Health
Subtopic:	Population (demographic profile).
Indicator 4:	Change in average life expectancy.
Task:	Review Census information. Welsh Government Stats Wales: https://statswales.gov.wales/Catalogue/Health-and-Social-Care/Life-Expectancy/lifeexpectancyandhealthylifeexpectancyatbirth-by-localhealthboardlocalauthority
Timescale:	Census (2021) data available 2022. Average life expectancy every 2-4 years (in line with Welsh Government timescales).

Analysis

The most recently available Welsh Government statistics (October 2016) reveal that the average life expectancy for the whole county of Powys, including the National Park area, are shown in Table 19 below.

Although these figures were last updated in October 2016, they relate to averages for the years 2010 to 2014. With the date of the next update unknown, it is difficult to know exactly when the figures will begin to relate to a time period that has been affected by the performance of the LDP. At the very least these figures could provide a baseline against which further changes may be measured, depending on when the next update occurs.

Table 19. Life And Health Expectancy For The County Of Powys (Including Brecon Beacons National Park).

Gender	Life Expectancy	Healthy Life Expectancy	% of life expectancy in good health
Males	80.2 years	68.2 years	85
Females	83.6 years	68.7 years	82.2

Source: Welsh Government Statistics 2016.

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

Indicator 5; Based on the mid-year population estimates for 2018 (published June 2019) the population of Powys is estimated to be 132,447. Approximately 75,474 of those are considered to be of working age (between 16 and 64) which equates to 56.98%. There are 21,198 children (0 to 15yrs) (16.00%) and 35,775 people aged 65 or over (27.01%). Taken together the populations of children and retired people amount to 56,973 people or 43.01% of the total population, compared to the 56.98% who are of working age.

Indicator 6; Based on the 2018 mid-year estimates, approximately 16,166 people live in Powys who are 75 years or older, this equates to 12.20% of the total population.

Indicator 7; As regards the migration trends of younger adults between the ages of 20 and 34 years old, using the latest estimates for the year ending June 2018, overall there is a very small net inflow of +46 people (across both sexes). There is a net outflow of -70 people aged between 25 and 29, but this is compensated for by a higher inflow for the two 5-year age groups either side of this age group. Differentiation based on gender reveals that for males there was a net increase of +2, and for females +44 in this time period.

These figures relate to a time period that is either wholly, or largely before the LDP was adopted so do not reflect any impact that the LDP may have upon them. Consequently, they can only be used as a baseline against which future changes can be compared.

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: http://gov.wales/statistics-andresearch/police-recorded-roadcasualties/?lang=en https://gov.wales/police-recorded-road-accidents-interactive-dashboard
Timescale:	Annually

Analysis

In the year ending December 2018 there were 336 people who experienced an injury as a result of a road accident in Powys. This figure comprises 229 who were slightly injured, 98 who were seriously injured, and 9 who were killed.

In terms of trends in the years before the LDP was adopted, figures in previous years show that those suffering slight injuries are part of a downward trend, with 2018 being the lowest of the last ten years. Serious injuries have remained almost constant for the last five years, and for the five years previous to that were generally lower than they are in 2018. The numbers killed in Powys over the last ten years fluctuate between 9 (in 2013, 2016 and 2018) and a high of 16 (in 2011) with a ten-year average of 11.9 fatalities per year.

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/current
Timescale:	Annually

Analysis

The latest figures relate to the calendar year of 2018 and the numbers of police recorded crimes for that year in the county of Powys, including the National Park Area, stand at 6,060. When compared to previous years (see Table 20 below) these figures will be seen as continuing the strong upward trend in the numbers of recorded crimes.

Table 20. Numbers Of Police Recorded Crimes In Powys

	2014	2015	2016	2017	2018
Number of recorded crimes:	4,263	4,799	5,396	5,976	6,060

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 data for the year 2018/2019 has been taken from the National Survey for Wales. Of the respondents located in Powys 29% answered that they did participate in a sporting activity three or more times a week.

NB this statistic has only been available since 2016 and local authority breakdowns only began in 2018.

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

In the monitoring review period of 2018 to 2019 a total of two Planning Applications were referred to the Health and Safety Executive (H&SE). Both involved consultations regarding the proximity of the proposed development to major hazard pipelines. One of the applications (19/0079/FUL) concerned the erection of a security fence and gate. Whilst this proposal was within the Consultation Distance (CD) of a major hazard pipeline the H&SE issued a Do not Advise Against (DAA) notice and pointed out that it would be necessary to consult with the pipeline operator before determining the application. The second application (P/2018/0587) concerned the Abermule Recycling Bulking Facility, and the H&SE confirmed that the proposal did not cross any hazards or enter a CD.

Both pieces of advice were acted upon accordingly and no further involvement of the H&SE was necessary.

Tudalen 463

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.

Tudalen 464

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 indicator aims to monitor the performance of criterion 13 of LDP Policy DM13, with regards to that policy’s ability to protect the important carbon sinks (bullet point v.), such as thick peat, that exist within the county.

Analysis of Development Management data established that there were no planning applications, and therefore no hectares of development, permitted on the areas of thick peat that lie within the county boundaries during the monitoring review period of 17th April 2018 to 31st March 2019.

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 the AMR 20 indicator. For the period 17th April 2018 to 31st March 2019 planning permission was granted for an area totalling 264.47 hectares (ha). Of that, 20.304ha (8%) was on previously developed land, with 244.172ha (92%) on greenfield sites.

Some of these applications on greenfield sites will continue to be classified as greenfield when the development proposal is completed. This includes all permissions for agricultural developments (29.88 ha) and open space proposals (0.082 ha), together with mineral sites (124.46 ha) where provision has been made for its restoration through development management procedures.

Another development type having an impact on the amount of development permitted on greenfield sites is renewable energy schemes (46.329 ha). One site received planning permission for a solar farm on an area of 42.5 ha. The proposal received a temporary permission (for 25 years) following which the land will be returned to its original greenfield condition, during that time the solar panels are to be mounted on metal frames retaining the grassland below.

In order to assess this SEA indicator against the LDP policies in detail the applications for agricultural and open space development proposals, mineral sites (where provision has been made for its restoration) and renewable energy (where the majority of the original land use remains) will be excluded from the data. The revised results show for the period 17th April 2018 to 31st March 2019, planning permission was granted on windfall sites for an area totalling 61.62 ha. From the 61.62 ha, 18.199 ha (30%) of it was on previously developed land with 43.421 ha (70%) on greenfield sites.

The analysis of AMR 20 reveals that the distribution of 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 development permitted in the Open Countryside accounts for 57% of the total area of development permitted. From the AMR 20 indicator it can be seen that 69% of 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.

The analysis of AMR 20 identifies that tourism developments accounted for 45% of the area permitted on greenfield land in the Open Countryside. The applications permitted covered an area totalling 12.762 ha, consisting of 44 separate applications for 188 individual units of accommodation. Consideration is also given in indicator AMR 37 on how these development accord with the Policies in the LDP. 39% of the area permitted for development on greenfield land in the Open Countryside was for residential development.

All of the development types listed above accord with either the policies in the LDP or national policy. The results of the AMR monitoring show that there is a large majority of development being permitted on greenfield land located outside the development boundaries of Towns and Large Villages. This means that the AMR trigger point has been breached. However initial analysis suggests that these developments accord with LDP and National Policy and this will be tested further through the other indicators in the AMR.

See Indicator AMR20 for a more detailed treatment of this indicator.

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 indicator is to assess the effectiveness of LDP Policy DM10 Contaminated and Unstable Land.

For the period 17th April 2018 to 31st March 2019, a total of nine sites have satisfied all the planning conditions placed on them relating to land contamination. Only four of these involved the submission of a verification report. However, with regards to the other five sites, further investigation and assessment was sufficient to verify that there was no requirement for remediation works.

SEA Topic: Soil

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/evidenceand-data/research-and-reports/waterreports/river-basin-management-planspublished/?lang=en</p> <p>https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/501290/Severn_RBD_Part_1_river_basin_management_plan.pdf</p>
Timescale:	Western Wales every 6 years (previously carried out in 2015). Next due 2021.

Analysis

The aim of this indicator is to test the effectiveness of LDP Policy DM2 The Natural Environment and in particular, its performance regarding criterion 4 concerning the achievement of the Water Framework Directive’s (WFD) overarching objectives.

The WFD requires surface and groundwaters to achieve overall ‘good’ status 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 described as ‘good’ overall, it needs to be assessed as at least ‘good’ across both of these criteria. The most recent monitoring cycle for surface waters was completed in 2019 and so represents a good, and up to date, baseline at the beginning of the LDP’s application.

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. The most recent monitoring cycle for groundwaters was completed in 2015 so does not represent any impact of the LDP, but does provide a baseline albeit one that incorporates policy outcomes from the last few years of the UDP, the local plan that preceded the LDP.

Analysis of data provided by NRW reveals the following information:

For surface waters, there is a total of 239 within the LDP area and of these 108 are classified as reaching 'good' status, 103 achieve 'moderate' status, 25 are considered 'poor' and three 'bad'. When expressed as a percentage, this means that 45.2% of the surface waters have achieved the status of 'good'.

For groundwaters, there are considered to be a total of 17 within the LDP area and of these seven are classified as 'good', whereas the remaining 10 only achieve a 'poor' status. When expressed as a percentage, this means that 41.17% of groundwaters in LDP area achieved the status of 'good'.

For the waters that are not achieving 'good' status, it is not known at this stage on which criteria they may be failing, either or both of ecological and chemical for surface waters, and either or both of chemical and quantitative for groundwaters.

The next monitoring cycle for surface waters will be completed in six years time by 2025, approximately a year before the end of the current LDP plan period, whereas the monitoring cycle for groundwaters is due to be completed by 2021, six years after the previous cycle in 2015. Consequently, there will be nothing to report for this indicator until 2021 at the earliest.

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 1 dwelling or bigger than 100m² in size. As a result, this Indicator is no longer relevant.

Tudalen 472

SEA Topic: Air

SEA Topic Area – Air
Objective 10: To protect and improve air quality in Powys.
Indicator 17 - Levels of average NO2, PM2.5 and PM10 concentrations (recorded as Air Quality Exposure Indicators) across Powys.
Indicator 18 - Specific levels of NO2 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 (microgrammes per cubic metric). Powys County Council does not currently 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 Oxide, which is one of the commonest air pollutants. PM₁₀ and PM_{2.5} stands for airborne Particulate Matter of 10 and 2.5 micrometres or less.

The most recent year for which figures are available is 2017 so predates the LDP’s adoption. However, for that year and the four years before it, the results, derived from the above methodology and can be seen in Table 21 below.

In terms of a baseline for future monitoring the results for the five years immediately predating the LDP show a generally improving (albeit modelled) trend in terms of air quality with a reduction across all three of these indicator pollutants. Only NO₂ shows some wavering in its reducing trend.

Table 21. Levels Of Average NO₂, PM_{2.5} And PM₁₀ Concentrations (In µg/M³) (Recorded As Air Quality Exposure Indicators) Across Powys.

Year	NO₂	PM_{2.5}	PM₁₀
2017	4	6	9
2016	5	6	10
2015	4	7	10
2014	5	8	11
2013	6	8	12

Tudalen 475

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.
Timescale:	Annually.

Tudalen 476

Analysis

Powys County Council’s Air Quality Progress Report, published in October 2018 and using data gathered in 2017, explains that there were no automatic monitoring sites operating in the county, but seven non-automatic, or passive, monitoring sites operated in Newtown during the year 2017. These were all located on or close to the A489 and A483 Trunk Roads. Three of these sites were located within the Air Quality Management Zone (AQMA) which was situated around the junction with the A483(T) with the A489(T). This AQMA was revoked in March 2017.

The results of the monitoring for 2017 (and previous years back to 2013) are presented in Table 22 below.

None of the monitoring sites above exceeded the annual mean objective of 40 $\mu\text{g}/\text{m}^3$. There are no figures available for the year 2018/2019, however the above data relating to the years 2013 to 2017 provide a good baseline for further monitoring of the LDP and its impacts.

Table 22. NO2 Annual Mean Concentration (μm^3)

Site ID	2013	2014	2015	2016	2017
POW (M) 1	31.9	28.8	29	31	38
POW (M) 2	32.9	33.9	29	32	37
POW (M) 3,4, & 5	39.5	38.1	38	39	36
POW (M) 6	36.6	33	30	32	33
POW (M) 7	10.4	9.4	9	11	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.

Tudalen 478

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 Indicator aims to monitor the performance of LDP Policy DM5 Development and Flood Risk. This policy requires development proposals to be located away from tidal and fluvial flood plains unless they can demonstrate that the site is justified in line with national guidance and is accompanied by appropriate technical assessments.

The data used for monitoring this indicator is sourced from the Lle website using the dataset for Floodzone 3 (Medium and High Risk). This has been combined 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, combining the above datasets revealed that there is a total of 5,294 properties lying within the Floodzone 3 categorisation for medium to high risk from fluvial flooding.

As this is the first period of monitoring since LDP adoption it is not possible to determine the effectiveness of the policy. However, this figure does provide a baseline for monitoring of the policy in future years.

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.
Timescale:	Defra data available annually.

Analysis

Greenhouse gases include a wide range of gases of which Carbon Dioxide 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 fuller overall 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 reveals that in Powys for the year 2017 (the most recent year monitored) the following carbon dioxide emissions, expressed as kt CO₂, totals were estimated (see Table 23 below).

Whilst a wide range of other greenhouse gases are monitored annually at a national level, these datasets are not broken down to local authority level so it is not possible to assess what impact Powys or the LDP will have upon them. As far as the impact of the LDP on CO₂ emissions is concerned, these figures from 2017 clearly predate the LDP Adoption date so they will, subject to any subsequent revision, represent a baseline against which progress in the future can be measured.

*; LULUCF; Land Use, Land Use Changes and Forestry.

Table 23. Emissions Of Greenhouse Gases In Powys

Category	2017	2018	Change +/-
Industrial and Commercial	321.8	N/A	N/A
Domestic	249.0	N/A	N/A
Transport	338.5	N/A	N/A
LULUCF *	-71.5	N/A	N/A
Total	837.9	N/A	N/A

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.

Tudalen 482

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 shows the existing 15 minerals operations in Powys at the time of the LDP’s adoption. No new mineral sites have been approved and none of the existing sites have closed during the Monitoring review period. Consequently, the number of mineral sites in the Plan area remains at 15.

Tudalen 483

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 LDP Policy DM8 Minerals Safeguarding. The policy states that Mineral 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. 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.

Paragraph 5.14.2 of Planning Policy Wales (Edition 10) identifies the need for local planning authorities to “provide positively for the safeguarding and working of mineral resources”, and paragraph 5.14.9 states that “areas to be safeguarded should be identified on proposals maps and policies should protect potential mineral resources from other types of permanent development which would either sterilise them or hinder extraction...”

The data reveals that, during the monitoring year of 17th April 2018 to 31st March 2019 a total number of 19 planning permissions were granted for development which were located over the safeguarded deposits of either aggregates (Sand and Gravel) or hard rock minerals (Limestone, Carboniferous Limestone, Sandstone, Igneous and Sandstone and Igneous).

Closer analysis of this data reveals that of the 19 applications permitted, nine of them were within the curtilage of existing development. Of these, six of were agricultural developments, one was an extension to a building used by a rural business and two were either in the curtilage of a residential setting or changing the use of agricultural development to ancillary space for a residential unit. These permissions are not considered to breach LDP Policy DM8.

A further six developments of the 19 consents were of a temporary nature and thus do not sterilise land for future mineral extraction. Two of these were for access tracks, others involved the creation of a menage, the siting of some timber chalets in a woodland, a slurry store, and an extension to a caravan park.

Another development was both temporary and within the curtilage of an existing development (the siting of four camping pods in a pub garden). A further proposal was for the conversion of an existing complex of largely redundant farm buildings into a wedding venue, so involved no new sterilising development.

One application involved the siting of a holiday let and access track which may sterilise Category 2 safeguarded deposits of sand and gravel, however the applicant cites both the narrowness of local roads and the presence of a nearby abandoned quarry as evidence of the unsuitability of the area for future mineral exploitation.

A further permission granted appeared to have omitted referring to LDP Policy DM8 and concerned the construction of an agricultural building to house cattle close to an existing agricultural development.

The analysis identified issues with the use of LDP Policy DM8, however this is due to procedural issues rather than a failure of the policy itself.

NB; this indicator is the same as AMR Indicator 22.

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 indicator is intended to monitor the performance of 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 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

The Sennybridge Training Area is included within LDP 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 the timeframe of this monitoring period no planning applications have been received for any proposals on land within the safeguarded area. Consequently, there has been no opportunity to test the LDP's effectiveness in either supporting or refusing development that may be relevant to this indicator.

One residential planning application has been permitted for a proposal that is immediately adjacent to the boundary of the training area, on the edge of the settlement of Tirabad (Planning reference 18/0769/FUL). However as this is both outside the safeguarded area and does not affect its operational use it has no bearing upon this indicator.

Tudalen 487

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 Conservation Officer / CADW.
Timescale:	Annually.

Tudalen 489

<p><u>Analysis</u></p> <p>The aim of this indicator is to assess the relative impacts of the LDP Policy SP7 – Safeguarding of Strategic Resources and Assets upon the historic environment designations listed. Analysis of the data held by the Council and Cadw reveal the following results (see Table 24 below). The figures set out in Table 24 will act as a baseline for future monitoring.</p> <p>At the time of LDP adoption, there were 3,931 listed buildings within the Powys LDP area. Between LDP adoption and 31st of March 2019, 4 new listings were made and 1 building was de-listed, resulting in a net gain of 3 listed buildings during this period.</p> <p>At the time of LDP adoption, the number of Scheduled Monuments in the Powys LDP area stood at 717. Three new schedulings occurred during the monitoring period, however one site was also de-scheduled during this period, resulting in a net gain of two Scheduled Monuments, with the most recent addition being the woollen mill at Abercegir, near Machynlleth, which was added to the list on 8th November 2018.</p> <p>The number of Conservation Areas, Registered Historic Parks and Gardens, and Registered Historic Landscapes remains unchanged since LDP adoption as no new designations have been made and no designations have been removed. It should be noted that the number of Registered Historic Landscapes includes those areas that are wholly within Powys along with those partly within Powys and partly within adjacent Local Planning Authority areas.</p> <p>The results of this monitoring show that there has been a net gain in the number of Listed Buildings and Scheduled Monuments during the monitoring period with the number of new listings and schedulings exceeding the number of de-listings and de-schedulings. This monitoring</p>

indicates that LDP Policy SP7 is contributing towards the protection of historic assets. The data captured during this monitoring period will provide the baseline for future monitoring years.

Table 24. Net Gain Or Loss Of Historic Environment Designations In Powys

Historic Environment Designation	Baseline data	Net gain or loss	Total
Listed Buildings	3931	+3	3934
Scheduled Ancient Monuments (SAM)	717	+2	718
Conservation Areas	55	0	55
Registered Historic Parks and Gardens	37	0	37
Registered Historic Landscapes	10	0	10

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 indicator is to monitor the performance of LDP Strategic Policy SP7 – Safeguarding of Strategic Resources and Assets, and, in particular point iii. of criterion 2 of the policy, which relates specifically to Scheduled Monuments. The 5 yearly timescale mentioned above relates to individual properties, so each Scheduled Monuments should be assessed at least once every 5 years.

77% of the total number of Scheduled Monuments have been recently assessed by CADW as part of their Monuments at Risk Survey. The remaining 23% of the total number of Scheduled Monuments were not assessed and therefore their condition is, as yet, unknown. Of those assessed, 91% were considered to be Not At Risk and 69% were assessed as being in a stable or improving condition.

Over the coming year 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, the results in terms of Cadw’s Monuments at Risk Survey are generally positive as they indicate that 69% of those assessed are in a stable or improving condition.

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 in Powys and collects data relating to the status of those structures according to the following categories;

- Categories 5 & 6 = Not at risk
- Category 4 = Vulnerable
- Category 3 = At Risk
- Category 2 = At Grave Risk
- Category 1 = At Extreme Risk

Tables 25 and 26 below, have been taken from Cadw's register (2015) and from it, it can be seen that percentage of buildings that are neither 'Vulnerable' or 'At Risk' (i.e. categories 5 and 6 under 'Not at Risk') is 81.64%.

Table 25. Percentage Of Listed Buildings That Are ‘At Risk’, ‘Vulnerable’ Or ‘Not At Risk’ In Powys.

Risk Assessment	%
At Risk	7.59
Vulnerable	10.76
Not At Risk	81.64

Table 26. Percentage Of Listed Buildings In Powys By Risk Score.

Risk Assessment	Risk Score	%
At Risk	1 - At Extreme Risk	2.02
At Risk	2 - At Grave Risk	0.26
At Risk	3 - At Risk	5.32
Vulnerable	4 - Vulnerable	10.76
Not At Risk	5 - Not At Risk	31.83
Not At Risk	6 - Not At Risk	49.81

Tudalen 493

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
Timescale:	Census (2021) data available 2022.

Analysis

Based on the results of the 2011 Census, Powys contains approximately 23,990 Welsh speakers. This represents 18.6% of the total Powys population of 129,083 in 2011.

With regards to their distribution within the county, the highest densities of Welsh speakers are found in the north and far south of the county. Three wards, all in the north have more than 50% of their populations describing themselves as Welsh speakers (Glantwymyn (57.8), Banwy (56%) and Machynlleth (51.6%)). There are five wards with between 40 and 49% Welsh speakers, and three of these are again in the north (Llanbrynmair (48.2%), Llanfihangel (43%) and Llanwddyn (42.7%)). There are also two wards in the far south of Powys with a similar percentage (Cwm-twrch (46.2%) and Ynyscedwyn (45.9%)). There are six wards with between 30 and 39% Welsh speakers, and four of these are found in the north (Llanfair Caereinion (36%), and Llanfyllin, Llanrhaeadr-ym-Mochnant, and Llansilin (all with 34.1%), and two again in the far south (Ystradgynlais (39.9%) and Abercraf (38.6))

Conversely, the lowest percentages of Welsh speakers are found in 11 wards containing 10% or under of their populations speaking Welsh. These are Beguildy (10%), Berriew (9.5%), Bronllys (9.7%), Churchstoke (4.3%), Glasbury (8.7%), Gwernyfed (10%), Knighton (8.5%), Llangunllo (8%), Old Radnor (6.8%), Presteigne (9.3%) and Welshpool Castle (9.9%). These wards are in the eastern half of the county.

As this data was collected at the last national Census in 2011, they will not change until the results of the next national Census in 2021 are published in 2022.

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
Timescale:	Census (2021) data available 2022.

Analysis

This indicator is based upon the results of the national 2011 Census. The data is presented in Table 27 below, as both a number of individuals and a percentage of the county’s population of 129,083. After the results of the next Census have been published in 2022, approximately four years after LDP adoption, a comparison can then be made to assess the degree of change that has occurred.

As this data was collected at the last national Census in 2011, they will not change until the results of the next national Census in 2021 are published in 2022.

Table 27. Numbers And Percentages Of People With Welsh Language Skills In Powys

	2011 - Number	2011 - % of Powys Population
Can speak, read and write Welsh	17,724	13%
Can speak and read but cannot write Welsh	2,025	1.56%
Can speak but cannot read or write Welsh	3,932	3.04%
Can understand spoken Welsh only	8,616	6.67%
Other combination of skills	3,898	3.01%
No skills	92,888	71.95%

Tudalen 496

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
Timescale:	Annually.

Tudalen 497

Analysis

This indicator is based upon the Welsh language data from the Annual Population Survey (APS) for the year ending 31st of March 2019. The data for the Powys local authority area indicates that 37,500 of the population of the County can speak Welsh which represents 29.9% of the total population aged three years or over of 125,900. This is comparable with the national figure for the same period which show that 29.8% of people aged three years and over in Wales were able to speak Welsh.

These results can be compared with the APS results for the preceding year ending 31st of March 2018, immediately prior to LDP adoption. At this time, the figures showed that 36,600 of the population (aged three years or over) of Powys could speak Welsh, representing 28.9% of the population. Therefore, there has been an increase of 900 in the number and 1% in the proportion of people in Powys able to speak Welsh between March 2018 and March 2019. This also closely reflects national trends where there was an increase of 0.8% over the same period, equating to 28,000 more people who can speak Welsh in Wales.

The APS also provides data on the ability to read, write and understand spoken Welsh and frequency of speaking Welsh by local authority area. The relevant figures and comparison with the results of the previous year, along with the changes, are shown in the table below:

By comparing the results for both periods, this shows an improvement in all types of ability in Welsh, which indicates that the Welsh language skills of the population of Powys are improving. With regards to frequency, it is noted that there is an increase in the percentage of people who speak Welsh daily, whereas there is a decrease in the percentage of people who speak Welsh weekly or less often. This suggests that there are further opportunities for Welsh speakers to speak Welsh on a daily basis, which partly explains the decrease in those who speak

Welsh on a weekly basis or less often. It is not possible to identify whether some of those people who spoke Welsh less frequently have moved into the category of never speaking Welsh, given the lack of comparable data for the previous year.

It should be noted that the key source of data used to measure the number of Welsh speakers in Wales is the Census. The APS is a voluntary survey using face to face interviews which is based on a sample of the population and therefore the results are not considered as robust as the Census. However, the APS provides quarterly results and is useful to look at trends in the Welsh language between Censuses. The APS tends to show a greater number of people recorded as speaking Welsh than in the Census, which is due to differences between the two sources.

The trends identified by the APS are generally positive in terms of the use of the Welsh language in Powys. As the Annual Population Survey is carried out on a quarterly basis it will be possible to continue to identify trends in next year’s monitoring period.

Tudalen 498

Table 28. Percentage Of The Powys Population Aged Three And Over Who Say They Can Speak Welsh.

	Year ending March 2018	Year ending March 2019	Change
Ability (of the population aged 3 or over):			
Can read Welsh	25.5%	26.1%	+0.6%
Can write Welsh	21.2%	23%	+1.8%
Can understand spoken Welsh	33.8%	35.9%	+2.1%
Frequency (of the Welsh speaking population):			
Speak Welsh daily	12.2%	15.1%	+2.9%
Speak Welsh weekly	6.7%	4.7%	-2%
Speak Welsh less often	8.8%	6.8%	-2%
Never speak Welsh	Not sufficiently robust	3.2%	N/A

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

The total area of the county that is covered by the LDP equates to 428,930 hectares (ha). Using the data that is available from the Lle website, together with Planning Application data, the following results were revealed;

The total area of land within the LDP Plan area that is classified as ‘high’ or ‘outstanding’ in at least one of the five different aspects of LANDMAP, equates to 427,700 ha. This represents 97% of the total LDP Plan area.

The total number of planning applications granted permission in this monitoring year that were outside of development boundaries, (i.e. not in a town or large village) AND within either a high or outstanding aspect area, equated to 277, and represented a total area of 241.944 ha.

In this monitoring period, the total number of planning applications that were granted permission outside of development boundaries (i.e.. not in a town or large village) equated to 277. This represented a total area of 241.944 ha. Of these applications, all 277 of them, 100%, were within either a high or outstanding LANDMAP aspect area,

This indicator needs further analysis as it is not clear how best it can be used to assess the effectiveness of the landscape policy. At first glance it would appear that the policy is failing if 100% of developments that fall outside a development boundary is also falling within a high or outstanding aspect area. However, when these aspect areas cover 97% of the total plan area this outcome is almost inevitable. However, there are also difficulties that emerge between the wording of the policy and the indicator. The policy is focused on “new development outside the Towns, Large Villages, Small Villages and Rural Settlements...”, (i.e., Open Countryside), whereas the indicator focuses on developments ‘outside of development boundaries...’. As only towns and large villages possess development boundaries the indicator is measuring development in small villages, rural settlements AND the open countryside, so a mismatch exists here. The 277 applications will

also include an unknown number of what the policy describes as “of a very minor nature, such as an extension to a dwelling” which the policy says should be excluded from the approach it prescribes. The data gathered does not differentiate to this level of detail, however with all of the 277 falling within the high or outstanding aspect areas it will not affect the outcome of the analysis on this occasion.

Further work will need to be done on both the data gathered and the interpretation of the wording used in the indicator.

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 Landscape policy performs in protecting the different characteristics of the Powys landscapes.

The table below carries the results of the analysis of LANDMAP. The data in the table was last reviewed during the Monitoring Review period of 17th April 2018 to 31st March 2019. This data does not provide any insight into the effectiveness of the Landscape policy DM4 at this stage, however it does provide a baseline for monitoring the policy moving forwards, once further five-yearly reassessments of the aspect areas have been conducted.

Table 29. Percentages Of Aspect Areas Within, Or Intersecting, The Plan Area That Are Of ‘High’ Or ‘Outstanding’ Quality.

LANDMAP Layer	Percentage of Aspect Areas
Cultural Landscape	83%
Geographical Landscape	34%
Landscape Habitats	45%
Historic Setting	55%
Visual and Sensory Landscape	38%

Tudalen 503

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.

Tudalen 504

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 indicator aims to monitor the performance of LDP Policy DM2, particularly with regards to the Regionally Important Geodiversity Sites (RIGS) and Geological Conservation Review Sites (GCRS) that are the subject of point C of Criterion 3 under that policy.

Visiting the data sources listed above yielded conflicting or incomplete data so alternative data used to monitor this indicator was sourced from the Lle website and reveals the following results;

RIGS

According to the Lle data within Powys there is a total of 85 RIGS, with 11 of these being found within the boundaries of the Brecon Beacons National Park. This results in a total of 74 RIGS found within the Powys LDP Planning Area.

GCRS

The Lle data and JNCC website revealed a total of 78 GCRS within the county of Powys, of which 25 were located within the Brecon Beacons National Park. This results in a total of 53 GCRS within the Powys LDP Planning Area. This includes three (Deadman’s and

Spywood Dingles, Ynyslas and Afon Dyfi) that are listed under neighbouring counties as these either share a boundary with, or partially extend into, the County of Powys.

In the absence of historic data, it is unknown at this point whether this figure has changed since the adoption of the LDP, however, at the very least, it does provide a baseline for the ongoing future monitoring during the lifetime of the LDP.

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

This indicator monitors the performance of LDP Policy DM2, and in particular bullet point C of Criterion 3 that relates to the locally important site designations of Regionally Important Geodiversity Sites (RIGS) and Geological Conservation Review Sites (GCRS).

Analysis of the information held by Development Management reveals that there was a total of four planning applications that were sufficiently close to a RIGS or GCRS designation to warrant further investigation which revealed the following details;

An application was submitted by the operators of the Dolyhir and Strinds quarry in the east of the county. This application was submitted prior to adoption of the LDP, and was determined on the same day, 17th April 2018. The application directly affected a designated GCRS at Dolyhir Quarry. As with the majority of GCRS, Dolyhir Quarry is also designated as a SSSI, and the Officer’s Report recognises this application’s potential impact on the GCRS and discusses the fact that the Geological SSSI Designation for this site is being re-notified as a result of a discovery of a fourth geological feature on the site. It concluded that as the quarry is extended as a result of this application new exposures will become available for study, and that the key objectives of access and visibility throughout the operational life of the quarry will remain for the foreseeable future. Therefore, whilst the application directly impacts a GCR/SSSI it can be demonstrated that it conforms to the requirements of LDP Policy DM2.

A further three applications analysed involved predominantly minor developments that are located near to or on a RIGS or GCRS designation, including one in the car park of the disused Llangynog quarry. The Officer’s reports for these developments did refer to local designations, and the reports for the applications did list LDP Policy DM2 as being of relevance. The Officer’s reports concluded that the proposals complied with LDP Policy DM2. The SPG provides further guidance on local and geodiversity designations, including RIGS, which will assist with detailed consideration of this aspect of LDP Policy DM2 going forward.

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In order to strengthen Development Management understanding and application of LDP Policy DM2 it is recommended that further Officer training is required to ensure that this part of the policy is being appropriately considered in the determination of future applications.

NB this indicator is similar to AMR Indicator 45.

5. Monitoring Review Conclusion and recommendation

5.1 At this early stage from the Plan's adoption, this Monitoring Review indicates that the LDP policies are largely delivering and meeting their targets, although progress in some areas is a little slow. As this review relates to the first period of monitoring, which falls short of a full AMR year since adoption, no trends can be identified at this stage.

5.2 The Monitoring Review suggests that the LDP is delivering on its spatial strategy for the location of new development, and in employment growth, both areas which are key to the delivery of the Plan's vision and objectives. Significantly, housing delivery (completions) are below target. However, housing policies are sound in terms of planning permissions granted and overall housing land supply. In particular, the performance of windfall sites (mainly small sites of less than five dwellings) is strong, helping with the overall delivery of both market and affordable housing in the Plan area.

5.3 Monitoring will continue and the LDP policies and proposals can be expected to accrue traction as the Plan period progresses from the adoption date. There are no factors at present to suggest that changes are required to the Plan and consequently, an early review of the Plan (either partial or full) is not necessary at this time.

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

Powys Local Development Plan (LDP)

Background Paper 2 to Annual Monitoring Report 2021

Annual Monitoring Report 2020

**1st April 2019 to 31st March
2020.**



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Executive Summary

This is the first Annual Monitoring Report (AMR) for the Powys Local Development Plan (LDP). It covers the period 1st April 2019 to 31st March 2020 and is preceded by the Monitoring Review 2019 which covers the period from the Plan adoption, 17th April 2018, to 31st March 2019.

The Monitoring Framework and the purpose of the AMR is explained in Chapter 5 of the Powys LDP. It is generally a requirement for the AMR to be submitted to the Welsh Government by 31st October each year, but this requirement was revoked for 2020 by letter from Welsh Government dated 7th July 2020, due to the unprecedented circumstances of the Covid 19 pandemic (although data collection was strongly encouraged). Therefore, this AMR with its analysis, is being published as an Appendix to AMR 2021 (monitoring period 1st April 2020 to 31st March 2021) due to be submitted to Welsh Government by 31st October 2021.

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

The LDP monitoring framework on which Annual Monitoring Framework and subsequent AMRs is based contains a total of 60 monitoring indicators, which are set out in Chapter 5 of the LDP or are a requirement of the Local Development Plans Manual (Edition 3) published March 2020. The monitoring indicators are used to monitor the effectiveness of the Plan and its policies.

The AMR includes an analysis and a recommended action for each monitoring indicator. The colour codes and actions align with Table 1 and are consistent with the Local Development Plans Manual (Edition 3).

Monitoring Actions

Table 1. Summary of Monitoring Assessment and Actions from Development Plans Manual (Edition 3)

<p>Continue Monitoring</p> <p>Development plan policies are being implemented effectively.</p>
<p>Training Required</p> <p>Development plan policies are not being implemented as intended and officer or Member training is required.</p>
<p>Supplementary Planning Guidance (SPG) Required</p> <p>Development plan policies are not being implemented as intended and further guidance is required, potentially preparing additional SPG.</p>
<p>Further Investigation/Research Required</p> <p>Development plan policies are not being implemented as intended and further research and/or investigation is required.</p>
<p>Policy Review Required</p> <p>Development plan policies are not being implemented and are failing to deliver; a review of the specific policy may be required.</p>
<p>Plan Review</p> <p>Development plan policies are not being implemented and the plan's strategy is not being delivered, triggering a formal review in advance of the statutory 4-year review.</p>

Key Findings for This AMR Monitoring Period:

- The Plan is delivering in many of its policy areas and meeting the objectives set out in the LDP.
- The sustainable settlement hierarchy which controls the scale and location of growth is being followed in accordance with the Spatial Strategy.
- Within the Plan area a total of 237 dwellings were completed in the AMR period against the calculated annual average requirement figure of 353 dwellings.
- The number of cumulative completions for the Plan period so far, from its start date in 2011 to 1st April 2020, amounts to 1,786 residential units. This is 40% of the LDP's Dwelling Requirement Figure (DRF).
- Housing completions in the Plan area are below the annual and cumulative targets of the LDP. It should be noted that housing completions have not reached the required 353 per year, in any one year to date.
- If these delivery trends continue the LDP will not have delivered enough additional dwellings to meet the LDP Dwelling Requirement of 4,500 additional dwellings by 2026. This AMR therefore recommends further investigation and analysis of issues, including market factors, which are limiting the delivery of new homes.
- The Housing Trajectory has been compiled with the involvement of a LDP Housing Stakeholder Group. It is encouraging that the Housing Trajectory (Figure 1) demonstrates that the Plan does include sufficient suitable, available and deliverable sites to enable additional homes to be delivered in line with the annual average requirement figure of 353 additional dwellings per year.
- It is apparent that the number of additional dwellings being delivered on LDP Housing Allocations is considerably lower than anticipated at this current time. More momentum is required if the Plan's house building targets are to be met. Further analysis on the causes behind the delays in bringing sites forward is recommended.
- The performance on windfall housing sites remains strong with completions on windfall sites above expectation in this AMR period (168 units compared to the assumption of 110 units annually).
- In total there were, 69 net additional affordable homes completed in this AMR period. This means that since the Plan's start date in 2011, 495 affordable homes have been delivered, this equates to 52% of the LDP target of 952 new additional affordable homes.
- The number of affordable homes completed increased in this AMR period compared to the past three years, this upward trend is expected to continue to the end of the Plan period reflecting the priorities of the Social Housing sector. However, further analysis is recommended to ascertain if the LDP's overall target of 952 affordable dwellings is likely to be met by 2026.
- LDP policies relating to; new-build housing density, viability assumptions and the securing of affordable housing (as part of market development), are performing as planned.
- The development of five permanent pitches at the Machynlleth Gypsy and Traveller Site is on target with delivery expected during the financial year 2020/2021.
- During the AMR period, planning permission was granted on 1.96 hectares of land for employment uses (B1, B2 and B8). Proposals were either on existing employment sites (employment safeguarding areas) 0.754 hectares (total net floorspace of 2,558 square metres), or windfall development 1.203 hectares, (4,208 square metres).
- Allocated Employment Sites are not being eroded by other development proposals meaning they remain available for new employment proposals.
- The performance of Allocated Employment Sites will continue to be kept under review.

- Renewable Energy Proposals in identified Search Areas (Local Search Areas/Strategic Search Areas) are not yet coming forward.
- The safeguarding framework of LDP Policy SP7, which protects strategic environmental, historic, minerals, landscape and recreational assets is being implemented at the strategic level with a detailed assessment being provided through the related topic specific development management policies.
- Public Open Space is being successfully protected and secured or enhanced in accordance with LDP Policy.
- The LDP policies protecting landscape (DM4) and community facilities (DM11) are being interpreted and implemented successfully.
- Planning obligations are securing infrastructure gains as intended.
- The LDP's tourism policies are being embraced. There remains a focus on self-catering accommodation, first apparent in the preceding Monitoring Review. A total of 254 individual units of tourist accommodation were permitted with static caravans, glamping pods and holiday chalet / cabin accommodation accounting for most (83%) of the permitted units.

Table 2. Summary of Actions from the 60 Indicators Included Within the AMR During the Monitoring Period

Continue Monitoring	30 - Continue Monitoring 7 - Adopted SPG by the Target date
Training Required	1
Supplementary Planning Guidance (SPG) Required	0
Further Investigation/Research Required	5
Policy Review Required	0
Plan Review	0
Not Applicable to this AMR period or superseded	17 – Includes indicators that need two consecutive years of data before action required. Indicators unable to be monitored and indicators that have been superseded.

Further Points of Interest:

The Supplementary Planning Guidance (SPG) programme is progressing successfully. In April 2019, the Council adopted SPGs relating to Renewable Energy and Landscape and in January 2020, the Council adopted SPGs relating to Conservation Areas and Residential Design. In total seven of the SPG have been adopted since the LDP was adopted.

Work commenced during this AMR monitoring period on the final set of SPG, although it is recognised there is likely to be some disruption to the schedule, due to the pandemic and the Council's move to Business-Critical mode in March 2020.

The publication of the Development Plans Manual, Edition 3 (March 2020) has influenced the structure and content of the AMR, updating that published in the LDP. This includes the replacement of Joint Housing Land Availability Studies (JHLAS) and the need to demonstrate a 5-year supply of housing land with a system of monitoring based on a Housing Trajectory.

The implications of Covid-19 and Brexit are as yet uncertain but can be expected to have some impact, possibly significant impact, on the performance of the LDP in forthcoming years. This will be kept under review.

1. Analysis of significant contextual change / indicators

1.01 Since the LDP was adopted in April 2018, changes have been made to planning policy and guidance, and to legislation and guidance in other areas related to planning. This section provides a summary and review of contextual changes at national, regional and local level.

1.1 National Context

Planning Policy Wales, Edition 10 (December 2018)

1.1.1 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales. PPW, the TANs, MTANs and policy clarification letters comprise national planning policy.

1.1.2 PPW Edition 10 differs from previous versions in that it has been prepared in line with the Well-being of Future Generations (Wales) Act 2015 (WFGA), the objectives of which represent the central thread that runs through the document. The document also promoted the concept of Placemaking within the planning system; this relates to the delivery of Sustainable Places to support the well-being of people and communities across Wales.

1.1.3 Decision-makers are expected to take account of updated advice in PPW including the national sustainable placemaking outcomes which both inform the preparation of development plans and the assessment of development proposals.

1.1.4 PPW explains how development proposals will become subject to a development plan hierarchy comprising of three types of statutory development plan, the National Development Framework (NDF), the regional Strategic Development Plan (SDP) and the Local Development Plan (LDP). The Plans should all be prepared in accordance with national planning policies and work in unison. Lower tier plans must be in conformity with the highest tier (the NDF). Until the NDF and any SDP are adopted, the Council's sole statutory development plan is the Powys Local Development Plan (2011-2026).

Development Plans Manual Edition 3 (March 2020)

1.1.5 A new edition of the Development Plans Manual was published in March 2020, updated to take account of significant changes to planning legislation and national policy since the second edition (2015), including the Planning (Wales) Act 2015, The Well-being of Future Generations (Wales) Act 2015 and Planning Policy Wales (PPW) (10th Edition).

1.1.6 The Manual is not national policy; however it provides guidance for practitioners involved in the preparation and implementation of development plans. It is intended to be read alongside PPW and other relevant legislation and guidance, and contains practical guidance on how to prepare, monitor and revise a development plan, underpinned by robust evidence to ensure that plans are effective and deliverable and contribute to placemaking. The Manual clarifies the expectations of Welsh Government with regards to the plan making process.

Revocation of Technical Advice Note 1 Joint Housing Land Availability Studies (March 2020) and Monitoring of Delivery through a Housing Trajectory

1.1.7 In March 2020, the Welsh Government announced changes to the way in which housing delivery should be monitored. The changes to PPW removed the five-year housing land supply policy and replaced it with a policy statement making it explicit that the housing trajectory, as set out in the adopted LDP, will be the basis for monitoring the delivery of development plan housing requirements as part of LDP Annual Monitoring Reports (AMRs). It also involved the revocation of Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (January 2015) in its entirety, as a consequence of the policy change to PPW. A Welsh Government letter announced the revisions to the housing delivery section of PPW, revocation of Technical Advice Note (TAN) 1 and publication of the Development Plans Manual (Edition 3). The letter explains that this approach will ensure that the monitoring of housing delivery, including the response to under-delivery, is an integral part of the process of LDP preparation, monitoring and review.

1.1.8 In accordance with these changes, the Council has prepared a housing trajectory as part of this AMR and agreed it in consultation with a Housing Stakeholder Group. The work includes additional information on Powys' current housing land availability, including dwelling completions/permissions and their locations. See Figure 1 for the Trajectory and Annexes 1 and 2 for the Tables of Housing Allocations and Commitments.

Affordable Housing Supply Review (May 2019)

1.1.9 The final report of the Independent Review of Affordable Housing Supply (1 May 2019) commissioned by Rebecca Evans AM, Minister for Housing and Regeneration, included a range of recommendations. The following recommendations from the Review are particularly relevant to planning:

- Welsh Government to mandate the provision of Local Housing Market Assessments (LHMA) based on a consistent timetable, data and methodology across housing tenures.
- For the Welsh Government statistical service to work with local authorities to agree data sets for use in the LHMA, LDP and other housing requirements work.
- A regular refresh of LHMA's every two years and rewriting of LHMA's every five years, with joint LHMA's to be explored.
- LHMA's to better capture a range of needs - older and younger age groups, people with disabilities - as well as giving more detailed attention to sub-market home ownership, rural housing, small settlement and the demand for community housing trusts and self-build.
- Better integration of the production and reconciliation of the conclusions of LHMA and LDP processes.
- Local Authorities to consider resources devoted to the LHMA and LDP processes and skills sufficiency of staff.
- Development of new consolidated and simplified standards for new build grant funded homes and homes delivered through Section 106 or planning conditions.
- Introduction of a requirement for new affordable homes to be near zero carbon / Energy Performance Certificate (EPC) 'A', using a fabric first approach from 2021 and for this requirement to apply to all housing tenures by 2025.
- A set of core / minimum principles to be produced for Section 106 agreements to include minimum acceptable criteria for such developments.

- Local Authorities to make better use of Compulsory Purchase Order (CPO) powers to help bring forward more land for housing and to facilitate the development of public sector land.

1.1.10 The Welsh Government published its own response to the Review in July 2019, accepting or accepting in principle all but one (deferred) of the recommendations and confirming that the Welsh Government officials will undertake appropriate further work to consider the possibilities and implications of implementing the recommendations.

1.1.11 In September 2019, Head of Housing Supply, Homes and Places at the Welsh Government wrote to all Housing Strategy Officers explaining how the accepted housing need recommendations were being taken forward. The letter sets out the intention to review the LHMA processes, guidance and data sources by autumn 2020 with a view to issuing updated guidance/advice in early 2021.

Rural housing delivery in Wales: How effective is rural exception site policy (January 2019)

1.1.12 This research commissioned by the Royal Town Planning Institute (RTPI) in Wales was undertaken by Cardiff University to understand the role and use of rural exception site policies in Wales. The Report recommendations relate to the need to clarify guidance and improve data, to expand local flexibility, to increase support for delivery, and to further explore the impact of market housing. The recommendations of the Report highlight the need for:

- Clarity on data and definitions on affordable housing exception site permission and delivery between Welsh Government and Local Planning Authorities.
- Clarity on references to rural exception site and affordable housing exception sites, which are often used interchangeably.
- Further guidance on the development management aspects of exception sites.
- Local Authorities to consider removing restrictions on the type of housing provider that can develop, and also to consider removing specific caps on the number of units that can be provided, on rural exception sites.
- Exploration of the role of the Development Bank for Wales in providing mortgages for affordable housing in perpetuity.
- A rural affordable housing toolkit to be developed that explains rural exception site processes, engagement and links to other affordable housing options and tools.

1.1.13 The Report also concluded that there was no compelling evidence to suggest that cross-subsidy of market housing delivers more affordable housing, however that this should be kept under review. Where cross-subsidy is introduced, this should be subject to a maximum cap of 25% market housing, limits on land area for market housing, a minimum absolute number of affordable housing units, and for affordable housing to be developed concurrently with market housing.

Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites (June 2018)

1.1.14 The Circular provides updated guidance on the planning aspects of identifying sustainable sites for Gypsies and Travellers and outlines how planning authorities and Gypsies and Travellers can work together to achieve this aim. The Circular outlines the duty to provide sites, the necessity of involving Gypsies and Travellers proactively in the process

and the steps required to assess the need for sites, identify suitable sites, and include policies in development plans.

Changes to the Consenting Regime of Energy Infrastructure and Permitted Development.

1.1.15 Consenting for the following was devolved to Wales with effect from 1st April 2019:

- Onshore generating stations between 50 Megawatts (MW) and 350MW (with the exception of consenting for generating stations up to 50MW and all onshore wind, for which the Welsh Ministers and Local Planning Authorities already have functions);
- Offshore generating stations up to 350MW (with the exception of renewable generating stations up to 1MW, which will continue to require a Marine Licence alone from Natural Resources Wales); and
- Overhead electricity lines up to and including 132KV associated with devolved Welsh generating stations.

1.1.16 This has required changes to legislation and other consequential measures setting out procedures and permitted development rights.

Prosperity for All: A Low Carbon Wales (March 2019)

1.1.17 This Plan sets out the Welsh Government's approach to cut emissions and increase energy efficiency in a way that maximises wider benefits for Wales, ensuring a fairer and healthier society. It sets out policies and proposals that are intended to reduce emissions and support the growth of the low carbon economy.

1.1.18 Of particular note in relation to planning are the targets and policies introduced for the following sectors: Power; Buildings; Transport; Industry; Land Use, Land Use Change and Forestry; Agriculture; and Waste Management.

Noise and Soundscape Action Plan 2018-2023 (December 2018)

1.1.19 This Welsh Government Action Plan outlines the Welsh public sector's strategic policy direction in relation to noise and soundscape management for the next five years. It has a broader focus than reducing noise levels alone, recognising also the need to create appropriate soundscapes, meaning the right acoustic environment at the right time and in the place.

Welsh Government Circular 008/2018: Planning requirement in respect of the use of private sewerage in new development, incorporating septic tanks and small sewage treatment plants (July 2018)

1.1.20 This Circular has updated the information and guidance to be used by planning authorities when considering proposals for new development in areas with no public sewerage system. It has replaced Welsh Office Circular 10/99 (Planning Requirement in respect of the Use of Non-mains Sewerage incorporating Septic Tanks in New Development). It provides guidance on the exercise of planning controls on non-mains sewerage and associated sewage disposal aspects of new development in order to avoid public health, amenity or environmental problems.

1.1.21 The Circular provides guidance for both planning policy and development management. With regards to Local Development Plans, the Circular states that Planning Authorities may wish to include appropriate policies in their development plans to reflect a) the contents of the Circular, b) its own knowledge and experience of the circumstances and conditions in various localities within its area; and c) the views of appropriate bodies on the issue of private sewerage and its likely effect on public health, amenity and the environment.

Schedule 3 of the Flood and Water Management Act (2010) – Disposal of Surface Water through SuDs (January 2019)

1.1.22 Schedule 3 of the Flood and Water Management Act (FWMA) 2010 provides a framework for the approval and adoption of surface water systems serving new developments. The Welsh Government introduced five statutory instruments to implement this requirement. The statutory instruments made it a requirement from the 7th January 2019 for all new developments of more than one dwelling, or where the construction area is 100 square metres or more, to dispose of surface water through a sustainable drainage system (SuDS).

1.1.23 The Welsh Government produced two documents: Sustainable Drainage (SuDS) Statutory Guidance (2019)” and “Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems (2019)” which outline the process and standards to be applied.

1.1.24 All applications for SuDS need to be submitted to and approved by the SuDS Approval Body (SAB). This is a separate consenting process to the planning application process; developers cannot commence works until both consents have been granted. In order for a SuDS application to be granted approval it needs to demonstrate compliance with the Statutory SuDS Standards. The standards contain:

1.1.25 A set of Principles, which need to be applied in the design of the surface water drainage scheme, and

Six standards, numbered S1 to S6:

- S1 – Runoff destination
- S2 – Hydraulic control
- S3 - Water Quality
- S4 – Amenity
- S5 – Biodiversity
- S6 – Construction, operation and maintenance.

Welsh National Marine Plan (Nov 2019)

1.1.26 The Welsh National Marine Plan was published in November 2019 and is intended to support the sustainable development of the seas around Wales, covering inshore and offshore areas for the next 20 years. It sets out the Welsh Government's ambitions for the future use of marine natural resources and how various users of the seas should interact and consider each other's activities and future plans.

1.1.27 The Marine and Coastal Access Act (2009) requires public authorities to take relevant authorisation or enforcement decisions in accordance with the Welsh National Marine Plan unless relevant considerations indicate otherwise. Public authorities are also required to have regard to the appropriate marine policy documents in making any decision

which relates to the exercise of any function capable of affecting the whole or any part of the UK marine area.

State of Natural Resources (SoNaRR) Interim Report 2019

1.1.28 This report provides an assessment of whether Wales is achieving the sustainable management of natural resources. It is compiled annually by Natural Resources Wales and the 2019 Interim Report provides evidence of the challenges that our natural resources are facing, with the two issues of climate change and biodiversity loss being the most pressing. It also provides some recommendations that will help to address these important issues. The recommendations include creating a circular economy and providing a green infrastructure in both urban and rural settings. Green infrastructure is mentioned extensively in Edition 10 of PPW (2018) and will need to be incorporated into any future LDP.

Managing Scheduled Monuments in Wales (November 2018)

1.1.29 This Cadw best-practice guidance has set out the general principles to consider when managing and making changes to scheduled monuments. It has been written to inform owners, occupiers and managers of scheduled monuments. It is also intended for use by decision-making authorities, alongside Planning Policy Wales, TAN 24, and Cadw's Conservation Principles, to inform policies, advice, and the statutory decision-making process.

Managing Change to Listed Places of Worship in Wales: the Ecclesiastical Exemption (November 2018)

1.1.30 This Cadw best-practice guidance explains the operation of the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (Wales) Order 2018. It sets out the guiding principles to consider when planning changes to listed places of worship covered by the Order. It also sets out a code of practice for denominational consent procedures, which explains how those principles should be included in the control and decision-making process.

1.1.31 It clarifies the need to obtain separate planning permission for development affecting the exterior of a building. It explains that proposals for total demolition of a listed building requires listed building consent from the LPA and that conservation area consent is also needed when it is proposed to demolish an unlisted building in a conservation area. Decision-making bodies are also required to make full use of the Historic Environment Record.

Understanding Listing in Wales (September 2018)

1.1.32 This Cadw guidance is aimed at helping anyone who wants or needs to know why and how buildings are listed. It also explains how to ask for a building to be listed or delisted, and how to request a review of a listing decision. It provides an introduction to owners, occupiers and agents about what listing means for them.

1.2 Chief Planning Officer Letters

Intensive Poultry Units (June 2018)

1.2.1 This letter requires the planning system to take a constructive approach towards agricultural development whilst ensuring significant consideration is given to environmental protection as well as the wellbeing of people and the impacts on natural and cultural resources.

Increasing Supply of Affordable Homes Through Planning (July 2019)

1.2.2 When reviewing LDPs local planning authorities must make provision for affordable housing led housing sites. Such sites will include at least 50% affordable housing. This is defined as social rented housing provided by local authorities and registered social landlords, and intermediate housing where prices or rents are above those of social rent but below market levels. There must be secure arrangements to recycle receipts to use for future affordable housing in cases where full ownership is achieved.

“Securing Biodiversity Improvements” (October 2019)

1.2.3 This letter drew the attention of LPA's to the Section 6 Duty of the Environment (Wales) Act 2016 and the need for planning authorities to 'seek to maintain and enhance biodiversity in the exercise of their functions'. The letter sought to clarify the interpretation of this duty and stated that 'where biodiversity enhancement is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise it will be necessary to refuse permission'. It goes on to state that 'planning authorities should be proactive and embed appropriate policies into local development plans to protect against biodiversity loss and secure enhancement'.

Legal Status of the Draft National Development Framework (NDF) November 2019

1.2.4 This letter states the intention to publish the NDF in September 2020, which will set out the Welsh Government's spatial planning policy up to 2040. It states that conformity with the NDF is not a legal requirement until its publication. However, it is important that LDPs consider the outcomes, spatial strategy and policies set out in the draft NDF and how emerging LDPs fit with these, which should not cause delay given that the NDF and LDPs are being prepared in the context of PPW 10. Where there is a significant difference in direction of travel between the NDF and an individual LDP, this will be an issue for Inspectors to consider at Examination. LPAs should review the draft NDF and consider what its draft policies may mean for proposals that are anticipated or likely to be determined after the publication of NDF, which will assist Inspectors in considering proposals submitted before publication of the NDF but likely to be determined after.

Coronavirus: Guidance to Planning Authorities (March 2020)

1.2.5 This letter provides guidance by the Welsh Government to Local Planning Authorities regarding changes to planning services in light of the Covid-19 outbreak. It highlighted the potential delays to the Senedd's scrutiny process of the NDF due to the prioritisation of work around the current emergency and urgent matters. It also confirmed that Technical Advice Notes TAN 11, TAN 15 and the proposed new intensive agriculture TAN are under review and that any new or further consultation will take place after the end of the current Covid-19 outbreak. Regional Technical Statements for Aggregates (RTS 2) were also due to be published in April 2020, and that this would be undertaken as soon as appropriate in the coming months.

Local Development Plan (LDP) Preparation – Novel Coronavirus (COVID-19) (March 2020)

1.2.6 This letter provides guidance to Local Planning Authorities on progressing Local Development Plans during the Covid-19 outbreak. It summarises key issues identified so far for LDPs, including local authority resources/capacity, plan engagement/consultation, and delivery agreement/timetable. It recognised that progressing an LDP in line with the legal obligations set out in both the Delivery Agreement and the Community Involvement Scheme will not be possible.

1.2.7 The Welsh Government sets out the proposed approach for LDPs based on their stage in the process, specifically mentioning those at consultation stage, submission and examination stage, and those that are due to formally commence review (NOTE: the review of the Powys LDP is not due to commence at this stage). It is stressed that as much technical work as possible should be undertaken during this period. It is also explained that the Welsh Government would be taking a pragmatic view on the implications and delays on plan preparation may have on other legislative requirements, such as the end dates of plans.

Planning and the Post Covid 19 Recovery (July 2020)

1.2.8 This letter will be discussed in detail in the next AMR (2021). However, it included a paragraph stating there would be no requirement for Annual Monitoring Reports (AMR) to be submitted in October 2020, but encouraged LPAs to continue with data collection, as this will help shape and inform policy and plan development.

1.3 Regional Context

Mid and South West Wales Regional Planning Group

1.3.1 Work has been continuing at the regional level to support and contribute towards planning within the Mid and South West Wales region.

Regional Housing Market Assessment

1.3.2 As reported in the Monitoring Review (2018-2019), the Authorities in the Mid and South West Wales region (Swansea, Neath Port Talbot, Pembrokeshire, Pembrokeshire Coast National Park, Ceredigion, Powys, Carmarthenshire, Brecon Beacons National Park) have collaborated on updating their Local Housing Market Assessments (LHMA). Opinion Research Services (ORS) were commissioned in January 2019 to undertake a cross border Housing Market Assessment (HMA) for the authorities within the region.

1.3.3 The regional HMA will consist of a report at the Mid and West Wales regional level and a report at the local authority level. The HMA reports have been drafted and are currently being considered by Housing and Planning Policy Officers from the LPAs within the region. Consultation on the draft HMA is due to take place with stakeholders before the reports are finalised for adoption by the Authority later in 2020.

Regional Viability Model

1.3.4 Andrew Burrows of Burrows Hutchinson Ltd. was appointed in January 2019 to undertake a financial viability project for the Mid and South West Wales region. The project involves producing a regional viability model and associated training and support.

1.3.5 Stakeholder events were held at Llanelli and Llandrindod Wells during May 2019 to discuss the site-specific model and viability assumptions, and also to engage with the development industry. Developers, the Homebuilders Federation, Agents, Estate Agents, RSLs, Welsh Government, valuers and housing officers were invited to the meetings. Specialist training also took place later in 2019 for Council Officers on the practical use of the new regional viability model.

1.3.6 The commission has also produced a high-level viability model (HLVM) for use for LDP purposes and a site-specific development viability model (DVM) for use in assessing the viability of Candidate Sites and planning applications. The HLVM is intended to be used to carry out viability testing of proposed policies and affordable housing targets at LDP review stage, as evidence to support the delivery of the LDP. In the meantime, the HLVM will be used for annual monitoring purposes to assess changes to residual values (see indicator AMR9).

1.3.7 House price values at sub-market level area will be informed by evidence provided in the house price database that has been set up as part of this commission, which will be updated by Officers using the Land Registry's Price Paid Data and online EPC register (floorspace data). The database will also provide data on local comparable developments in order to verify house prices values assumed by developers using the DVM for site specific viability assessments.

1.3.8 Work has been continuing on making the DVM ready for public release in order that it can be used by developers to support candidate site submissions and in support of planning applications. This has involved the development of a public user guide and screencasts to accompany the model, along with establishing an agreed set of fees for release of the model to site promoters, which will also cover the LPA's high-level review of the submission.

Regional Employment Study

1.3.9 A "larger than local" sites and premises employment study and sectoral analysis was scoped out and commissioned in October 2019 for the Mid Wales region (Powys, Ceredigion and BBNPA area). Outcomes and recommendations are due to be delivered by April 2020.

Mid Wales Growth Deal

1.3.10 The Mid Wales region was invited by the UK Government and the Welsh Government in 2017 to develop a Growth Deal. In December 2019, Powys County Council and Ceredigion County Council entered into an Inter-Authority Agreement to formalise collaboration and governance required to bring forward the development of the Mid Wales Growth Deal and to agree a Heads of Terms document with the Governments. The Deal will play a key role alongside a range of other strategies and investments from the public and private sector to bring prosperity to the communities and businesses of the region.

Growing Mid Wales Partnership

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

1.3.12 In February 2019, Growing Mid Wales published "Strategic Economic Priorities for the Mid Wales Region", which presents the strategic economic priorities that aim to deliver growth across the region over the next 15 years. It is a strategic document that outlines the priority programme required to deliver sustainable economic growth, more productive jobs and support prosperous communities in Mid Wales by 2033. It is intended as a living document that will be reviewed on a regular basis to guide future investment.

NRW Area Statements (March 2020)

1.3.13 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.

1.3.14 The Powys LPA area is within the region, which is covered by the Mid Wales Area Statement, which also includes the LPA areas for Ceredigion and the Brecon Beacons National Park. It sets out the following five themes for the Mid Wales area:

- Improving biodiversity – responding to the nature emergency.
- Sustainable land, water and air.
- Reconnecting people and places – improving health, well-being and the economy.
- Forest resources – managing timber resources effectively.
- Climate emergency – adaptation and mitigation.

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

1.4 Local Context

Vision 2025: Our Corporate Improvement Plan (April 2018)

1.4.1 In April 2018, Vision 2025 was launched by Powys County Council as its Corporate Improvement Plan which has set out a seven-year vision for the County and plans for how the Council would achieve it. Vision 2025 has set out four well-being and equality objectives:

- Well-being Objective 1: We will develop a vibrant economy.
- Well-being Objective 2: We will lead the way in providing effective, integrated health and care in a rural environment.

- Well-being Objective 3: We will strengthen learning and skills.
- Well-being Objective 4: We will support our residents and communities.

1.4.2 Progress made by the Council in terms of meeting its wellbeing objectives is reported on an annual basis. The Corporate Improvement Plan Annual Performance Report (April 2019 - March 2020) presented the Council's performance during 2019-2020 against the Well-being objectives and activities set out in Vision 2025.

Towards 2024, the Powys Well-being Plan (May 2018)

1.4.3 The first Well-being Plan for Powys was published in May 2018. The Public Service Board (PSB) for the Powys Local Authority Area is responsible for developing a local Well-being Assessment and Well-being Plan for the area. The Well-being Plan provides a long-term vision of well-being in Powys and details the actions that will be taken to address local issues and contribute to the national Well-being goals. It has set out four local well-being objectives and 12 initial well-being steps to deliver these local objectives.

1.4.4 The Powys Public Service Board Annual Report highlights the work that the PSB has done during 2019-2020 to deliver the objectives in Towards 2040.

1.4.5 Planning Authorities have a duty to have regard to the local Well-being Plan during development plan preparation and review and they form a key part of the evidence base.

Powys Digital Strategy (December 2019)

1.4.6 PCC has published 'Digital Powys 2019-2025 – A Digital transformation Strategy' outlining the vision of embracing new technologies to improve customer experience. It sets out how the Council will work together with partners to make the most of new technology and the opportunities it provides for the communities of Powys and to improve connectivity across the county. It is aimed at ensuring Powys is a place where people can connect, communicate and access the council services they need both quickly and efficiently. The delivery of the strategy will be driven through the Digital Powys Programme.

1.5 Supplementary Planning Guidance (SPG)

1.5.1 The following SPGs have been adopted since the LDP was adopted in April 2018:

- Affordable Housing (October 2018)
- Planning Obligations (October 2018)
- Biodiversity and Geodiversity (October 2018)
- Renewable Energy (April 2019)
- Landscape (April 2019)
- Conservation Areas SPG (January 2020)
- Residential Design SPG (January 2020)

1.5.2 Work has commenced on the final batch of agreed SPG comprising:

- Archaeology
- The Historic Environment
- Land Drainage and Flooding

These SPG will be due for adoption during April 2020.

1.5.3 Newtown Town Council has commenced on preparing a Place Plan for the Newtown and Llanwchaiarn Town Council area with support from the Planning Policy team. The Town

Council is involving both a professional planning consultancy and Planning Aid Wales in the preparation of the Place Plan and is engaging widely with the local community and stakeholders. It is important that the Place Plan is adopted as SPG for it to carry weight as a material consideration, the Council will be publishing a Consultation version of the Place Plan in accordance with the SPG Protocol before it is considered for Adoption.

1.6 Updated Local Evidence

Open Space Assessment (2018)

1.6.1 The Open Space Assessment (originally undertaken as part of the evidence base for the LDP) was updated in 2018. The assessment provides an overview of the current provision of open space in the key settlements across the Powys LDP area. It sets out those areas which are to receive protection through LDP Policy DM3 and provides a framework for the provision of new open spaces to support implementation of the policy.

1.7 Other Contextual Changes

Brexit

1.7.1 In June 2016 the UK electorate voted in favour of leaving the European Union (EU) and the UK formally left the EU at the end of 2019. Until the end of 2020 a transition period remains in place while the UK and EU negotiate additional arrangements. The pre-existing rules on trade, travel, and business for the UK and EU continue to apply during the transition period.

1.7.2 Brexit will include legislative changes that will need to be taken into consideration by the LDP going forward. An example of this is the Conservation of Species and Habitats Regulations 2017 (Habitat Regulations) which includes protection for European protected sites as specified in Policy DM2 of the LDP. It is anticipated that these requirements will be incorporated directly into domestic legislation and therefore no changes in process will occur.

Covid-19 Pandemic

1.7.3 On 23rd March 2020, following increases in the Covid-19 infection rate, the United Kingdom (UK) entered a National Lockdown ordering people to stay at home. This led to a wide scale disruption to services including planning, where the Council has had to re-direct resources to those services identified as business critical.

1.7.4 The impact of the pandemic on Powys will not be truly known for some time. The closure of businesses and services for prolonged periods may result in widescale economic disruption. Some actions may lead to long term changes across the County, these include movement and work patterns which have been affected by measures such as increased homeworking. Looking forward towards the future the Powys LDP will need to be responsive to the priorities and actions promoted by the UK and Welsh Governments and the Powys Local Authority to assist in the post Covid-19 recovery.

2. Analysis of Core/Key Indicators

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

2.0.2 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
AMR2a	The annual level of housing completions monitored against the Average Annual Requirement. (AAR)		Further Investigation / Research Required
AMR2b	Total cumulative completions monitored against the anticipated cumulative completion rate.		Further Investigation / Research Required
AMR3	The number of net additional affordable homes built in the LPA area.		Further Investigation / Research Required
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.		Trigger point requires monitoring over two full years before action is required.
AMR9	Changes in residual values (housing development viability) across the 4 sub-market areas, set against the residual values applied in the Viability Assessment Update (August 2016).		Further Investigation / Research Required
AMR14	No. of gypsy traveller sites and no. of pitches granted planning permission and delivered.		Continue Monitoring
AMR15	Amount of employment land (hectares) permitted on allocated sites in the Development Plan as a % of all employment allocations.		Continue Monitoring

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):	

Analysis

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

Action

N/A

AMR2. 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.

AMR2a. The annual level of housing completions monitored against the Average Annual Requirement. (AAR)

For those plans published prior to the publication of Development Plans Manual Edition 3, completions will be measured against the Average Annual Requirement (AAR) set out in the plan. This must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x %).

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):	

Analysis

This 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 4500 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 2019 to 31st March 2020 a total of 237 dwellings were completed. Whilst, as shown in Table 3 below, this figure is an improvement on the two previous years it is still below the 300 dwellings annual average dwelling requirement figure.

From the start of the plan period 1st April 2011 to the 1st April 2015 housing provision base date (four year period) when the housing provision components were calculated, 622 units residential units were completed (average of 155.5 per annum). This is below the target 1,200 units (300 per annum) required over the four-year period giving a shortfall of 578 units.

To account for the shortfall the Annual Average Requirement (AAR) should be adjusted to 352.5 dwellings a year (rounded to 353 dwellings) for the remainder of the Plan period, as

per the examples shown in paragraph 8.16 of the Development Plans Manual (Edition 3). This is reflected in Table 3, Table 4 (21A) and Figure 1, the housing trajectory below.

It is acknowledged that the housing growth component of the strategy is not performing as strongly as the Council had planned for. The trajectory and Table 4 (21A) below, demonstrate that there is an ample supply of land / sites available for housing development this suggests that other factors are influencing deliverability such as lack of demand, or a shortage of house builders in the area.

It is proposed that monitoring continues for a further year and opportunities are taken to consider evidence regarding housing need, viability and deliverability and other market factors affecting house building performance. Consideration is given to the cumulative requirement against cumulative completions in AMR Indicator 2b.

Table 3. Annual Net Housing Completions Against The Annual Average Requirement (AAR)

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%	- 37	- 10%
2016 - 2017	253	- 47	-16%	- 100	- 28%
2017 - 2018	195	- 105	- 35%	- 158	- 45%
2018 - 2019	163	- 137	- 46%	- 190	- 54%
2019 - 2020	237	- 63	- 21%	- 116	- 33%

The Local 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 4. (21A) Housing Trajectory at 1st April 2020

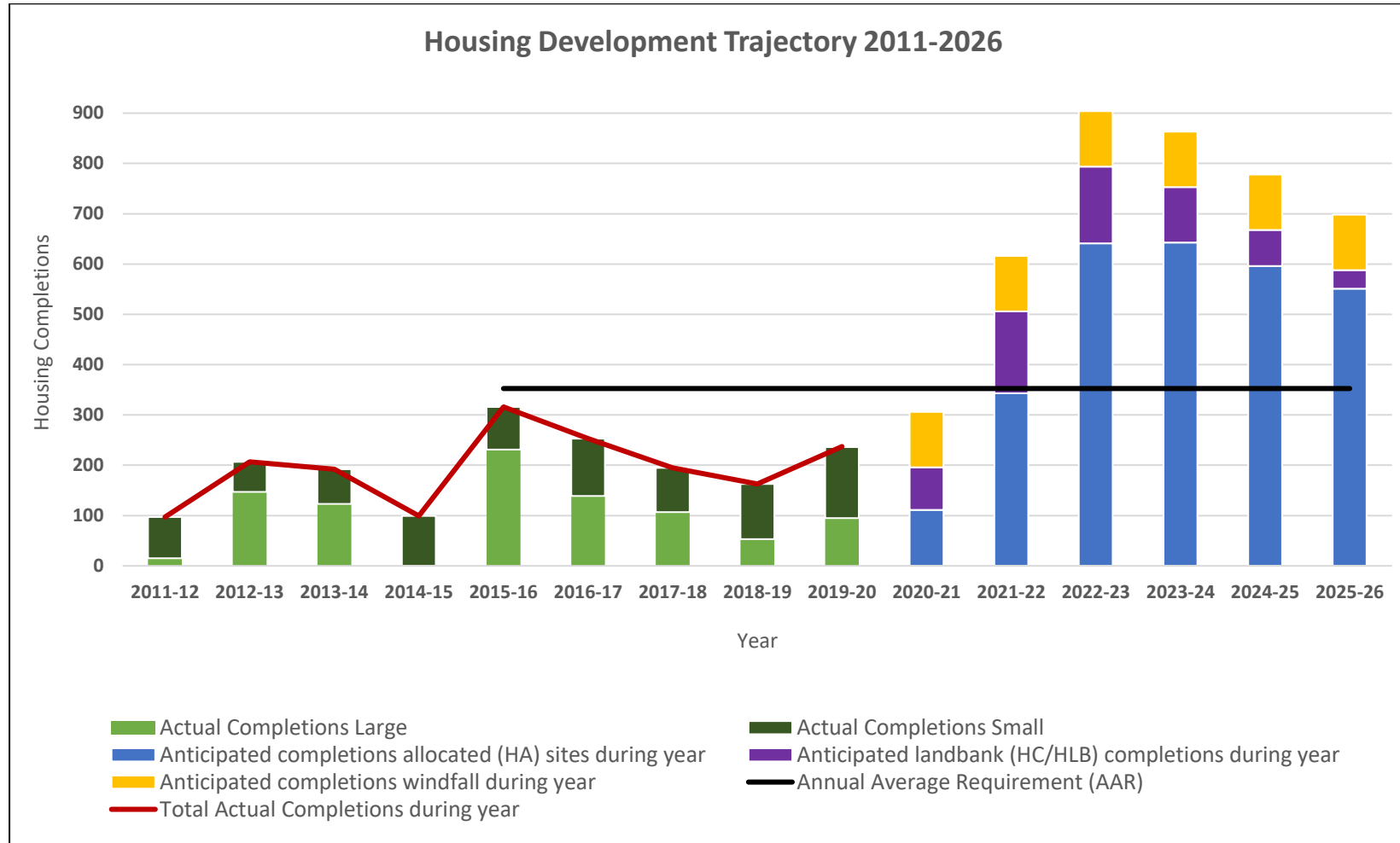
LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2011 -12	2012 -13	2013 -14	2014 -15	2015 -16	2016 -17	2017 -18	2018 -19	2019 -20	2020 -21	2021 -22	2022 -23	2023 -24	2024 -25	2025 -26
Actual Completions Large	15	147	123	0	231	139	107	53	96						
Actual Completions Small	82	60	69	99	85	114	88	110	141						
Anticipated completions allocated (HA) sites during year										111	343	641	643	596	551
Anticipated landbank (HC/HLB) completions during year										85	163	153	110	72	37
Anticipated completions windfall during year										110	110	110	110	110	110
Total Actual Completions during year	97	207	192	99	316	253	195	163	237						
Annual Average Requirement (AAR)					353	353	353	353	353	353	353	353	353	353	353
Total anticipated completions										306	616	904	863	778	698

*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 shortfall of units completed prior to the base date of the plan (April 2015) when the housing provision was calculated (to 353 units).

Figure 1. Housing Development Trajectory 2011 – 2026 at 1st April 2020.

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Action

Further Investigation/Research Required – look at evidence regarding housing need, viability and deliverability.

AMR2b. The annual level of housing completions monitored against the cumulative Average Annual Requirement. (AAR)

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):	

Analysis

This indicator relates to the growth strategy of the LDP which included a dwelling requirement figure of 4,500 new dwellings. The LDP housing provision components were calculated at the base date of 1st April 2015, at this time, 622 dwellings had been completed since the beginning of the Plan period (2011). A further 3,878 dwellings are therefore required to be built before the end of the Plan period (2026) in order to meet the LDP's dwelling requirement.

Within the Plan area a total of **237 dwellings were built** within the period 1st April 2019 to 31st March 2020. Small sites (including conversions) accounted for a significant number of these completions (141 units) (59%).

The 237 dwellings together with the completion of 927 dwellings recorded during the four previous years, means that a **total of 1,164 completions** have been recorded since the 1st April 2015 housing provision base date.

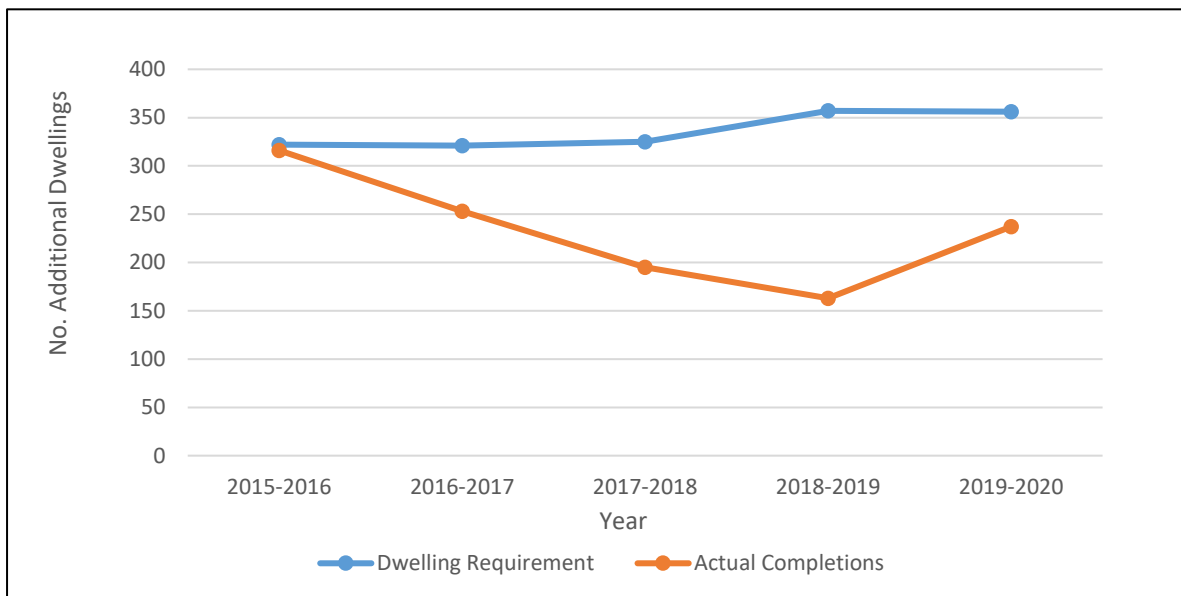
The figure of 237 residential completions recorded is significantly lower than the LDP AMR net additional dwelling requirement for the same period which is 356 units. The cumulative total of the net additional dwelling requirement figures identified in monitoring indicator AMR2, for the period 1st April 2015 to 31st March 2020 is 1,681 units. By comparing the 1,164 completions against the 1,681-net additional dwelling requirement figure it can be seen that there has been a shortfall of 517 completions over the five-year period.

The number of dwellings completed this year is an increase of 74 dwellings from last year's figure. Whilst it can be seen in Table 5 and Figure 2, that the number of annual completions may be on the rise it is acknowledged that the housing growth component of the strategy is not performing as strongly as the Council had planned for. Monitoring should continue and opportunities should be taken to consider the evidence around housing need, viability and deliverability.

Table 5. Actual Cumulative Completions against the Cumulative Completions Target

Year	Cumulative Target	Actual Cumulative Completions	Cumulative Completions Against Target	Percentage
2015 - 2016	322	316	- 6	- 2%
2016 - 2017	643	569	- 74	- 12%
2017 - 2018	968	764	- 204	- 21%
2018 - 2019	1,325	927	- 398	- 30%
2019 - 2020	1,681	1164	- 517	- 31%

Figure 2. Chart Showing The Number Of Additional Dwellings Since Housing Provision Base Date Of April 2015 Against The Net Additional Dwelling Requirement



Action

Further Investigation/Research Required – look at evidence regarding housing need, viability and deliverability.

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):	

Analysis

The LDP housing provision components were calculated at the housing provision base date of 1st April 2015, at this time, 186 affordable homes had been completed since the beginning of the Plan period. A further 766 affordable homes are required to be built before the end of the Plan period in order to meet the LDP's target of delivering 952 affordable homes - 659 of which are expected to be delivered on the LDP's housing allocations, and 107 are 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 6 below. The affordable housing delivery rates compared to the annual targets are also illustrated in Figure 3.

The 69 affordable dwellings completed during this monitoring period together with the completion rate of 240 dwellings recorded during the four previous years, means that a **total of 309 completions** have been recorded since the 1st April 2015 housing provision base date. This shows that progress is being made towards delivery of the LDPs

affordable housing target. The chart above 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 Council's housing building, programmes. Of the 69 affordable dwellings completed during the period, 1st April 2019 to 31st March 2020, 48 were built by Housing Associations.

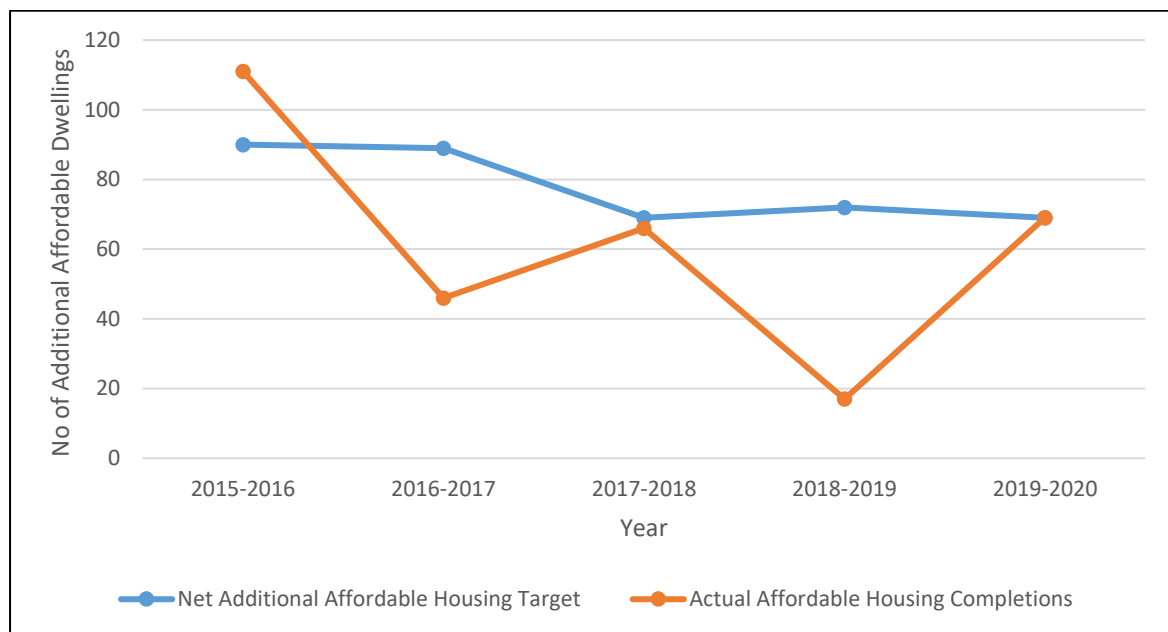
The number of affordable homes being completed annually, has fallen below the cumulative target for more than two years. However, the number of affordable homes being completed has increased in this AMR period and the Local Housing Association's, and the Council's house building, programmes have a substantial number of projects that are underway that will ensure a sustained increase in the number of affordable homes delivered over the next few years.

Monitoring will continue, with further research investigation to take place to establish if there are enough planning applications and sites for affordable housing progressing through the planning system to enable the number of affordable housing completions to reach the cumulative target.

Table 6. 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

Figure 3. Chart Showing Affordable Housing Delivery Rates Compared To The Annual Targets.



Action

Further Investigation/Research Required to establish if there are enough planning applications and sites for affordable housing progressing through the planning system to enable the number of affordable housing completions to reach the cumulative target.

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):	

Analysis

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

Thirteen planning applications have been permitted under LDP Policy H5 during this monitoring period – two in the Central sub-market area, five in the Severn Valley, four in North Powys and two in the South-West. A breakdown of the average contributions secured in connection with these developments set against the target contribution for the sub-market area, is set out in Table 7.

The policy targets were secured in connection with all developments in the Central and Severn Valley sub-market areas.

In North Powys, the average affordable housing contribution is significantly higher than the 10% expected by Policy H5 for this sub-market area. One development in this area involved seven affordable dwellings on a site, partly within and partly outside the development boundary of Four Crosses, put forward and determined as a 100% affordable housing scheme. In the case of two other developments, it had been resolved to grant planning permission by Committee prior to adoption of the LDP and the level of

affordable housing contribution had been agreed at that time. This explains why the average contribution secured in North Powys exceeds policy targets.

Developments in the South-West were not required to provide an affordable housing contribution, in line with LDP Policy H5.

The results in terms of this monitoring are positive in that they show that negotiations over affordable housing contributions are being carried out in line with the policy targets set out in LDP Policy H5.

The trigger point requires monitoring over two full years before action is required. Monitoring will continue, with actions being identified, if the average annual percentage contribution of affordable housing secured in each sub-market area falls below policy targets for two consecutive years.

Table 7. 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%	30%
Severn Valley	20%	20%
North Powys	10%	36%
South West	0%	0%

Action

No action required at this time, continue to monitor.

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):	

Analysis

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

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

A high-level viability model (HLVM) developed as part of the regional viability work is now available for use for planning policy purposes and is intended to be used for monitoring and future review purposes. The LDP's Viability Assessment (July, 2016) was undertaken by the District Valuer Services (DVS) on behalf of the Council using an industry standard Argus model. The difference in the model used means that it is not possible to directly compare figures generated by the HLVM model to those generated by the DVS in 2016. However, the results from this monitoring period will be used as the benchmark against which future results will be compared.

Data available from the Land Registry's House Price Index indicates that average new-build sales values in Powys have increased by approximately 18% since August 2016. As part of the assessment, Officers have used the Price Paid Data for new-build properties obtained from the Land Registry, along with floorspace data available from the online Energy Performance Certificate (EPC) register, in order to establish average sales values

(£ per sqm) achieved on recent housing developments within each sub-market area. No new build data was available for the South-West Powys sub-market area, however analysis of re-sales of existing properties indicate that there has been an increase in house prices generally in this area, to a similar extent as experienced at the Powys level.

Officers have also obtained the relevant build cost rates from the Build Cost Information Service (BCIS) re-based to Powys (March 2020), which indicates that rates have increased by over 20% compared to the rates applied by the DVS in August 2016. At the time of the LDP's Viability Assessment (2016) an additional allowance was made for sprinkler requirements, however it is understood that such costs will by now be reflected in the BCIS rates, and therefore should not be accounted for separately.

The assessment uses the same site typologies and housing mix as those applied by the DVS, as they continue to reflect developments approved and put forward under the LDP. Updates have been made to other assumptions used, such as interest rates and land transaction tax rates. A review of Section 106 agreements entered into under the LDP found that an allowance of £1,000 per unit continued to be appropriate, including on larger site typologies.

The results generated by using the HLVM based on the main typologies indicate that, whilst residual values continue to be positive in the Central, Severn Valley and North sub-market areas, these values are not sufficient to meet the benchmark land value set by the DVS of £300,000 per hectare, resulting in marginal viability. The results for South-West Powys show that residual values continue in negative figures. The results for this period may be partly attributed to the use of a different model.

Changes to the assumptions applied in the HLVM will continue to be monitored closely over the next monitoring period. Further work will be undertaken on these assumptions to ensure that they continue to reflect the nature of developments and circumstances locally in the Powys LDP area. This work is also likely to benefit from site specific viability assessments undertaken using the DVM and further work on gathering viability information regionally.

Action

Further Investigation/Research Required

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

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

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):	

Analysis

LDP Policy H11 makes provision for seven gypsy and traveller pitches situated in Machynlleth and Welshpool as identified in the 2008 Gypsy and Traveller Accommodation Needs Assessment.

Up to the end of the current monitoring period (by 31st March 2020) the two Welshpool pitches had been completed. In Machynlleth conditional planning permission P/2016/1227 was approved on 2nd August 2017 for five families. This permission enables five pitches for static caravans and for up to 10 caravans to be present at any time. The Council's housing department confirm that development of the five permanent pitches is planned to commence in the financial year 2020/2021, meaning that by the end of 2021, this monitoring indicator is expected to be successfully completed.

Action

Continue Monitoring

Development plan policies are being implemented effectively.

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):	

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

During the monitoring period (1st April 2019 to 31st March 2020) no applications were permitted on allocated employment sites. The results show that the planning applications permitted for employment uses within the period, were either on existing employment sites (employment safeguarding areas), 0.754 hectares (total net floorspace of 2,558 square metres), or windfall development 1.203 hectares, (4,208 square metres).

The trigger for this indicator is if the total amount of employment land permitted falls below the cumulative requirement of four hectares for two consecutive years. Therefore, although no new employment development has been secured on an employment allocation this year, Table 8 demonstrates that the LDP is on track when it comes to meeting its employment requirement.

Table 8. Amount of Employment Land permitted on Allocated Employment Sites Since LDP Adoption

Monitoring Period	Amount of Employment Land Permitted
17/04/2018 – 31/03/2019	4.297 ha
2019-2020	0 ha

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 Indicators - 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):	

Analysis

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

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

Development permitted in C2.

In this monitoring period, 1st April 2019 to 31st March 2020, a total of 10 planning applications were permitted for highly vulnerable development that encroached either partially or wholly into the C2 flood zone. Eight of these applications, partially encroached on the C2 flood zone. However, all buildings, which included holiday cabins and dwellings, were located outside of any areas at risk from flooding.

In two cases planning permission was granted against the LDP and national policy due to case law, meaning a refusal would be likely to be overturned at appeal. The reasons for

this included the existing use being classed as highly vulnerable development and the proposed use not resulting in any intensification.

Development permitted in C1.

In this monitoring period, 1st April 2019 to 31st March 2020, no planning applications for highly vulnerable development were permitted either partially or wholly in the C1 flood zone.

The results for this monitoring period have shown that no applications were permitted that would result in a building (dwelling, holiday cabin etc..) for highly vulnerable development being located in an area of flood risk or for the intensification of a highly vulnerable development in an area of flood risk. Therefore, no action is required at this time and monitoring should continue.

Action

Continue Monitoring

Development plan policies are being implemented effectively.

3. Analysis of local indicators

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

3.0.2 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.		Trigger point requires monitoring over two full years before action is required.
AMR5	Total housing units completed on Housing Allocations (HA).		Trigger point requires monitoring over two full years before action is required.
AMR6	Number of housing units completed on windfall sites (non-allocated sites) per annum.		Trigger point requires monitoring over two full years before action is required.
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.		Trigger point requires monitoring over two full years before action is required.

Ref No:	Indicator	Assessment	Action
AMR12	The preparation and adoption of Supplementary Planning Guidance relating to Affordable Housing.		SPG Adopted - No further action required
AMR13	The scale of affordable housing developments permitted on exception sites in Towns, Large Villages, Small Villages and Rural Settlements.		Continue Monitoring
AMR16	Retail development up to 1,000 square metres net permitted and delivered on part of the mixed use site allocated under Policy R2.		N/A in this monitoring period

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):	

Analysis

During the monitoring period a total of 176 units were permitted on sites allocated for housing (HA sites).

As a percentage of overall housing provision on HA sites, this is 176 units out of 2,984 (Table H2 in the LDP) equating to 5.9%.

This is below the 8% percent per annum target which equates to 239 units being permitted. However, this is the first full year since the LDP was adopted with the number of dwellings being permitted on allocated sites seeing an encouraging increase compared to the period of Adoption (17th April 2018) to 31st March 2019 when only 69 units (2.3%) were permitted.

The trigger point requires monitoring over two full years before action is required. Monitoring will continue, with actions being identified, if the percentage of overall housing provision permitted on HA sites continues below the target for two consecutive years.

Table 9. Residential Planning Permissions Granted on Sites Allocated for Housing During Monitoring Period.

Allocation Reference	Planning Reference	No of Units Consented
P42 HA1	P/2013/0144	29
P03 HA1	P/2017/0977	17
P28 HA3	19/0021/FUL	55
P58 HA1	P/2018/0195	23
P07 HA2	P/2018/0428	10

Allocation Reference	Planning Reference	No of Units Consented
P58 HA3	18/0663/OUT	42

Action

No action required at this time, continue to monitor.

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):	

Analysis

The Annual Monitoring Framework sets an annual target of housing units to be completed on Housing Allocations (HA). This target is based on the rate of delivery set out in the LDP's trajectory. The annual target for the year 2019-2020 is 287 units to be completed on housing allocations.

The number of completions on HA sites since the LDP was adopted is detailed in Table 10.

This monitoring period, 1st April 2019 to 31st March 2020, is the first full year since the plan was adopted, however, the completions figure of 11 units is significantly below the annual target of 287 units. In the earlier period from LDP adoption to 31st March 2019 only six units were completed.

These figures show that the number of residential units being completed on HA sites is low at the current time. However, this is not unexpected in the early days of implementation of the Plan as allocated sites do not carry certainty until the Plan is adopted. The Council recognises the time lag as once a site is in the Plan, it may take time to obtain developer interest, negotiate or complete on a site sale, and then allow time for the submission and approval of a planning application (as monitored in monitoring indicator AMR4).

Monitoring indicator AMR4 above shows that progress is being made with certain housing allocations and the grant of planning permissions means that we can anticipate future delivery of units on allocated sites in the forthcoming years.

The monitoring target figures are taken from the housing delivery trajectory (published as part of the LDP evidence base in Sept 2016) which is indicative only. A revised trajectory showing how allocated sites are anticipated to contribute towards housing delivery can be seen in monitoring indicator AMR2. A detailed breakdown on the phasing of each site is available in Table 19 Annex 1 of this AMR.

The trigger point requires monitoring over two full years before action is required, however the Council will liaise with landowners and developers to assist in the progress of delivering completions on allocations. Monitoring will continue, with actions being identified, if the number of additional dwellings completed on HA sites continues to fall below the annual target for two consecutive years.

Table 10. Residential Completions on Sites Allocated for Housing.

Year	Target (since adoption)	Total Completions
2018 – 2019	254	6
2019 – 2020	287	11

Action

No action required at this time, continue to monitor.

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):	

Analysis

The Annual Monitoring Framework sets a target for the delivery of housing developments on windfall sites. This is intended to test delivery on windfall sites against the anticipated windfall projection that was allowed for within the Plan’s housing provision figure. The annual target is 110 dwellings per annum. Action is required where the number of housing units delivered on windfall sites deviates from the cumulative projection of 220 dwellings over two consecutive years.

Table 11 shows the total number of residential units completed that were classed as windfalls split between large and small sites. The total of 168 residential units completed is above the target figure of 110 units. This is partially because of improvements to the LPA’s monitoring systems which now identifies new dwelling completions on small sites based on whether a dwelling is being occupied.

Data from previous years relied heavily on building control completion certificates for small site completions. A more advanced system has now been developed that identifies completions from council tax records, building control occupation inspections and building control completion certificates (the system is robust enough to ensure that no double counting takes place).

Due to the changes to the monitoring system the total completion figure for the 2019-2020 monitoring period has included some units that were under recorded in previous years. Under recording has taken place, where dwellings have been built and occupied, within the Plan period, but a completion certificate has not been applied for. This more advanced system, based on occupation, is considered to be a more accurate reflection on how small sites are contributing towards the LDP’s dwelling requirement.

The completion rate for the period indicates that the windfall projection for the LDP is accurate and that windfall sites are contributing to housing provision in the scale anticipated.

Table 11. Total Number Of Residential Units Completed That Were Classed As Windfalls, Split Between Large And Small Sites During Monitoring Period.

Type of windfall site	Number of completions (units)
Large sites (5 or more units)	28
Small sites (less than 5 units)	140
Total	168

Action

No action required at this time, continue to monitor.

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):	

Analysis

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

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

With regards to subsequent applications, an application was approved for removal of a condition requiring an affordable local needs housing phasing statement on a development in Trefeglwys (also subject to a Section 106 agreement). An affordable housing contribution of six dwellings had been secured as part of the original planning permission in 2016. The application for removal of the condition was supported by a site-specific viability assessment, which was verified on behalf of the Council by the District Valuer, who concluded that the development did not generate a surplus to provide an affordable housing contribution whilst achieving a competitive return. On this basis, the

removal of the affordable housing requirement associated with this development was considered to be justified.

An application was also approved to vary a planning condition relating to affordable housing provision on a housing association development that was partly an LDP allocation (P12 HC3) and partly outside the development boundary of Churchstoke. Planning permission had originally been granted subject to a condition requiring the provision of 28 affordable units, however it was considered that the number could reasonably be reduced to 17 affordable units, given the location of part of the site within the development boundary where an affordable housing contribution of 20% would be expected from market developments.

Seven applications for discharge/modification of a Section 106 relating to affordable housing originally granted as part of a market development, were approved during the monitoring period. Of these, two applications involved discharge of the Section 106 agreement where approval was given for removal of the original affordable housing restrictions on the basis that the agreements no longer served a useful purpose. This was due to the fact that the specific clauses within these agreements have been found to be no longer defensible at appeal, as they do not provide mechanisms to ensure the affordability and availability of the affordable housing in perpetuity. The other five applications gave approval for modification of Section 106 agreements, four of which related to the same development in Four Crosses to address mortgage issues, and another in Llangadfan to widen the definition of 'Local Community' to include Llanfair Caereinion.

Importantly, the original decisions, relating to developments where Section 106s have been discharged, were made prior to LDP adoption. LDP Policy SP3 requires affordable housing to be controlled in order to ensure that dwellings remain affordable and available to those in local need in perpetuity and the LDP's Affordable Housing SPG sets out the mechanisms to be used to ensure this is the case.

No applications for Deed of Variation of Section 106 (used where a Section 106 has been entered into within the past five years) were determined during this monitoring period.

The results of this monitoring indicate that affordable housing policy targets are being met and maintained, unless the case for removal/reduction of affordable housing contributions is evidenced and justified on site specific viability grounds. It was also reasonable to reduce the affordable housing contribution made by housing associations to the level expected from market developments within development boundaries. Where affordable housing restrictions on historic permissions are removed, this is for reasons other than viability, and the modification route for defensible Section 106s is also being used, where appropriate.

The Affordable Housing SPG adopted in October 2018 provides additional practical guidance regarding the approach towards negotiating affordable housing and carrying out viability assessments to support the implementation of LDP Policy H5. The Council has also published a set of templates to be used by applicants for different types of Affordable Housing Schemes at discharge of condition stage in order to improve consistency of such schemes and ensure enforceability.

Action

Continue to monitor - 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):	

Analysis

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

The results for this monitoring period are summarised Table 12 below.

A total of 10 applications have been permitted for market developments where affordable housing contributions have been secured, amounting to a total of 118 affordable housing units. All affordable housing units granted under LDP Policy H5 appear to have been secured on-site, with no examples at the application stage of any units proposed off-site or financial contributions in lieu of on-site provision.

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.

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 12. Affordable Housing Contributions Secured By Type During Monitoring Period.

Type of contribution	Amount of units (equivalent)	% of total units by type
On-site	118	100%
Off-site	0	0%
Financial contributions	0	0%
Total	118	100%

Action

Continue to monitor.

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):	

Analysis

This monitoring indicator looks at the tenure of affordable housing that is being secured through planning permissions, as part of market developments and on exception sites. It is designed to test the implementation of LDP 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 13.

The results show that 50% of all affordable housing secured is social rented, with 10% being secured as intermediate affordable housing for sale. However, these figures represent less than two thirds of the sample. There are substantial gaps in the data, which is due to the fact that affordable housing details, including tenure, may not be available at the planning permission stage. The scheme for affordable housing, which confirms tenure details, is not required until discharge of condition stage, and therefore these details will not normally be available within the same monitoring period as the original permission.

Where Registered Social Landlord (RSL) involvement is known at the application stage, for instance where the applicant is an RSL or the Strategic Housing Authority, the tenure of the housing is usually specified and mainly consists of social rented units.

Based on the data available, and where tenure is known, 84% of the units secured are social rented, which reflects the greater need for social rented housing, as evidenced by the current LHMA. Where intermediate tenures are secured, this consists of affordable housing for sale on small scale developments. Out of the nine developments where

intermediate affordable housing for sale has been secured, the majority involved single affordable dwellings in Rural Settlements, with some examples as part of small-scale developments within higher settlement tiers. These developments were either of a scale or location that would not be suitable for development by the Strategic Housing Authority or Registered Social Landlords.

The trigger point requires monitoring over two full years before action is required. Monitoring will continue, with actions being identified, if the affordable housing tenure mix secured through planning permissions does not accord with the evidence of need identified in the LHMA. It is also expected that the review of the current LHMA, which is being carried out on a regional basis (see regional context above), will become available for use during the next monitoring period, which may alter the evidence in terms of the balance and mix of affordable housing tenures needed.

Table 13. Affordable Housing Secured By Tenure During Monitoring Period.

Tenure	Number of units	% of overall units
Social rented	87	50%
Intermediate rented	0	0%
Intermediate for sale	17	10%
Other	0	0%
Not known/unspecified	69	40%
Total	173	100%

Action

No action required at this time, continue to monitor.

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):	

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):	

Analysis

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

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

A total of 13 developments have been permitted on exception sites for a total of 51 affordable housing units. This includes a development of four affordable dwellings permitted adjacent to the Town of Llanidloes, which had been submitted under previous Unitary Development Plan (UDP) policies, however it was still considered to comply with LDP policies in force at the time of determination, and the Council's Affordable Housing Officer had confirmed a need for affordable housing.

Four developments were permitted on sites adjacent to Large Villages, including a major development of 24 dwellings adjacent to the settlement of Four Crosses. The application was not submitted by an RSL or the SHA, however Officers considered that it was reflective of housing need as evidenced by the Common Housing Register. A development of three affordable dwellings adjacent to the settlement of Tregynon was considered to align with the SPG and details of transfer to an RSL would be conditioned. A development of five affordable dwellings adjacent to the settlement of Kerry was recognised by Officers as not provided by an RSL or equivalent, however highway constraints would prevent a larger development on the site. A development of seven affordable dwellings partly within and partly adjacent to the settlement boundary of Four Crosses was not considered to be suitable for larger development, hence no interest had been shown by an RSL or SHA.

In Small Villages, three developments for single open market dwellings have been permitted on infill sites. Another development involved a mixed scheme of three affordable units and two market units on a site that represented part infill and part logical extension to the settlement. The scale of these developments complied with the approach applied by LDP Policy H1 towards housing development in Small Villages.

A total of five developments of single affordable dwellings have been permitted in Rural Settlements, in accordance with the scale expected by LDP Policy H1.

The results of this monitoring demonstrate that the scale of affordable housing exception sites permitted across all settlement tiers complies with LDP policies H1 and H6. Whilst not all sites adjacent to Towns and Large Villages are being reserved for large scale RSL/SHA development, non-RSL/SHA and smaller schemes have been justified on the grounds of site suitability, in line with the guidance in the Affordable Housing SPG, or on the basis of local housing needs. Developments permitted as affordable housing exceptions in lower tier settlements also comply with LDP policies H1 and H6.

Action

Continue to monitor.

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):	

Analysis

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

At the date of 31st March 2020, there is no record of any activity/progress on the retail development proposals. This situation will continue to be monitored to ascertain if a pre-application enquiry is registered by the end of 2020. It is anticipated that new retail proposals could be significantly impacted by the Covid-19 pandemic.

Action

Continue to monitor.

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.		Trigger point requires monitoring over two full years before action is 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):	

Analysis

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

Table 14 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 the LDP was adopted 17th April 2018. The final column shows the monitoring target which comes from LDP Policy SP6.

The results of this monitoring indicate that the residential distribution parts of LDP policies SP6 and H1, are being implemented correctly; with the majority of residential development being permitted in the upper two tiers of the settlement hierarchy within the expectations set out in the settlement strategy of the LDP.

The percentage of dwelling units permitted in the Large Villages is below what is set out in the LDP strategy, but as the total units combined for Towns and Large Villages (87%) is in excess of the monitoring target (more than 75%), this is not considered to be an issue.

Furthermore, the percentage of units permitted in the lower tiers of the settlement hierarchy (14%), where development is more restrictive, is well within the monitoring target (less than 25%).

Table 14. Net Number Of Dwellings Permitted In The Monitoring Period And Since The LDP Was Adopted Against The Settlement Hierarchy Targets In LDP 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	330	67%	586	63%	>50%
Large Village	97	20%	213	23%	>25%
Small Village	19	4%	31	3%	<10%
Open Countryside / Rural Settlement	48	10%	94	10%	<15%
Total	494		924		

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):	

Analysis

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

Table 15 below shows the Small Villages where planning permission was granted for new dwellings between 1st April 2019 and 31st March 2020.

It can be seen from Table 15 that the Small Village of Llandyssil has had a total of eight units permitted, five open market and three affordable dwellings. The eight units were permitted through two separate planning applications.

The first planning application, 18/1090/OUT, comprised of two open market and three affordable dwellings and is considered to comply with LDP Policy H1. The second planning application 19/0067/FUL was for the conversion of agricultural buildings to three open market dwellings. Planning applications for the re-use/adaptation of rural buildings are considered under Technical Advice Note (TAN) 23 rather than LDP policy, so although this application is for more than two open market residential dwellings in a Small Village, it does comply with planning policy.

Table 15. 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
Abertridwr	2	0
Caehopkin	1	0
Leighton	1	0
Llandyssil	5	3
Llangammarch Wells	1	0
Llangedwyn	1	0
Llanigon	1	0
Penegoes	2	0

Action

Continue Monitoring

Development plan policies are being implemented effectively.

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

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: <ol 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):	

Analysis

This monitoring indicator looks at the distribution of employment developments permitted across the settlement hierarchy; it is designed to test 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 16 shows the net area of employment land (in hectares) permitted across the settlement hierarchy in the monitoring period (1st April 2019 to 31st March 2020) and since the LDP was adopted (17th April 2018 to 31st March 2020). The net area of employment land is used to calculate the percentage of employment land growth that has been permitted for each of the settlement tiers. The final column shows the 'Monitoring Target' which comes from LDP Policy SP6.

LDP Policy SP6 directs the majority of employment development to the Towns. During the monitoring period the employment development permitted in the Towns was consistent with the policy exceeding the 50% target.

The percentage of employment land permitted (42%) in the lower tiers of the settlement hierarchy exceeds the monitoring target (<30%) during the monitoring period. This is primarily because of two planning applications, 19/1204/FUL (0.272 hectares) and 19/1795/FUL (0.292 hectares). Analysis of the applications provides the justification to the locations:

Planning application 19/1204/FUL included the conversion of part of an existing agricultural building into a mix of offices and warehouse space for the production, storage and distribution of goods. The proposed development was for the re-use of an existing

steel frame agricultural building that was surplus to the farm's requirements, and sited within the already established business, of 25 years, the Radnor Hills Water Company Ltd. Permitting this development allowed for the expansion of an existing business, which needed to be sited at this location due to its reliance upon the springs and boreholes of an underlying aquifer.

Planning application 19/1795/FUL sought to convert an existing motorcycle repair and sales use building (Sui Generis) to a general industrial building (B2 use). The development was considered acceptable at this location as it utilises a suitable existing building / previously developed land and the proposed development will retain the premises as a building for employment.

There is a sizable variation between the percentage distribution across the settlement hierarchy in this monitoring period, compared to the total percentage distribution across the settlement hierarchy since the LDP was adopted. This variance is dependent on the amount of employment development permitted in the period, when there are fewer applications permitted one or two applications can heavily distort the figures. Data needs to be collected over a few more years before any assessment can be made on the effectiveness of LDP Policy SP6 with regards to employment distribution over the settlement hierarchy.

Table 16. Distribution Of Employment Land Permitted In Monitoring Period Across The Settlement Hierarchy.

Settlement Hierarchy	Net area (ha) of employment land permitted	Percentage	Net area (ha) of employment land permitted since LDP adopted	Percentage	Monitoring Target
Town	0.988	51%	4.129	35%	>50%
Large Village	0.145	7%	4.583	39%	<20%
Small Village/ Open Countryside / Rural Settlement	0.824	42%	3.145	26%	<30%
Total	1.957		11.857		

Action

No action required at this time; more data is required to determine the performance of this indicator.

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.		Continue Monitoring
AMR22	Amount of permanent, sterilising development permitted within a minerals safeguarding area.		To improve Development Management procedures to make sure mineral safeguarding constraints information is readily available to all Planning Officers.

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):	

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 10) published December 2018.

Initial findings show that during the monitoring period (1st April 2019 to 31st March 2020) planning permission was granted on windfall sites for an area totalling 133.173 hectares (ha). From the 133.173 ha, 17.781 ha (13%) of it was on previously developed land with 112.505 ha (85%) on greenfield sites and 2.887 ha (13%) on a mixture of previously developed land and greenfield.

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 (67.93 ha), open space proposals (1.023 ha) and renewable energy - where the majority of the original land use remains the same (1.594 ha).

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 62.963 ha. From the 62.963 ha, 17.719 ha (28%) of it was on previously developed land, with 43.357 ha (67%) on greenfield sites and 2.887 ha (5%) 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 LDP Policy SP6 for all tiers of the settlement hierarchy except the Open Countryside.

The area of windfall development permitted in the Open Countryside accounts for 66% 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 56% 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. Interestingly although the percentage of development permitted in the Open Countryside (66%) is higher than that of the previous monitoring period (57%), the percentage on greenfield sites, in the lower tiers, is less (this period 56%, adoption to 2019 -69%).

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 56% of the area permitted on greenfield land in the Open Countryside. The applications permitted covered an area totalling 17.566 ha, consisting of 47 separate applications for 191 individual units of accommodation (these results are consistent with the findings from the Monitoring Review). Consideration will be given in monitoring indicator AMR37 on how these developments accord with the tourism policies in the LDP.

Figure 5 shows that 21% of the area permitted for development on greenfield land in the Open Countryside has been for residential developments. The breakdown of the types of residential development permitted in the Open Countryside is detailed in Table 17 (again, these results are consistent with the findings from the Monitoring Review). All the development types listed in Table 17 accord with either the policies in the LDP or National Policy and hence have adequately justified the use of greenfield land.

The results for this monitoring show that there is a large majority of windfall development being 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.

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

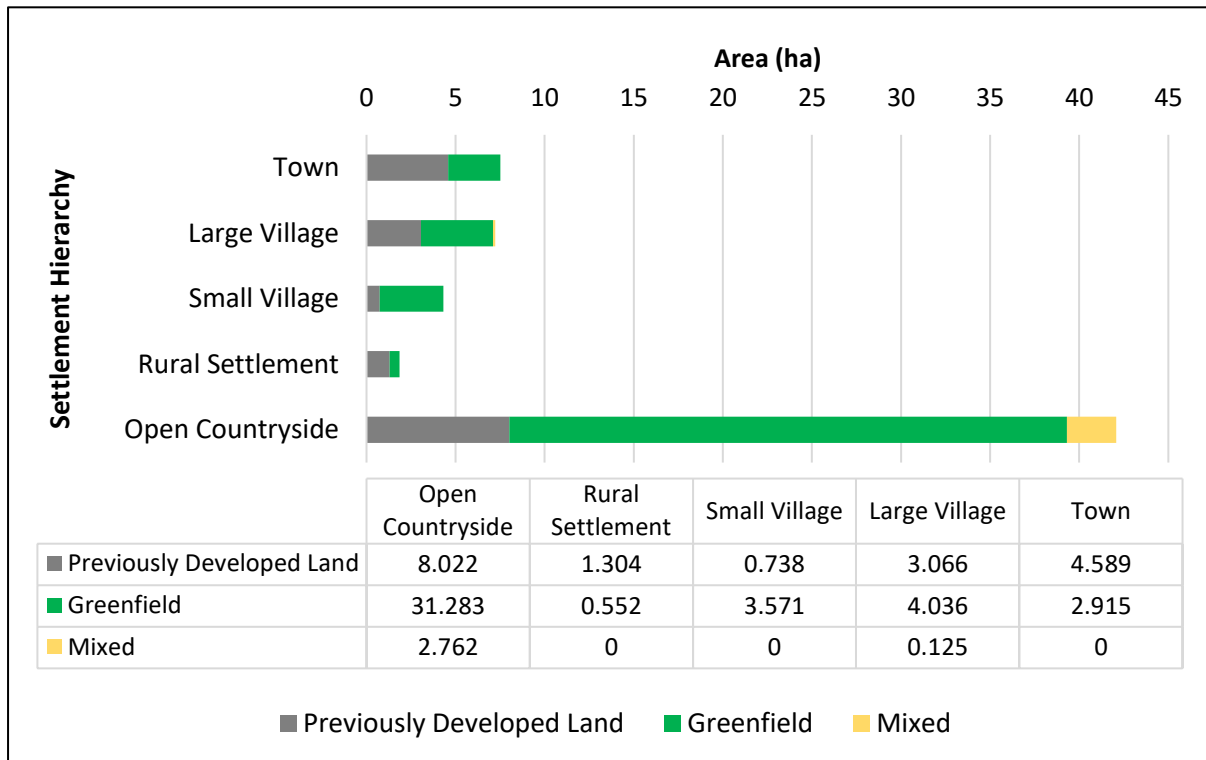


Figure 5. Chart Showing Percentage and Area Permitted For Different Development Proposals on Greenfield Land in the Open Countryside in Monitoring Year.

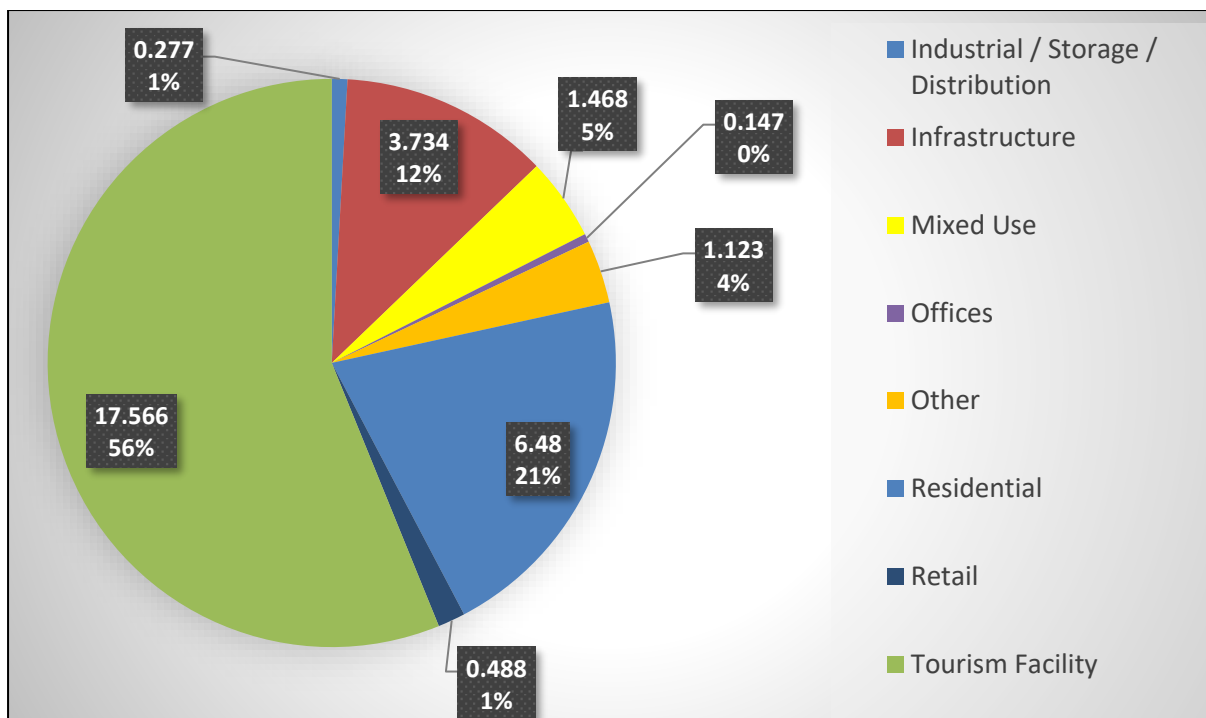


Table 17. Types of Residential Development Permitted on Greenfield Sites in The Open Countryside During Monitoring Period.

Nature of Development:	Area (ha)	No of Residential Units
Dwelling - Conversion / Change of Use	2.792	22
Dwelling - Rural Enterprise / Agricultural Worker	3.39	11
Conversion / Change of Use to Residential not creating a new dwelling	0.048	0
Change of use of Agricultural Land to Residential curtilage	0.25	0

Action

Further Investigation/Research Required – look at evidence regarding sustainable development versus economic growth.

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):	

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 overall average density for housing developments across the settlement tiers is approximately 26 dwellings per hectare. The policy targets in relation to density and monitoring results for each settlement tier are summarised in Table 18.

The results above show that, on average, the density guideline is being met and significantly exceeded in Towns, which is positive, particularly given that Towns are the primary focus for development and therefore the policy appears to be most effective in this location.

On average, the densities of housing developments permitted in Large Villages fall short of the density guideline by five dwellings per hectare. Where lower densities have been accepted, justification is provided by Officers in their reports taking into account site specific circumstances and local context, as is allowed for by the policy.

With regards to the lower densities permitted in Small Villages, five developments involved multiple units in these locations, three of which related to conversions, where density is largely dictated by the scale and layout of the existing building and scope for subdivision. The two other permissions related to a site that benefitted from the fallback position of previous permissions. This provides a reasonable explanation as to why lower densities have been permitted in Small Villages in these instances.

Within Rural Settlements, densities permitted are within but at the lower end of the guide range set by policy for this settlement tier. All developments within these settlements involved single dwellings with curtilages of no more than 0.1 ha, in line with the guidance set out in the Affordable Housing SPG.

The data in respect of single dwellings covers dwellings permitted across all settlement tiers, including Open Countryside. A total of 65 single dwelling developments were permitted during the monitoring period, almost half of which related to conversion or change of use of existing buildings. On average, the density of single dwelling developments exceeded the guide range set within policy. However, the higher densities appear to have been achieved on conversion schemes (34 dwellings per hectare), whilst single dwelling developments fall within, but again at the lower end of, the range at 11 dwellings per hectare, and therefore at a similar density to those in Rural Settlements.

At an individual application level, density matters are being considered within Officer reports, with lower densities being justified in certain cases due to site constraints (e.g., specific highway and parking requirements, footpaths, watercourses, residential amenity, heritage) but also due to local context, particularly where detached properties are predominant, and in view of the fallback position provided by previous permissions on sites. Higher densities have also been permitted where proposals involve smaller house types, including flats and conversions.

There was also an example of a site in Ystradgynlais where LDP Policy H4 had been used to require an additional dwelling to be included in the development, specifically to achieve an appropriate density.

With regards to the density achieved on housing allocations, permission has been granted on several LDP allocations. The indicative capacities for these sites (as indicated in Appendix 1 of the LDP), generally based on an anticipated density of 27 units per hectare, have been achieved in all instances, apart from on an allocation in Ystradgynlais (P58 HA1). The Officer's report for this development details the reasons for accepting a lower density of 16.4 dwellings per hectare on this particular site, which include certain site constraints that reduce the developable area of the site (topography, trees and pumping station) and taking into account the fallback provided by permission already existing on part of the allocation. The site was also intended to be developed for self-build detached properties. Where developments have only involved parts of allocations, it has been demonstrated that the initial phase of development is designed to enable the remainder of the site to be developed to the scale anticipated by the LDP.

The results of this monitoring demonstrate that, whilst proposals may not always meet the density guide ranges set out within LDP Policy H4, deviations from policy have been justified based on site specific circumstances, as is enabled under Policy H4. It is, therefore, clear that LDP Policy H4 is being implemented as intended.

Furthermore, LDP Objective 3 aims 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. Therefore, whilst the results of the previous monitoring indicator (AMR20) show that a substantial amount of greenfield land is being released for development, the results of this monitoring indicator (AMR21) demonstrate that where greenfield land is released for housing development, this land is being used efficiently, where possible.

Table 18. Average Density Permitted By Settlement Tier/Development Type During Monitoring Period.

Settlement tier / development type	Average density (dwellings per ha)	Guide range
Town	37	27+
Large Village	22	27+
Small Village	11	20-25
Rural Settlement	11	10-15
Single dwellings	22	10-15

Action

Continue Monitoring

Development plan policies are being implemented effectively.

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):	

Analysis

The aim of this monitoring indicator is to test the effectiveness of LDP Policy DM8 Minerals Safeguarding. The policy states that Mineral 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 2019 to 31st March 2020, 145 applications were permitted within a minerals safeguard area. Of the 145, 95 were for proposals considered not to have any impact, examples include the conversion or redevelopment of existing buildings, minor extensions to existing buildings or proposals for the siting of camping pods and static caravans.

For the remaining 50 applications there were instances where the identification of the minerals safeguarding area as a constraint had been missed. Where it had been identified as a constraint, every proposal was in accordance with LDP Policy DM8 with the reasoning explained in the Officer's report. Where the constraint had been missed, it does not necessarily mean the development proposal did not comply with LDP Policy DM8, but that it had not been given consideration.

The trigger point for this indicator may have been reached, however this not due to the wording of the Policy itself, but due to procedural issues regarding the way constraints are identified.

Action

To improve Development Management procedures to make sure mineral safeguarding constraints information is readily available to all Planning Officers.

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.		This SPG will be due for adoption by 17 April 2020 so the indicator falls outside the scope of this Monitoring Review.
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):	

Analysis

This SPG will be due for adoption by 17th April 2020 so the indicator falls outside the scope of this Annual Monitoring Report.

Action

N/A

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):	

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 lifetime of this monitoring period no planning applications were permitted in the open countryside, therefore no further actions are necessary.

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:

- i. Contribute to the achievement of the Water Framework Directive targets in Powys.
- ii. 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.		Trigger point requires monitoring over two full years before action is required.
AMR27	Additional installed capacity (MW) of solar PV developments permitted within LSAs per annum.		Trigger point requires monitoring over two full years before action is required.
AMR28	Number of community/district heating schemes permitted under Policy DM13 (criterion 15) per annum.		Trigger point requires monitoring over two full years before action is 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):	

Analysis

This monitoring indicator aims to monitor the effectiveness of LDP Policy RE1 in contributing towards achieving the TAN 8 SSA capacity targets.

SSA (or Strategic Search Areas) are a land use designation that arose from Technical Advice Note 8 (TAN8) on Renewable Energy. TAN8 recognised the need to identify areas where large scale onshore wind farm proposals of 25MW or over could be accommodated. The aim of designating areas of land as SSA are to ensure that the technical efficiency of wind power generation is maximised and environmental impacts are minimised as much as possible. TAN8 identified indicative capacity targets (Table 19), in Megawatts, for each SSA based on the assumption that the majority of the theoretically technically suitable land within each SSA was utilised. However, it also recognised that it is possible for each SSA's realised capacity to be more or less than that indicated. There are two SSA that fall entirely within Powys and part of a third, these are detailed in Table 19 below.

In this monitoring period of the LDP no applications for wind turbines within the Powys Strategic Search Areas have been permitted.

The previous Monitoring Review listed a number of factors that will have contributed to this performance. One of these is the protracted lead in time for applications that would have needed to wait until the LDP was adopted before developing their proposals. However, chief amongst the other factors were national trends such as changes in the support regime and the devolving of parts of the consenting regime that are continuing to have profound influences on the continued roll out of onshore wind energy generating sites in the UK.

The Monitoring Review also looked to an emerging national trend which it was hoped would help to stimulate activity in this field in Powys, however clearly that trend has not yet yielded any results in the county.

With the lack of any onshore wind planning permissions being granted within the identified SSAs for this monitoring period, the efficacy of the policy itself cannot be adequately tested. This monitoring indicator's trigger point requires two consecutive, full, years of monitoring and so with this monitoring period representing the first full year, it remains to

be seen if any permissions, or even applications, are forthcoming during next year's monitoring period. As such it is considered that continued monitoring is required.

However, it is to be noted that Renewable Energy onshore wind development proposals which are typically promoted within the areas of SSA are (from 1st April 2020) considered to be Developments of National Significance (DNS) and would therefore be determined by Welsh Government. Unless the scheme is therefore a very small-scale supportive scheme within the SSA, the LPA is not the consenting Authority.

Table 19. TAN8 Identified Indicative Capacity Targets, In Megawatts, For Each SSA.

SSA	Name	Indicative Capacity (in MW)
B	Carno North	290
C	Newtown South	70
D	Nant-y-Moch (part of)	140

Action

No action required at this time, continue to monitor.

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):	

Analysis

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

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

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

The Monitoring Review listed a number of factors that will have contributed to this performance. One of these is the protracted lead in time for applications that would have needed to wait until the LDP was adopted before developing their proposals. However, chief amongst the other factors were national trends, such as changes in the support regime, the Feed-in Tariff and lack of grid capacity that are continuing to have profound influences on the continued roll out of onshore renewable energy generating sites in Powys and the wider UK and are beyond the control of the LDP.

The Monitoring Review also looked to an emerging national trend which it was hoped would help to stimulate activity in this field in Powys, however clearly that trend has not yet yielded any results in the county.

The apparent lack of any planning applications pending determination also may lend weight to the national factors having a bearing upon such proposals being brought forward. And without any applications the efficacy of the policy itself cannot be adequately tested. However, it should be noted that interest and applications have been forthcoming in the past outside of the LSA areas in mid Powys (Moat Lane) and South-west Powys (Brynhenllys).

The monitoring indicator's trigger point requires two consecutive, full, years of monitoring and so, with this monitoring period representing the first full year, it remains to be seen if any permissions, or even applications, are forthcoming during next year's monitoring period to avoid the trigger point being reached.

It is recommended that the most appropriate course of action is to continue to monitor activities recognising the lead-in time necessary to prepare a non-domestic renewable energy scheme application.

Action

No action required at this time, continue to monitor.

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):	

Analysis

This monitoring indicator seeks to test the performance of Criteria 14 of policy DM13, in the permitting 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.

Only one application involving a CHP unit was approved in this monitoring period and this was located in a rural setting and so would not have been required to undertake the investigative work.

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 to be carried out 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 is not possible to know how many proposals undertook this investigation and then discounted it due to it not being feasible or viable.

If it is found to be viable and feasible, as with other forms of larger scale renewable energy proposals, bringing them to application stage can be a long and expensive process. As this is only the second year of the newly adopted LDP being applied to development proposals, developers would have waited until the LDP was adopted before developing their proposals, so it is possibly still the case that schemes may yet be in the pipeline.

Also, 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 old people's home, public swimming pool, or leisure centre etc.) and/or is in proximity to other similar users that require a regular or high 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.

The trigger point requires monitoring over two full years before action is required. Monitoring will continue, with actions being identified to establish how many applications in subsequent years are carrying out investigations and how many are subsequently permitted to determine whether this Policy is performing as anticipated. It may also be necessary to further promote the requirement for an investigation, and the associated technology involved in district networks, amongst Officers, developers and their agents to maximise potential uptake in the future.

Action

No action required at this time, continue to monitor.

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 87MW (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):	

Analysis

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

Policy RE1 of the LDP is supported by the Powys Renewable Energy Assessment (REA) Update (2017) which identified the amounts of renewable, low or zero carbon electricity and thermal energy that the county could be reasonably expected to contribute towards the national targets. For electricity, the different sources listed in the REA (Biomass, Hydropower, Landfill Gas, Windpower, Solar PV, Anaerobic Digestion, Combined Heat and Power and Building Integrated Renewables) were likely to contribute an additional 61.7MW capacity to what already exists before the end of the Plan period in 2026. By the

end of 2021/2022, approximately halfway through the Plan period, it could therefore be expected to contribute up to 30.85MW, which is exactly half of the 61.7MW figure.

For thermal energy production the REA identified a further 7MW of capacity being generated by the end of the Plan period arising from Biomass (via Combined Heat and Power units, Biomass Boilers, Anaerobic Digestion, and Building Integrated Renewables). By the end of 2021/2022 half of this capacity (3.5MW) could be expected to have been delivered.

In the Monitoring Review period (17th April 2018 to 31st March 2019), 21.34MW of renewable, zero or low carbon electricity generation capacity was permitted in the county, and 1.18MW of renewable or low carbon thermal capacity was added.

Analysis of the Council's data for **this** monitoring period (1st April 2019 to 31st March 2020) reveals a further 0.34MW of renewable, zero or low carbon electricity generation capacity was added, along with a further 10.639MW of thermal capacity.

The figures for electricity generation are considerably lower than the 2018-2019 Monitoring Review period, however those results did include a very large single application of 20MW. Altogether, since the LDP was adopted (17th April 2018) a total of 21.68MW of electricity generation has been added, so the Policy is on track to deliver the anticipated 30.85 MW of additional renewable energy installed capacity by the end of 2022.

The figures for the generation of renewable, zero or low carbon thermal energy show a significant increase from the Monitoring Review period. This year 10.639MW of thermal capacity has been added, a total of 11.82MW has therefore been permitted since the Plan's adoption. This is nearly 5MW more than the anticipated 7MW total for the duration of the Plan.

Irrespective of the types of energy generated, when taken together these figures reveal that approximately 33.5MW of extra renewable, zero or low carbon energy installed capacity has been added which is almost half (34.4MW) of the total (68.7MW) combined figure for both electricity and thermal generation types.

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):	Adopted April 2019.

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):	

Analysis

Criteria 1 and 2 of LDP Policy RE1 are concerned with ensuring that the Strategic Search Areas (SSA) for renewable wind developments, and Local Search Areas (LSA) for solar PV developments, accommodate renewable energy developments of an appropriate size (25MW and upwards for wind and between 5 and 50MW for solar). They also safeguard their designations by ensuring that they are not sterilised by other renewable or low or zero carbon developments that would be incompatible with the purpose of the SSA/LSA. Such incompatible developments would include other wind developments in an SSA that were smaller than 25MW, or solar developments in an LSA under 5MW, if their presence created an unacceptable cumulative impact that would render the SSA/LSA unavailable to other larger scale developments for which the Area has been designated.

The two whole and one part of an SSA that are present in the county are intended to accommodate large scale renewable wind developments of greater than 25MW. The 20 LSAs in Powys are intended to accommodate solar PV developments of between 5 and 50MW.

Analysis of the Development Management data for the monitoring period (1st April 2019 to 31st March 2020) reveal that there were no applications in the county for wind or solar that were over 5MW in size, therefore none of the SSA or LSA will have had their purposes compromised.

No further action is therefore required but monitoring will continue.

Action

Continue Monitoring

Development plan policies are being implemented effectively.

Theme 2 – Supporting The Powys Economy

Objective 6 – Vibrant Economy

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

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

Ref No:	Indicator	Assessment	Action
AMR32	Amount of major retail, office and leisure development (sq.m.) permitted within and outside Town Centre Areas.		Continue monitoring
AMR33	The number of developments permitted for new economic development on allocated employment and mixed use sites in respect of business (B1), general industry (B2), storage and distribution (B8) multiple uses, ancillary uses, and other uses		Continue monitoring
AMR34	Number of employment developments permitted on non-allocated sites.		Continue monitoring
AMR35	Number of developments permitted for alternative use of existing employment sites listed under Policy E4.		Continue monitoring
AMR36	Number of developments permitted within Town Centres, which would result in less than: 75% of units within a Primary Shopping Frontage; 66% of units within Secondary Shopping Frontage; being for A1 and A3 uses.		Due to Covid-19 restrictions preventing site visits it has not been possible to complete this monitoring indicator for this monitoring period.

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):	

Analysis

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

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

During the monitoring period, the only application for major development permitted that fell within the categories of retail, office or leisure, was for the redevelopment of a caravan park. The redevelopment of the caravan park complied with LDP Policy TD1, therefore it is considered that the development plan policies are being implemented effectively with regards to this indicator.

Action

Continue Monitoring

Development plan policies are being implemented effectively

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

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):	

Analysis

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

LDP policy promotes the employment allocations (and some of the mixed use allocations) for B1, B2 and B8 uses, 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 (1st April 2019 to 31st March 2020) no applications were permitted on any of the sites allocated for employment uses within the plan. As shown in monitoring indicator AMR15, the planning applications permitted for employment uses within the period, were either on existing employment sites (employment safeguarding areas), 0.754 hectares (total net floorspace of 2,558 square metres), or for windfall development 1.203 hectares, (4,208 square metres).

This monitoring indicator looks at whether any of the employment allocations have been lost (either entirely or in part) to other land uses. From the results it can be seen that there has been no loss of land allocated in the Plan for employment use, to non-employment uses during the period.

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):	

Analysis

A total of 11 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 shows where the employment proposals were in terms of the settlement hierarchy and the nature of the development (e.g., conversion/change of use, extension or new build).

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

1. The proposal is up to 0.5ha. and is located within or adjoining a settlement with a development boundary.
2. The proposal is for the limited expansion, extension or environmental improvement of existing employment sites and buildings.
3. 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 of the proposals in the Towns and Large Villages are on are on previously developed sites within a settlement, so can automatically be considered as complying with LDP Policy E2. The single proposal in a Small Village is adjacent to an existing storage building and is viewed as being for the limited expansion of the business and therefore complies with LDP Policy E2, criterion 2.

The remaining proposals in the Open Countryside were granted due to compliance with the policies listed in Table 20. From Table 20, it can be seen that there have been a number of employment developments permitted on non-allocated sites. With the exception of one, they were all in accordance with Policy E2.

It is considered that all of the planning applications for employment uses permitted, that were not on an allocated employment site, accorded with the policies in the LDP.

The trigger for this monitoring indicator “1 or more employment developments permitted on non-allocated sites not in accordance with Policy E2 in any one year.” should be reviewed to reflect that there are other LDP policies that permit employment uses on non-allocated sites.

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

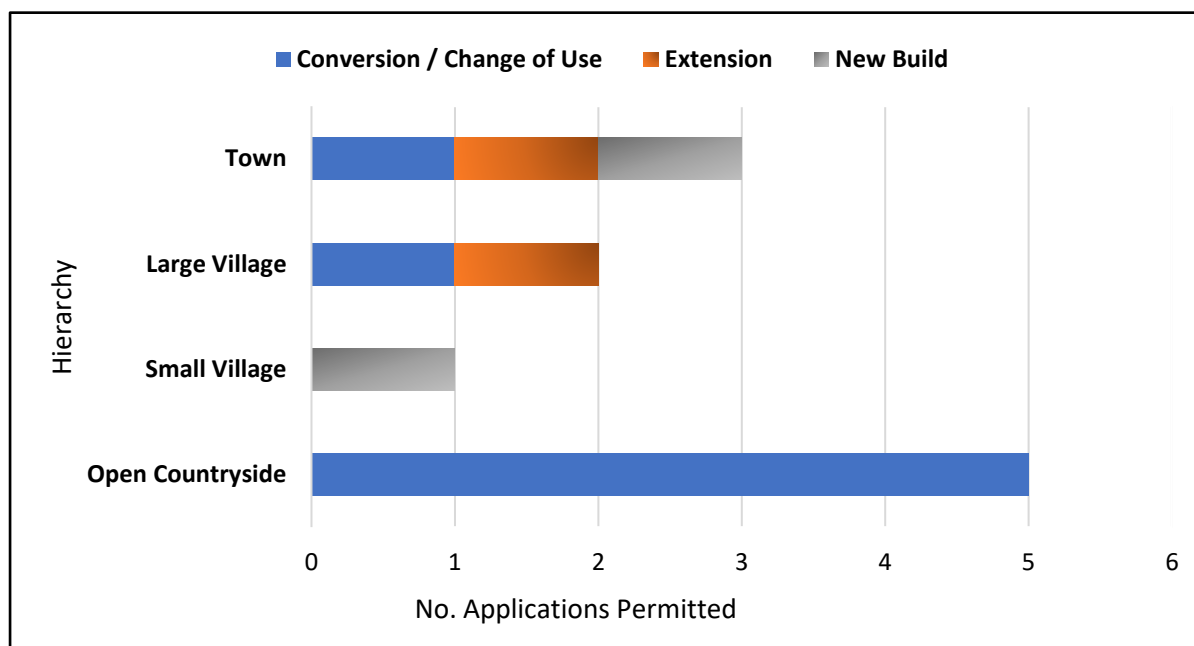


Table 20. Applications Permitted In Monitoring Period, For Employment Developments On Non-Allocated Sites in the Open Countryside Against LDP Policy.

Application	Principle of Development	Policy Accordance
19/0471/FUL	Less than 0.5ha in size and is located adjoining the settlement development boundary of a Large Village.	LDP Policy E2 (criterion 1)
19/1204/FUL	Expansion of an existing employment site and supports a business case which demonstrates that its location is justified.	LDP Policy E2 (criterion 2 and 3)
19/1795/FUL	Located within an existing building classed as an existing employment site / previously developed land.	LDP Policy E2
19/2028/FUL	The limited expansion of existing business.	LDP Policy E2 (criterion 2)
P/2018/0338	Farm Diversification – Conversion of agricultural building to workshop	LDP Policy E6

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):	

Analysis

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

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

During the monitoring period all of the planning applications permitted on employment safeguarding sites were for B1/B2/B8 use class orders. Therefore, no applications were permitted for an alternative use of an employment safeguarding site.

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 o
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):	

Analysis

Due to Covid 19 restrictions preventing site visits it has not been possible to complete this monitoring indicator (AMR36) for this monitoring period.

Action

N/A

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):	

Analysis

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

During this monitoring period 74 applications for tourism development were given planning permission and all were in accordance with LDP Policy TD1 which indicates that the policy is being implemented appropriately.

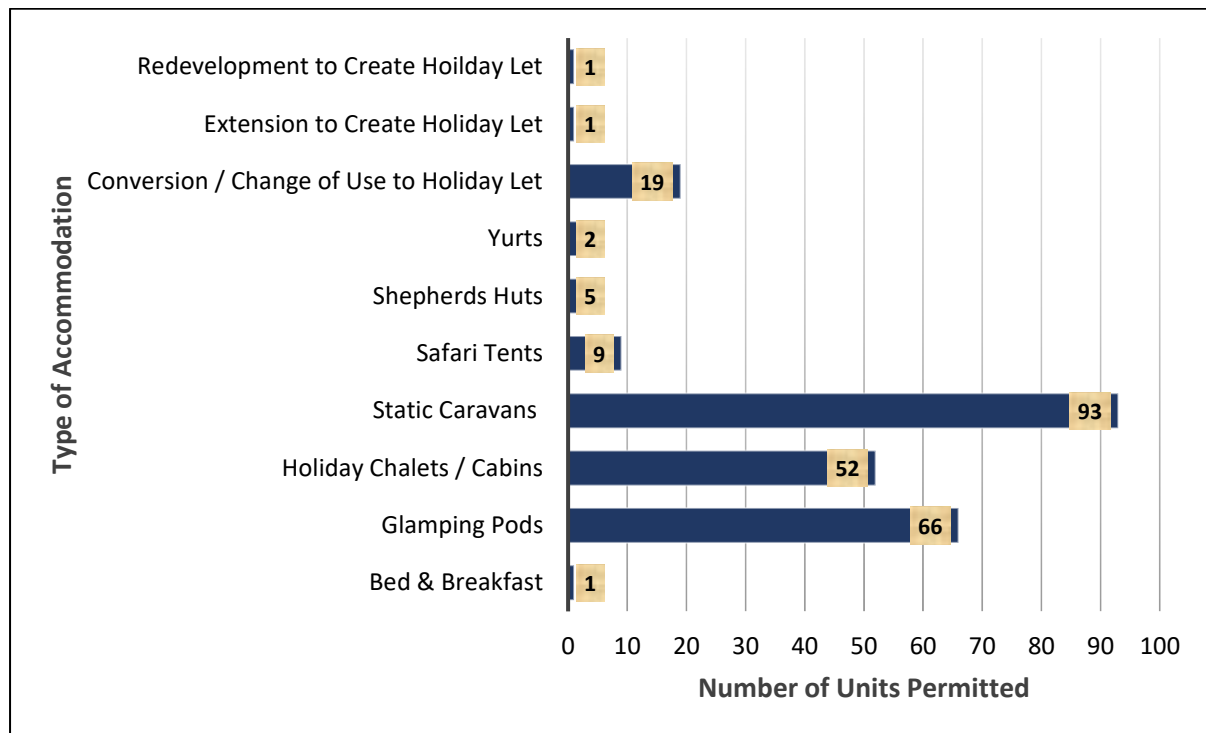
The distribution of the tourism developments across the settlement hierarchy was found to be that 97% of applications were in the Open Countryside.

Analysis of the 74 planning applications permitted found that a total of 254 of individual units of tourist accommodation were permitted. Figure 7 breaks the 254 units into type, showing that static caravans, glamping pods and holiday chalet / cabin accommodation accounted for most of the units 83%. In addition to these three applications were permitted for campsites.

The analysis for monitoring indicator AMR20 identified that 191 (75%) of the units of tourism accommodation were on greenfield sites in the Open Countryside.

All 74 planning applications for tourism development permitted, were considered to comply with LDP Policy DM4 – Landscape. However, consideration should be given at the review stage regarding whether this policy is adequately worded with regards to tourism developments including any cumulative impacts.

Figure 7. Chart showing the total type and number of units of accommodation permitted in the monitoring year.



Action

Continue Monitoring

Development plan policies are being implemented effectively.

However, consideration needs to be given at review stage regarding landscape impact.

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):	

Analysis

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

During this monitoring period, one application was given consent that permitted a change of use from a tourism facility to another use. The application was for the conversion of part of a hotel to residential use. The building of concern was a listed building in a poor state of repair, following being on the market for two and a half years and failing to sell at auction. According to the applicants the repair bills to get the building watertight were not viable as a business proposition (to obtain funding from the bank). It is therefore considered that the proposal was granted in accordance with LDP Policy TD2.

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 Review 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):	

Analysis

Analysis of the planning obligations register, reveals that during the monitoring period, seven major planning applications were approved which secure new or improved infrastructure through the use of Section 106 agreements. Table 21 includes details of the infrastructure secured.

Table 21 demonstrates that LDP Policy DM1 is being used effectively. Furthermore, the Council continues to use 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 and it should be noted that these schemes are not captured by this indicator but included in monitoring indicator AMR7.

Table 21. Planning Permissions Granted During the Monitoring Period with Section 106 Contributions.

Planning Application Details	Site Address	Type of Infrastructure
P/2018/0428 OUT	Land at Bronllys to the West of Hen Ysgubor, Bronllys	£9,400 Open Space Contributions
RAD/2004/0572 OUT	Land At Llanshay Farm, Knighton, Powys	£40,000 Education Contribution
P/2013/0144 FULL	OS 1546, Aberystwyth Road, Machynlleth	£53,100

Planning Application Details	Site Address	Type of Infrastructure
		Play areas and future maintenance plus landscaping maintenance
18/0663/OUT	Penrhos CP School, Brecon Road, Ystradgynlais	£17,500 Play Facilities
18/0581/OUT	Oldfield Farm, Llandysilio	Open Space – provide and maintain LAP on site
M/2003/0613	Former Morgan Bros Depot, Llanfair Caereinion	£10,000 Play areas and recreation
P/2017/0977/OUT	Trederwen View – Arddleen	Community Car Park

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

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):	

Analysis

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

The training area is included within LDP Policy SP7 due to its strategic importance both in the 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 the timeframe of this monitoring period no planning applications have been received for any proposals on land within the safeguarded area. Consequently, there has been no opportunity to test the LDP's effectiveness in either supporting or refusing development that may be relevant to this indicator.

Action

Continue Monitoring

Development plan policies are being implemented effectively.

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

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):	

Analysis

Further to the commentary and reasoning provided in the Monitoring Review regarding the usefulness of this monitoring indicator as currently worded, the analysis will focus on cases where a development has been:

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

This approach is more suited to finding out which planning decisions might be found to have an "unacceptable adverse impact" as opposed to any impact. 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 LDP Policy SP7 monitoring indicator (AMR43) 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. However, from the committee proceedings there are two examples which help to demonstrate how well LDP Policy SP7 is performing:

In May, the Planning Committee determined an application for refusal on LDP Policy SP7 grounds (against Officer recommendation for approval). This decision was later upheld at Appeal. 19/0236/FUL – siting of three holiday lodges. The reasons for the Planning Committee's refusal were:

The proposed development would have an unacceptable impact upon the character and appearance of the landscape contrary Planning Policy Wales (10th Edition, 2018) and LDP policies SP7, DM4, DM13 and TD1 of the Powys Local Development Plan (2018).

In August, the Committee upheld the Officer recommendation to refuse 19/0407/FUL – overspill car park to shopping centre and boundary alterations. The refusal reasons were:

The proposed development would adversely harm the setting of Newtown Baptist Church including perimeter railings (Grade II*) contrary to Policy SP7 of the Powys Local Development Plan (2018), Technical Advice Note 24 (2017), Planning Policy Wales (2018) and Section 66 of the Planning (Listed Buildings and Conservation areas) Act 1990.

The proposed development would fail to preserve or enhance the character and appearance of Newtown Conservation Area contrary to Policy SP7 of the Powys Local Development Plan (2018), Technical Advice Note 24 (2017), Planning Policy Wales (2018) Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In relation to Appeal decisions, during the monitoring period only one Appeal decision relating to LDP Policy SP7 grounds was upheld by the Inspector (overturning the Council's refusal): P/2017/1048 – Erection of an affordable dwelling within a residential curtilage. The Inspector did not concur with the LPA's assessment that the development would cause material harm to the character and appearance of the area and thereby conflict with policies SP7, DM4 or DM13 of the adopted LDP.

In analysing this case, it is considered that LDP Policy DM13 was in fact the most relevant policy here as concerns were centred on the effect on the immediate area ("a cramped layout and the ad hoc appearance of a new dwelling within the established area"), rather than the proposal's effect on a Strategic Resource. Therefore, alongside the decision being outside of the powers of the Council, it is not considered that this case represents a breach of the monitoring indicator AMR43 trigger point.

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

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):	

Analysis

LDP Policy DM2 The Natural Environment provides protection for a range of sites, habitats and species that are designated at international, European, national and local level. This monitoring indicator aims to test the policy’s ability to protect the locally important site designations listed under section 3 of the policy, namely Local Nature Reserves (LNR), Regionally Important Geodiversity Sites (RIGS) and Geological Conservation Review Sites (GCRS). Within the county, and external to the Brecon Beacons National Park, there is one LNR (Lake Park, Llandrindod Wells), 74 RIGS and 53 GCRS.

Section 3 of the policy also includes local Biodiversity Action Plan Habitats and Species, but these are not included under this monitoring indicator as they are not classified as a site designation. These however are the subject of indicator no.2 within the Strategic Environmental Assessment (SEA) monitoring framework.

In this monitoring period a total of seven individual applications have been permitted, which were close to a local designation. One of them was close to Llandrindod Lake LNR but this was recognised in the consultation responses and the Officer report. Six however, upon closer analysis did not appear to recognise the proximity of the local geological designations to the proposal site. Three were close to a RIGS and three were close to a GCRS. However, in all of these cases they were relatively minor applications (e.g. involving householder extensions, installing a biomass boiler etc) that would not have any negative impact on the nearby site. Whilst none of these applications mentioned the proximity of the RIGS or GCRS, the Officer reports for two of the planning applications, both close to a GCRS, did refer to the presence of an SSSI within which the GCRS is located.

None of the six applications involved received any objections from the County Council Ecologist or the Wildlife Trust.

In order to strengthen Development Management understanding and application of LDP Policy DM2 it is recommended that further Officer training is required to ensure that this part of the policy is being considered in the determination of future applications.

NB this indicator is similar to SEA Indicator 34.

Action

Continue Monitoring

Development plan policies are being implemented effectively.

However, officers should be reminded to take account of and acknowledge the proximity of locally designated sites to development proposals.

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):	

Analysis

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

Table 5.1 on page 52 of the RTSA states that for Powys there is no apportionment of land-won sand and gravel and a total apportionment of 62.75 million tonnes of crushed rock aggregates over a 25 year period. When this is expressed as an annual apportionment it equates to 2.51million tonnes per annum.

During the monitoring period there were no applications permitted for the working of primary won aggregates. This means that there have been no new permissions granted that could impact on the aggregate reserve identified in the RTSA.

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):	

Analysis

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

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

The proposal would not constrain the operations of the mineral site;

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

Two planning applications were permitted which were located within a mineral working buffer zone. One of the applications was for an agricultural building, however a trunk road separates the proposed location of the agricultural building and the minerals site. It is therefore considered that the proposal will not constrain the operations of the mineral site and would not be unacceptably affected by mineral extraction operations.

The second application was for an extension to an existing bed and breakfast to create a self-contained holiday let. The location of the bed and breakfast is alongside three dwellings. The application site is located right on the very edge of the minerals permitted working area buffer which extends into an area of residential use. Due to the existing use, it is not considered that the proposal would cause any further constraints to the operations of the mineral site and will not be unacceptably affected by any mineral extraction operations.

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.		N/A in this monitoring period
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.		N/A in this monitoring period
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):	

Analysis

This SPG is scheduled for adoption by 17th April 2020 therefore the monitoring indicator falls outside the scope of this Annual Monitoring Report.

Action

N/A

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):	Adopted April 2019

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):	Adopted January 2020

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):	

Analysis

This SPG is scheduled for adoption by 17th April 2020 therefore the monitoring indicator falls outside the scope of this Annual Monitoring Report.

Action

N/A

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):	Adopted January 2020

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):	

Analysis

This monitoring indicator aims to test the implementation of LDP Policy DM4 – Landscape which seeks to prevent development from having an unacceptable adverse effect, on the valued characteristics and qualities of the Powys landscape. The Policy requires proposals which are likely to have a significant impact on the landscape and/or visual amenity to undertake a Landscape and Visual Impact Assessment (LVIA). This is elaborated upon in paragraph 4.2.33 of the LDP Written Statement: “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 (1st April 2019 to 31st March 2020), 24 applications were permitted that fit the description of either being a “wind energy proposal” or a “major development” in the Open Countryside. From the 24 there were three applications that submitted the planning application prior to the adoption of the LDP. It would have been unreasonable to expect additional information to be submitted, for the three applications, unless landscape concerns were raised by the Planning Officer or the statutory consultees.

The submitted information, demonstrating how landscape was taken into consideration for the remaining 21 applications, is summarised in Table 22.

During the monitoring period 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. Looking at the major planning applications referred to in Table 22 all of the applications gave consideration to landscape to some extent.

Table 22. Documentation Detailing Landscape Consideration Submitted For Major Applications Permitted In the Open Countryside in Monitoring Period.

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

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):	

Analysis

This monitoring indicator looks at developments that have been permitted which are either located in or affect the setting of a Conservation Area. The purpose of the indicator is to test the implementation of LDP policies DM13 (3) and SP7 (2 v.) and, in particular, to capture instances where development is permitted where there is an outstanding objection from the Council’s Built Heritage Conservation Officer (BHCO) and where it does not comply with these policies.

Fifty-four permissions have been recorded involving development within or affecting the setting of a Conservation Area, two of which relate to Conservation Area Consent. Of these applications, only two developments have been permitted where there was an outstanding objection from the Council’s Built Heritage Conservation Officer.

The first development involved the installation of an ATM cash machine within a shop front of a listed building located adjacent to the clock tower in the Conservation Area of Machynlleth. The Built Heritage Conservation Officer objected on the grounds that the proposal would adversely affect the external view of this listed shop in a prominent location within the Conservation Area and would fail to preserve or enhance the character or appearance of the Conservation Area. The BHCO recommended consideration of alternative shops or business in the town, or a free-standing ATM. However, the Planning Officer considered the location to be justified and that the economic benefits of the proposal outweighed the impact to heritage assets. A condition would also be attached requiring the ATM to be removed when no longer required and associated restoration. The Planning Officer, therefore, applied a balanced judgement to the proposed development and concluded that the principle of development was acceptable in this instance.

The second development involved the variation of a condition attached to an outline planning permission for a new dwelling within the New Radnor Conservation Area in order to extend the time limit for submission of reserved matters. The BHCO objected to the indicative chalet type design of the proposed dwelling, however the Planning Officer noted that matters of appearance, layout and scale were reserved, and therefore suggested that careful consideration of the proposed design would be needed at reserved matters stage.

There are also several examples of applications that have been approved following submission of amended plans that have addressed the initial concerns of the BHCO.

The results of this monitoring indicate that developments permitted in or adjacent to Conservation Areas are largely in accordance with LDP Policy DM13. Deviation from the policy has only occurred once, where the need for the development was judged to override the impact on the character and appearance of the Conservation Area. It should be noted that the Conservation Areas SPG (adopted in January 2020) provides guidance aimed at ensuring a consistent approach towards assessing character and designing appropriate developments in and adjacent to Conservation Areas.

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		This Supplementary Planning Guidance has been drafted but has not yet progressed to the Consultation Stage

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):	

Analysis

This monitoring indicator looks at the amount (ha) and type of public open space provision secured in connection with all major residential developments permitted. The purpose of the indicator is to test the implementation of LDP Policy DM3, whereby the nature of open space provision secured should be guided by deficiencies in the published Open Space Assessment (2018).

Planning permission was granted for eleven major residential developments during the period. Eight of the residential developments, included a local area of play within the development site. In all of the eight circumstances this provision of open space was considered appropriate, because the sites did not fall within the accessibility buffers of any other children’s play area.

One of the applications made provision for car parking for people to access nearby community facilities (including public open space) instead. This is considered an enhancement to the existing facilities. Whilst a further application made a financial contribution towards existing provision within the settlement.

The one application that made no provision for open space was a Housing Association site. Where development is not seeking to provide a contribution towards open space provision (on viability grounds) there needs to be strong justification.

The provision of open space has focussed on local areas of play. This may not always be the direct result of deficiencies identified in the Open Space Assessment. However, it needs to be recognised that the provision of other forms of open space maybe restricted

by the size of the area of land available, viability and the intended users arising from the proposed development.

It is considered that overall, development proposals for major residential developments are in accordance with LDP Policy DM3. Within the monitoring period, applications have been permitted that will result in local areas of play being created in areas where the open space assessment has identified a deficit (accessibility standards), or provision will be made towards the enhancement of nearby existing facilities.

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):	

Analysis

This monitoring indicator looks at the amount (ha) of open space lost and gained as a result of planning applications granted during the monitoring period (1st April 2019 to 31st March 2020). The purpose of the indicator is to test the implementation of LDP Policy DM3 where areas identified as open space in the Open Space Assessment are protected and where housing developments of ten more contribute towards the provision of open space.

Net gain of public open space

It has not been possible to record the amount of open space granted due to the fact that the majority of open space provision secured has been 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. This was the case for seven of the nine applications where new open space provision has been secured. For the remaining two applications a total of 3,272 square metres of open space was secured through planning condition / Section 106 agreement.

Within the period two applications were permitted for improvements to existing areas of open space; one for the erection of two spectators stands (in association with existing football pitches) whilst the second was also for the upgrading of facilities associated with a football club.

Three planning applications were granted during the period for new open spaces. One was for a new local equipped area of play (LEAP) which was provided to create alternative provision to the existing play area which secured planning permission for housing, this resulted in a net increase of 470 square metres between the two sites. One was for a

woodland mountain bike trail and one was the for new tennis courts / sports area. The latter two applications are not in the Towns or Large Villages so will not appear in the Open Space Assessment but still provide an additional 5,740 square metres of open space provision to the plan area.

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. This includes facilities for spectators, clubhouses, multi-purpose running tracks, bike tracks, sensory gardens and paddle sport / cycle hire facilities none are considered as a change of use or result in a loss of open space.

No planning applications were permitted during the period that resulted in a net loss of open space.

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):	

Analysis

This Supplementary Planning Guidance has been drafted. The SPG Programme scheduled the Open Space SPG for adoption by October 2019.

Action

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.

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):	

Analysis

This monitoring indicator tests the implementation of LDP Policy DM12, which applies to major windfall development within Welsh Speaking Strongholds. Three such developments were granted planning permission during this monitoring period.

The first development related to a development of 41 dwellings on an LDP housing allocation (P58 HA3) in Ystradgynlais. The second development, also located in Ystradgynlais, for 23 dwellings, related to part of an LDP housing allocation (P58 HA1). Officers considered the principle of development was considered to comply with relevant planning policy. Both developments involved housing allocations, rather than windfall developments, and therefore the requirements of LDP Policy DM12 do not apply in these instances.

The third development, relating to an LDP housing allocation (P42 HA1) in Machynlleth, was granted planning permission following the signing of a Section 106 agreement. Given not only the allocated status of the site, but also that it had been resolved to grant planning permission prior to adoption of the LDP, the requirements of LDP Policy DM12 did not apply to this development either.

This monitoring has not captured any developments where LDP Policy DM12 applies. The implementation of this policy will continue to be monitored.

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.		Continue Monitoring

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):	

Analysis

LDP Policy DM11 seeks to protect community facilities and services unless an alternative use can be justified in accordance with the policy. This policy 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, 10 developments of this type have been permitted, seven of which involved change of use or redevelopment to residential use, two involved change of use to alternative economic uses, and one involved change of use of shop to a mixed used of retail and office space. These developments have resulted in the loss of a range of facilities and services, including a public house, a chapel, a dental surgery, a library, former schools and part of a retail unit.

LDP Policy DM11 is being applied and considered by Officers, where relevant to a specific proposal. Applications have also been supported by evidence relating to viability, marketing and alternative provision, in order to demonstrate compliance with the criteria set out in LDP Policy DM11.

Two developments involved new dwellings on the car parks of former community services, namely a former public house and former medical practice. On both occasions, permission had already been granted for the change of use of the community service itself, and therefore the loss of the service had already been accepted at that time and the car parks were redundant, which explains why LDP Policy DM11 was not considered relevant in these cases.

With regards to a development involving mixed use of a shop for retail and office, this solution was considered acceptable by Officers in that it would ensure the viability of the shop, whilst enabling the applicant's business to operate from the premises and expand in the future into retail. It was also noted that the post office that formerly occupied this

space had already been incorporated into another retail unit in the village, and therefore would not result in the loss of this community service from the village.

There are occasions where Officers have also used other LDP policies, such as LDP policies R3, T1 and H1, and guidance within TAN 23, to assess proposals. For example, a development that involved change of use of a basement wine bar in the centre of Llandrindod Wells was assessed against LDP Policy R3 and was noted as not being within a Primary Shopping Frontage, and therefore residential use was considered acceptable. The location of this proposal within the centre of a Town, rather than within a local neighbourhood or village, may explain why LDP Policy DM11 may not have been used in this instance.

In terms of the distribution of the developments permitted across the settlement tier, the majority were located in Towns (six), with three permitted in Large Villages and one permitted in Open Countryside. Therefore, most of these developments have come forward in the most sustainable locations, according to the LDP. The case in the Open Countryside, involved a former school, that had been closed for a number of years and its location was not considered suitable for alternative community uses.

The redevelopment of the site of a former school at Ystradgynlais was considered acceptable, in principle, as the site had been allocated for housing development by the LDP, which explains why LDP Policy DM11 was not considered relevant to that case.

The results of this monitoring show that LDP Policy DM11 is being implemented as intended and where appropriate. Whilst there are cases where LDP Policy DM11 has not been used to assess proposals, there are explanations for this, and the objectives of this policy to protect community facilities and services, where possible, have not been undermined as a result.

No further action is required at this stage. The implementation of this policy will continue to be monitored.

Action

Continue Monitoring

Development plan policies are being implemented effectively.

4. Results of SA indicators

4.0.1 Relating to the SA Report and integrated assessment.

Results for Monitoring period 1st April 2019 to 31st March 2020

4.0.2 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.

4.0.3 This section details these SEA indicators along with an analysis of the results for each indicator. External influences which are outside the control of the Authority are also identified. The triggers included in the monitoring regime provide an early indication on the sustainability performance of the LDP and possibly how wide ranging the review of the LDP needs to be.

4.0.4 The monitoring process is dependent upon a wide range of statistical information that is sourced from both local authority and external sources. Whilst the council can control information that it supplies, there is a significant risk of change in respect of external data as that information is out of the control of the local planning authority. 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.

4.0.5 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.

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.
Timescale:	Every 6 years. Due 2018 (previous review carried out in 2012).

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<p><u>Analysis</u></p> <p>The LDP lists 20 European sites (SAC and SPA) that are located either wholly or partially within the LDP area, with a further 27 that are wholly outside the county but within 15 kilometres of the Powys LPA boundary. This latter figure includes three that are in England.</p> <p>Across all of these 47 sites there are 180 conservation ‘features’ 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;</p> <ul style="list-style-type: none"> • Unfavourable; Declining • Unfavourable; Unclassified • Unfavourable; Recovering • Favourable; Unclassified • Favourable; Recovering • Favourable; Maintained • Not Assessed • Classified. <p>The most recent year for which data is available for these sites is 2018, and this data was discussed in the previous SEA for the year 2018/2019. With no further information available there is no further analysis that can be made for this particular indicator for this monitoring year.</p>

* NB; please note that the Section 42 list referred to under Objective 2 heading above, has been replaced by the Environment (Wales) Act 2016 Section 7 list.

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 is due to be replaced by the Powys Nature Recovery Plan - http://www.powys.gov.uk/en/countrysid e-outdoors/biodiversity-in-powys/powys-local-biodiversity-actionplan-review/
Task:	Review of LBAP information or future replacement if available.
Timescale:	Dependent on future arrangements

Analysis

The LBAP Review is continuing. A draft provisional list of Species of Local Importance (SLI) to Powys has been drawn up by the Powys Biodiversity Partnership, which will be refined before formal adoption of the Powys Nature Recovery Action Plan (PNRAP). All the species listed in the previous LBAP are included on the PNRAP provisional SLI species list.

No further updates from the Monitoring Review 17th April 2018 - 31st March 2019 have occurred.

* NB; please note that the Section 42 list referred to under Objective 2 heading above, has 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

The aim of this indicator is to monitor the effectiveness of LDP Policy DM2 in ensuring the protection of European and nationally designated sites and the species and habitats identified in the Powys LBAP or Section 42 list.

As a result of gathering relevant data, a number of issues have emerged with regards to the efficacy of this SEA indicator. A recent appeal decision (APP/E6840/A/16/3165424) stated that the inclusion of conditions, in this case to enhance biodiversity, had to be justified by the condition being considered necessary in order for the development to be granted consent. Given this Appeal decision, LPA’s in Wales, including Powys, have generally not been conditioning biodiversity enhancements.

However, even when they have been specified, it is difficult to establish retrospectively how many, and to which, applications such a requirement has been applied due to the fact that the inclusion of many enhancements are detailed on the accompanying development proposal plans (e.g., the siting of bat boxes or native species planting around the curtilages of proposals). As all applications are required to comply with the condition that specifies which plans must be adhered to, this removes the need for a specific enhancement condition,

The situation is further complicated for monitoring of this SEA indicator in forthcoming years due to the letter to Chief Planning Officers from the Planning Directorate (dated 23rd October 2019). This will make conditioning enhancements more difficult as enhancements will now need to be provided as an integral part of any application, with the absence of any details providing sufficient grounds for refusal.

Further work therefore needs to be undertaken to establish how best this particular aspect of LDP Policy DM2 can be monitored in future.

* NB; please note that the Section 42 list referred to under Objective 2 and Monitoring Indicator heading above, has been replaced by the Environment (Wales) Act 2016 Section 7 list.

Tudalen 661

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.	

Tudalen 662

SEA Topic Area:	Population and Human Health
Subtopic:	Population (demographic profile).
Indicator 4:	Change in average life expectancy.
Task:	Review Census information. Welsh Government Stats Wales: https://statswales.gov.wales/Catalogue/Health-and-Social-Care/Life-Expectancy/lifeexpectancyandhealthylifeexpectancyatbirth-by-localhealthboardlocalauthority
Timescale:	Census (2021) data available 2022. Average life expectancy every 2-4 years (in line with Welsh Government timescales).

Analysis

The most recently available Welsh Government statistics (October 2016) for Powys (including the Brecon Beacons National Park) average life expectancy are shown in Table 23.

Although these figures were last updated in October 2016, they relate to averages for the years 2010 to 2014.

As these figures are unchanged from the previous SEA assessment from the Monitoring Review (17th April 2018- 31st March 2019) it is not possible to indicate the impact of the Powys LDP policies.

Table 23. Life And Health Expectancy For The County Of Powys (Including Brecon Beacons National Park) Averages for 2010 to 2014.

Gender	Life Expectancy	Healthy Life Expectancy	% of life expectancy in good health
Males	80.2 years	68.2 years	85
Females	83.6 years	68.7 years	82.2

Source: Welsh Government Statistics 2016.

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

Indicator 5; Based on the mid-year population estimates for 2019 the population of Powys is estimated to be 132,435, which represents a reduction in population size of 12 since last year. Approximately 74,896 of those are considered to be of working age (between 16 and 64) which equates to 56.55%. This represents a reduction from last year’s figures of 578 (0.43%). There are 21,163 children (0 to 15yrs) (15.97%). This represents a reduction of 35 (0.03%) from last year. And 36,376 people aged 65 or over (27.46%). This represents an increase of 601 (0.45%) from last year. Taken together the populations of children and retired people amount to 57,539 people or 43.44% of the total population, compared to the 56.55% who are of working age. This is an increase from last year of 566 people (0.43%) who were children and retired.

Indicator 6; Based on the 2019 mid-year estimates, approximately 16,761 people live in Powys who are 75 years or older, this equates to 12.65% of the total population. This represents an increase of 595 (0.45%) from last year.

Indicator 7; With regard to the migration trends of younger adults between the ages of 20 and 34 years old, using the latest estimates for the year ending June 2019, overall, there is a very small net inflow of +58 people (compared with +46 last year) (across both sexes).

Differentiation based on gender reveals that for males there was a net decrease of -13, and for females +71 in this time period (+2 and +44 respectively in the previous year).

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: http://gov.wales/statistics-andresearch/police-recorded-roadcasualties/?lang=en https://gov.wales/police-recorded-road-accidents-interactive-dashboard
Timescale:	Annually

Analysis

In the year ending on 31st December 2019 there were 351 people who experienced an injury as a result of a road accident in Powys (up from 336 last year). This figure comprises 230 who were slightly injured (229 last year), 107 who were seriously injured (up from 98 last year), and 14 who were killed (nine last year).

In terms of trends in the years before the LDP was adopted, figures in previous years show that those suffering slight injuries are part of a downward trend, with this monitoring period resulting in almost exactly the same number as the previous year, which had been the lowest of the last ten years. Serious injuries have remained almost constant for the last five years, and for the five years previous to that were generally lower than they are in 2018 and this year's results represent a significant increase of 9, to 107. The numbers killed in Powys over the previous last ten years fluctuate between 9 (in 2013, 2016 and 2018) and a high of 16 (in 2011) with a ten-year average of 11.9 per year. This monitoring period saw 14 people die on the roads in Powys, a significant increase from the 9 of last year and higher than the ten-year average.

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/current
Timescale:	Annually

Analysis

The latest figures relate to the calendar year of 2019, the numbers of police recorded crimes for that year in the county of Powys was 6,959*. When compared to previous years (see Table 24) these figures will be seen as continuing the strong upward trend in the numbers of recorded crimes.

Table 24. Numbers Of Police Recorded Crimes In Powys

	2014	2015	2016	2017	2018	2019
Number of recorded crimes:	4,263	4,799	5,396	5,976	6,060	6,959*

*This year's figure is for headline offences and excludes 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 data for the monitoring period 2019/2020 has been taken from the National Survey for Wales. Of the respondents located in Powys, 29% answered that they did participate in a sporting activity three or more times a week. This result is unchanged from the previous year’s result. NB this statistic has only been available since 2016 and local authority breakdowns only began in 2018.

Tudalen 669

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

In the monitoring year 2019 to 2020, one planning application was referred to the Health and Safety Executive. with regards to the proximity of the development to a gas pipeline. The HSE confirmed that they had no interest in commenting on the application. There was an intermediate sized pipeline in proximity to the site and this belonged to Wales and West Utilities. An appropriately worded Informative was therefore added to the Decision Notice.

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 section 13 of LDP Policy DM13, with regards to the policy’s ability to protect important carbon sinks (bullet point v.), such as thick peat, that exist within the Powys LPA area.

Carrying out an analysis of the Development Management data, alongside the Unified Peat Map of Wales taken from the Lle website, established that there were no planning applications, and therefore no hectares of development, permitted on the areas of thick peat that lie within the LPA area during the monitoring year (1st April 2019 to 31st March 2020).

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 monitoring indicator is similar to monitoring indicator AMR20. Initial findings for this monitoring period (1st April 2019 to 31st March 2020) permission was granted on windfall sites for an area totalling 133.173 hectares. From the 133.173 ha, 17.781 ha (13%) was on previously developed land with 112.505 hectares (85%) on greenfield sites and 2.887 ha (13%) on a mixture of previously developed land and greenfield.

It should be noted that some of the greenfield sites will continue to be classified as greenfield even when the development proposal is completed. This includes all permissions for agricultural developments (67.93 ha), open space proposals (1.023 ha) and renewable energy proposals - where the majority of the original land use remains the same (1.594 ha).

In order to look at 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 shall be excluded from the data. The revised results show that during the monitoring period, planning permission was granted on windfall sites for an area totalling 62.963 ha. From the 62.963 ha, 17.719 ha (28%) of it was on previously developed land, with 43.357 ha (67%) on greenfield sites and 2.887 ha (5%) on sites containing a mixture of greenfield and previously developed land.

The results of further analysis (monitoring indicator AMR20) show that the distribution of windfall development permitted across the settlement tier is consistent with the settlement strategy and LDP Policy SP6 for all tiers of the settlement hierarchy except the Open Countryside.

Tudalen 673

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 indicator is to assess the effectiveness of LDP Policy DM10 Contaminated and Unstable Land.

For the monitoring period 1st April 2019 to 31st March 2020, a total of 20 sites had planning conditions placed on them relating to the need for either a Remediation Strategy or a Verification Report. Fourteen of these involved the submission of a Verification Report and all of these were approved by the Authority.

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.

Tudalen 676

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/evidenceand-data/research-and-reports/waterreports/river-basin-management-planspublished/?lang=en</p> <p>https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/501290/Severn_RBD_Part_1_river_basin_management_plan.pdf</p>
Timescale:	Western Wales every 6 years (previously carried out in 2015). Next due 2021.

Analysis

The aim of this indicator is to test the effectiveness of LDP Policy DM2 The Natural Environment and in particular, its performance regarding section 4 concerning the achievement of the Water Framework Directive’s (WFD) overarching objectives.

The WFD requires surface and groundwaters to achieve overall ‘good’ status 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 described as ‘good’ overall, it needs to be assessed as at least ‘good’ across both of these criteria. The most recent monitoring cycle for surface waters was completed in 2019.

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. The most recent monitoring cycle for groundwaters was completed in 2015 so does not represent any impact of the LDP, but does provide a baseline albeit one that incorporates policy outcomes from the last few years of the Unitary Development Plan (UDP), the Local Plan that preceded the LDP.

No further updates from the Monitoring Review (17th April 2018 - 31st March 2019) have occurred, at this time an analysis of data provided by NRW revealed the following information:

For surface waters, there were a total of 239 waterbodies within the LDP area, of these 108 were classified as reaching 'good' status, 103 achieving 'moderate' status, 25 considered 'poor' and three 'bad'. When expressed as a percentage, this meant that 45.2% of the surface water bodies achieved the status of 'good'.

For groundwaters, there were considered to be a total of 17 waterbodies, within the LDP area, of these seven were classified as 'good', whereas the remaining 10 only achieved a 'poor' status. When expressed as a percentage, this meant that 41.17% of groundwaters in the LDP area achieved the status of 'good'.

For the waters that are not achieving 'good' status, it is not known at this stage on which criteria they may be failing, either or both of ecological and chemical for surface waters, and either or both of chemical and quantitative for groundwaters.

The next monitoring cycle for surface waters will be completed by 2025, approximately a year before the end of the LDP plan period, whereas the monitoring cycle for groundwaters is due to be completed by 2021, six years after the previous cycle in 2015. Consequently, there will be nothing further to report for this indicator until 2021 at the earliest.

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 area. 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 NO2, PM2.5 and PM10 concentrations (recorded as Air Quality Exposure Indicators) across Powys.
Indicator 18 - Specific levels of NO2 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 oxide, 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.

The most recent year for which figures are available is 2018 these have been incorporated within Table 25.

From the data, it appears that Air Quality indicators have stabilised and remained relatively static since 2015.

Table 25. Levels Of Average NO₂, PM_{2.5} And PM₁₀ Concentrations (In µg/M³) (Recorded As Air Quality Exposure Indicators) Across Powys.

Year	NO ₂	PM _{2.5}	PM ₁₀
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2018	4	6	10
2017	4	6	9
2016	5	6	10
2015	4	7	10
2014	5	8	11
2013	6	8	12

Tudalen 681

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.
Timescale:	Annually.

Analysis

Powys County Council’s Air Quality Progress Report, published in September 2019 and using data gathered in 2018, explains that there were no automatic monitoring sites operating in the county, but seven non-automatic, or passive, monitoring sites operated in Newtown during the year 2018. These were all located along the A489 and A483 Trunk Roads. Three of these sites were located within the Air Quality Management Zone (AQMA) which was situated around the junction with the A483(T) with the A489(T). This AQMA was revoked in March 2017.

The results of the monitoring for 2018 (and previous years back to 2013) are presented in Table 26.

None of the monitoring sites above exceeded the annual mean objective of 40 µg/m³ in the latest monitoring data (which related to approximately 8.5 months of this SEA’s monitoring period). There are no figures available for the year 2019 yet, however the data relating to the years 2013 to 2018 provide a good baseline for further monitoring of the LDP and its impacts.

Table 26. NO2 Annual Mean Concentration (µ/m3)

Site ID	2013	2014	2015	2016	2017	2018
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POW (M) 1	31.9	28.8	29	31	38	38
POW (M) 2	32.9	33.9	29	32	37	29
POW (M) 3,4, & 5	39.5	38.1	38	39	36	37
POW (M) 6	36.6	33	30	32	33	30
POW (M) 7	10.4	9.4	9	11	9	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.

Tudalen 684

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 aims to monitor the performance of LDP Policy DM5 Development and Flood Risk. This policy requires development proposals to be located away from tidal and fluvial flood plains unless they can demonstrate that the site is justified in line with national guidance and is accompanied by appropriate technical assessments.

The data used for monitoring this SEA indicator is sourced from the Lle website using the dataset for Floodzone 3 (Medium and High Risk). This has been analysed with the Powys County Council dataset for Unique Property Reference Numbers (UPRN) in the county which includes both homes and businesses.

Once addresses located within the National Park had been removed, an analysis of the two datasets revealed that there is a total of 4,288 properties lying within the Floodzone 3 categorisation for medium to high risk from fluvial flooding. This compares to the baseline of 4,264 from last year. This represents an increase of 24 addresses or 0.56% on last year’s baseline.

This change does not imply a failure of LDP Policy DM5, as Floodzone 3 includes the C1 Floodzone which covers 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 is possible that any number of applications involved in this increase may have been determined before the LDP plan period or national guidance was adopted. LDP Policy DM5 states, development must be located away from tidal or fluvial plains, unless it can be demonstrated that the site is justified in line with national guidance. From this it is recognised that development is not completely precluded from the areas categorised under Floodzone 3, therefore certain forms of less vulnerable development may be permitted.

Tudalen 685

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.
Timescale:	Defra data available annually.

Analysis

Greenhouse gases include a wide range of gases of which Carbon Dioxide 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 fuller overall 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.

Table 27 includes the estimated total carbon dioxide emissions, expressed as kilotonnes (kt) CO₂ for Powys for the year 2018 (the most recent year monitored), this data has been extracted from the full, national dataset.

Whilst a wide range of other greenhouse gases are monitored annually at a national level, these datasets are not broken down to local authority level so it is not possible to assess what impact Powys or the LDP will have upon them. As far as the impact of the LDP on CO₂ emissions is concerned, there would appear to be an overall decrease of 15.5kt in emissions of CO₂ arising from the county in this first full year of the LDP. However, it needs to be borne in mind that; a.) this is very early in the lifetime of the LDP and the LDP monitoring period may not necessarily mirror exactly this CO₂ data collection period, and; b.) this reduction is a continuation of the trend that has been identified, with a couple of exceptions, since at least 2005.

Table 27. Emissions Of Greenhouse Gases In Powys

Category	2017**	2018	Change +/- from previous year	% Change from previous year
Industrial and Commercial	327.3	315.7	-11.6	-3.54%
Domestic	268.3	263.1	-5.2	-1.93%
Transport	337.6	335.8	-1.8	-0.53%
LULUCF *	-83.0	-80.1	+2.9	+3.49%
Total	850.1	834.6	-15.5	-1.82

*; LULUCF; Land Use, Land Use Changes and Forestry

**; 2017 These figures have been revised by DEFRA since their first publication on 27th June 2019, 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.

Tudalen 688

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 list 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 LPA area remains at 15.

Tudalen 689

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 SEA indicator is to test the effectiveness of LDP Policy DM8 Minerals Safeguarding. The policy states that Mineral 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. 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 2019 to 31st March 2020, 145 applications were permitted within a mineral safeguarding area. Of the 145, 95 were for proposals considered not to have any impact, examples include the conversion or redevelopment of existing buildings, minor extensions to existing buildings or proposals for the siting of camping pods and static caravans.

For the remaining 50 applications there were instances where the identification of the mineral safeguarding area as a constraint had been missed. Where it had been identified as a constraint, every proposal was in accordance with LDP Policy DM8 with the reasoning explained in the officer’s report. Where the constraint had been missed, it does not necessarily mean the development proposal did not comply with Policy DM8, but that it had not been given consideration.

The trigger point for this indicator may have been reached, however this not due to the wording of the Policy itself, but due to procedural issues regarding the way constraints are identified.

NB; this indicator is similar to Monitoring Indicator AMR22.

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 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.

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.

Tudalen 691

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

The Sennybridge Training Area is included within LDP 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 the timeframe of this monitoring period no planning applications have been received for any proposals on land within the safeguarded area. Consequently, there has been no opportunity to test the LDP’s effectiveness in either supporting or refusing development that may be relevant to this indicator.

NB; this indicator is similar to Monitoring Indicator AMR42.

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 LDP Policy SP7 – Safeguarding of Strategic Resources and Assets upon the historic environment designations listed. Analysis of the data held by the Council and, where necessary, that held by Cadw, reveal the following results (see Table 28 below).

In the Monitoring Review (17th April 2018 to 31st March 2019), there were 3,934 Listed Buildings in the Powys LDP area. During the current monitoring period, no new listings were recorded, however two Listed Buildings were de-listed, both relating to Nant yr Henglawdd Llangynog where the farmhouse and range had been separately listed. The reason for the de-listing was due to the fact that an extant planning permission was in place at the time of the initial listing in 2003, and the resulting alterations to the property lead to the loss of the special features that warranted the original listing of these buildings.

Two sites have been designated as Scheduled Monuments during the monitoring period. These are Ednol Chapel, Old Radnor and Caer Siac Motte and Bailey, Bettws. However, the New House Long Barrow on Corndon Hill, has been de-scheduled as a result of excavations that yielded new evidence concerning its likely, much more recent, origins.

The number of Conservation Areas, Registered Historic Parks and Gardens and Registered Historic Landscapes has remained unchanged since LDP adoption.

The results for this monitoring period, therefore, show that there has been a net loss in the number of Listed Buildings, but a net gain in Scheduled Monuments. Overall, this monitoring indicates that LDP Policy SP7 continues to contribute towards the protection of historic assets.

Table 28. Net Gain Or Loss Of Historic Environment Designations In Powys

Historic Environment Designation	At LDP Adoption	2018/2019	2019/2020	Net gain or loss
Listed Buildings	3,931	3,934	3,932	-2
Scheduled Ancient Monuments (SAM)	717	718	719	+1
Conservation Areas	55	55	55	0
Registered Historic Parks and Gardens	37	37	37	0
Registered Historic Landscapes	10	10	10	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 indicator is to monitor the performance of Strategic LDP Policy SP7 – Safeguarding of Strategic Resources and Assets, and, in particular point iii. of Section 2 of the policy, which relates specifically to Scheduled Ancient Monuments. The 5 yearly timescale relates to individual properties, so each SAM should be assessed at least once every 5 years.

No further updates have been received by Cadw to the data included in the from the Monitoring Review (17th April 2018 - 31st March 2019), at this time an analysis of data provided by Cadw revealed the following information:

77% of the total number of Scheduled Monuments within the Powys LDP area had been assessed by Cadw as part of their Monuments at Risk Survey. The remaining 23% of the total number of Scheduled Monuments were not assessed and therefore their condition was, unknown. Of those assessed, 91% were considered to be Not At Risk and 69% were assessed as being in a stable or improving condition.

Over the coming year 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, the results in terms of Cadw’s Monuments at Risk Survey are generally positive as they indicate that 69% of those assessed are in a stable or improving condition.

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 in Tables 29 and 30 below, are based on data held on Cadw's register (2015) in respect of listed buildings within the Powys LDP area, and from it, it can be seen that the percentage of buildings that are neither 'Vulnerable' or 'At Risk' (i.e. categories 5 and 6 under 'Not at Risk') is 81.64%.

The results are the same as those reported in the Monitoring Review (2018-2019) as no further survey work has been undertaken during the monitoring period. However, survey work is planned to commence later in 2020 and therefore updated results should be available in the future.

Tudalen 697

Table 29. Percentage Of Listed Buildings That Are ‘At Risk’, ‘Vulnerable’ Or ‘Not At Risk’ In Powys (2015).

Risk Assessment	%
At Risk	7.59
Vulnerable	10.76
Not At Risk	81.64

Table 30. Percentage Of Listed Buildings In Powys By Risk Score (2015).

Risk Assessment	Risk Score	%
At Risk	1 - At Extreme Risk	2.02
At Risk	2 - At Grave Risk	0.26
At Risk	3 - At Risk	5.32
Vulnerable	4 - Vulnerable	10.76
Not At Risk	5 - Not At Risk	31.83
Not At Risk	6 - Not At Risk	49.81

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
Timescale:	Census (2021) data available 2022.

Tudalen 699

Analysis

Based on the results of the 2011 Census, Powys contains approximately 23,990 Welsh speakers. This represents 18.6% of the total Powys population of 129,083 as recorded in in the 2011 census.

With regards to their distribution within the county, the highest densities of Welsh speakers are found in the north and far south of the county. Three wards, all in the north have more than 50% of their populations describing themselves as Welsh speakers (Glantwymyn (57.8), Banwy (56%) and Machynlleth (51.6%)). There are five wards with between 40 and 49% Welsh speakers, and three of these are again in the north (Llanbrynmair (48.2%), Llanfihangel (43%) and Llanwddyn (42.7%)). There are also two wards in the far south of Powys with a similar percentage (Cwm-twrch (46.2%) and Ynyscedwyn (45.9%)). There are six wards with between 30 and 39% Welsh speakers, and four of these are found in the north (Llanfair Caereinion (36%), and Llanfyllin, Llanrhaeadr-ym-Mochnant, and Llansilin (all with 34.1%), and two again in the far south (Ystradgynlais (39.9%) and Abercraf (38.6))

Conversely, the lowest percentages of Welsh speakers can be found in eleven wards that all contain 10% or under of their populations speaking Welsh. These are Beguildy (10%), Berriew (9.5%), Bronllys (9.7%), Churchstoke (4.3%), Glasbury (8.7%), Gwernyfed (10%), Knighton (8.5%), Llangunllo (8%), Old Radnor (6.8%), Presteigne (9.3%) and Welshpool Castle (9.9%). All of these wards are in the eastern half of the county.

As these data were collected at the last national Census in 2011, they will not be updated until the results of the next national Census in 2021 are published in 2022. This implies that any changes in the statistics will be hard to ascribe solely to the presence of the LDP and its individual policies.

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
Timescale:	Census (2021) data available 2022.

Analysis

This indicator is based upon the results of the national Census in 2011. The data is presented in Table 31 below as both a number of individuals and a percentage of the county’s population of 129,083 (as at 2011). After the results of the next Census have been published in 2022, after approximately six or seven years of the UDP and approximately four years of the LDP, a comparison can then be made to assess the degree of change that has occurred, although it will be hard to ascribe any changes solely to the LDP and its policies.

As this data was collected at the last national Census in 2011, they will not change until the results of the next national Census in 2021 are published in 2022.

Table 31. Numbers And Percentages Of People With Welsh Language Skills In Powys.

	2011 - Number	2011 - % of Powys Population
Can speak, read and write Welsh	17,724	13%
Can speak and read but cannot write Welsh	2,025	1.56%
Can speak but cannot read or write Welsh	3,932	3.04%
Can understand spoken Welsh only	8,616	6.67%
Other combination of skills	3,898	3.01%
No skills	92,888	71.95%

Tudalen 701

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
Timescale:	Annually.

Analysis

The Welsh Government 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, it also consistently shows a higher proportion of people who say they can speak Welsh. It is worth noting that the population estimates for Powys vary between the APS, the Census and the Mid-Year Estimates, whilst the Census is the most accurate data source, the APS is useful for identifying trends, between Census periods.

Based on the results of the Annual Population Survey for the year ending 31st March 2020, Powys contains approximately 34,600 people, who are aged three or over who say they can speak Welsh. This represents 27.3% of the total population of 126,900 people in Powys who are aged three or over. Last year these same figures equated to 37,500, 29.9% and 125,900 respectively.

These results show an apparent dramatic 12 month reduction of 2,900 in the numbers of people who say they can speak Welsh, which equates to approximately 2.6% of a total population size of people aged 3 or over that has grown in the same period by 1,000.

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

The total area of the county that is covered by the LDP equates to 428,930ha. Using the data that is available via the Lle website, together with PCC Development Management yielded the following information;

The total area of land within the LDP Plan area that is classified as ‘high’ or ‘outstanding’ in at least one of the five different aspects of LANDMAP, equates to 427,700ha*. This represents 97% of the total LDP Plan area.

The total number of planning applications granted permission in this monitoring year that were outside of development boundaries, (i.e., not in a Town or Large Village) was 343, covering an area of 105ha. 97.6% of these (equating to 335 applications) were also within either a high or outstanding aspect area and represented a total area of 164.59ha**.

This indicator needs further analysis as it is not clear how best it can be used to assess the effectiveness of LDP Policy DM4 - Landscape. At first glance it would appear that the policy is failing if 97.6% of developments that fall outside a development boundary are also falling within a high or outstanding aspect area. However, when these aspect areas themselves cover 97% of the total LDP plan area this outcome is almost inevitable. As stated in the previous SEA included in the Monitoring Review (2018 -2019), further work will need to be done on both the data gathered and the interpretation of the wording used in this SEA indicator.

(* This figure is the same as in the previous SEA, included in the Monitoring Review, due to the fact that the five different aspects of LANDMAP have not been reviewed by NRW during the monitoring period.

NB; The Cultural Landscape Aspect Area is no longer classified (since the publication of LANDMAP Guidance Note 2 by NRW on the 8th June 2020) into 'High' or 'Outstanding', therefore this aspect area will need to be omitted from analysis in future monitoring.

(** The area of development outside of development boundaries AND within High or Outstanding aspects of LANDMAP is seen to be higher than the total area of all permitted developments outside of development boundaries. This apparent anomaly arises from the double counting that occurs when a particular development lies within more than one aspect area.)

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 LDP Policy DM4 - Landscape performs in protecting the different characteristics of the Powys landscapes.

The five different aspect areas that make up LANDMAP have not been reviewed by NRW since the previous SEA included in the Monitoring Review (2018-2019) so there is no change to report in this monitoring period. For ease of reference last year’s percentages are shown in Table 32 below.

Whilst this data does not provide any insight into the effectiveness of the Landscape Policy DM4 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 Aspect Area is no longer classified into ‘High’ or ‘Outstanding’ classified (since the publication of LANDMAP Guidance Note 2 by NRW on the 8th June 2020), therefore this aspect area will need to be omitted from analysis in future monitoring.

Table 32. - Percentages Of Aspect Areas Within, Or Intersecting, The Plan Area That Are Of ‘High’ Or ‘Outstanding’ Quality (2018 – 2019).

LANDMAP layer	Percentage of Aspect Areas
Cultural Landscape	83%
Geological Landscape	34%
Landscape Habitats	45%
Historic Landscape	55%
Visual and Sensory Landscape	38%

Tudalen 707

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.

Tudalen 708

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 indicator aims to monitor the performance of LDP Policy DM2, particularly with regards to the Regionally Important Geodiversity Sites (RIGS) and Geological Conservation Review Sites (GCRS) that are the subject of Criterion C of Section 3 of the policy.

Visiting the data sources listed above yielded conflicting or incomplete data so alternative data used to monitor this indicator was also sourced from the Lle website and the JNCC websites, these sources reveal the following results;

RIGS

According to the Lle data within Powys there is a total of 85 RIGS, with 11 of these being found within the boundaries of the Brecon Beacons National Park. This results in a total of 74 RIGS found within the Powys LDP area. It is noted that this dataset is incomplete, but it is useful for identifying trends regarding whether the number of RIGS is increasing or decreasing.

GCRS

The Lle and JNCC data sources revealed a total of 78 GCRS within the county of Powys, of which 25 were located within the Brecon Beacons National Park. This results in a total of 53 GCRS within the Powys LDP area. This includes three (Deadman’s and Spywood

Dingles, Ynyslas and Afon Dyfi) that are listed under neighbouring counties as these either share a boundary with, or partially extend into, the County of Powys.

It can be seen from these results that there has been no change in the numbers of RIGS or GCRS from these data sources since the last monitoring period, however it is acknowledged that the analysis does not include all the RIGS in the Powys LDP area.

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

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 county, and external to the Brecon Beacons National Park, there are 74 RIGS and 53 GCRS.

A superficial analysis of the Council’s Development Management data has revealed that there are a total of six planning applications that were sufficiently close to a RIGS or GCRS designation to warrant further investigation which revealed the following details;

In this monitoring period a total of six individual applications have been permitted, which were close to a RIGS or GCRS but, upon closer analysis did not appear to recognise the proximity of the local designation to the proposal site. Three were close to a RIGS and three were close to a GCRS. However, in all of these cases they were relatively minor applications (e.g. involving householder extensions, installing a biomass boiler etc) that would not have any negative impact on the nearby site. Whilst none of these applications mentioned the proximity of the RIGS or GCRS, the reports for two of the sites, both GCRS, did however mention the presence of an SSSI within which the GCRS is located.

In order to strengthen Development Management understanding and the application of LDP Policy DM2 it is recommended that Officer training is required to ensure that this part of the policy is being considered in the determination of future applications.

NB this indicator is similar to Monitoring Indicator AMR45.

Tudalen 711

5. Conclusion and recommendations

5.0.1 This AMR for the monitoring period 1st April 2019 to 31st March 2020 indicates that the LDP policies are largely delivering and meeting their targets with thirty of the monitoring indicators showing positive policy implementation. As this is the first full year of the LDP with associated monitoring it is considered that for fifteen of the monitoring indicators no trends can be identified at this stage.

5.0.2 There are five indicators where it is recommended that investigation or research is required. Three of these relate to housing delivery (completions) which is lower than the annual and cumulative targets set by the LDP. The Housing Trajectory demonstrates that the Plan has enough suitable and available sites, so housing land supply is not considered to be the issue. However, current trends suggest that there is a risk that the LDP may not achieve the target Dwelling Requirement Figure of 4,500 new homes by 2026.

5.0.3 The LDP is delivering on its spatial strategy for the location of new housing development, and employment growth, both areas which are key to the delivery of the Plan's vision and objectives. The number of tourism developments being permitted on greenfield sites in the Open Countryside, whilst having a positive economic impact on the Plan area, do not align with the settlement hierarchy. It is recommended that research is undertaken to address the cumulative impact the growth of this sector may have on the landscape.

5.0.4 It has been observed that the mineral safeguarding constraint is not always being identified within the planning application process. Recommendations have therefore been made so that the data relating to this constraint is more readily available in a variety of formats as part of wider Officer training.

5.0.5 Monitoring will continue and the LDP policies and proposals can be expected to accrue traction as the Plan period progresses from the adoption date. There are no factors at present to suggest that changes are required to the Plan and consequently, an early review of the Plan (either partial or full) is not necessary at this time.

Hierarchy	Settlement Name	Allocation Ref	DM Site No	Site Name	Proposal	Total Site Capacity LDP Units	Planning Permission Units	Status	Designation type	Pre app discussion	Planning App Submission	Conditions discharged to construction	Completions (2015 to 2020)	U/C	N/S	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	Beyond 2026
Town	Builth Wells and Llanelwedd	P08 HA2		Land west of Primary School, Builth Wells	Allocated Site for 59 units	59		Allocated No Permission	Allocation	No pre-app			0	0	59		10	10	10	10	19	0
Town	Builth Wells and Llanelwedd	P08 HA3	P/2016/0309	Development Off Hospital Road Hospital Road, Builth Wells	Erection of a residential development with some matters reserved.	43	81	Planning Permission Not Started	Part Allocated		19/1894/RES Awaiting consideration		0	0	81		20	20	20	21		0
Town	Hay-on-Wye	P21 MUA1		Land at Gypsy Castle Lane, Hay on Wye	Mixed Use Allocation (this part relates to the residential component for 49 units only)	49		Allocated No Permission	Allocation	No pre-app			0	0	49			15	15	19		0
Town	Knighton	P24 HA1	P/2009/0038	Site adjacent to Shirley Ludlow Road, Knighton	Outline: Residential development and creation of new vehicular access (SO 27 SE)	24	24	Planning Permission Not Started	Allocation		19/1642/REM Awaiting consideration (extend timeframe for RES)		0	0	24		7	7	10			0
Town	Knighton	P24 HA3		Presteigne Road, Knighton	Allocated Site for 70 units	70		Allocated No Permission	Allocation	No pre-app			0	0	70			20	10	20	20	0
Town	Llandrindod Wells	P28 HA1	P/2013/0444	Crab Tree Green, Brookland Rd, Llandrindod Wells	Residential Development	50	50	Planning Permission Not Started	Allocation		Needs RES. 19/1891/REM Awaiting consideration		0	0	50	2	10	10	15	5	8	0
Town	Llandrindod Wells	P28 HA2		Tremont Park Extension, Llandrindod Wells	Allocated Site for 122 units	122		Allocated No Permission	Allocation	No pre-app			0	0	122			30	30	30	32	0
Town	Llandrindod Wells	P28 HA3	19/0021/FUL	Land East Of Ithon Road Ithon Road Llandrindod Powys LD1 6AS	Residential development comprising of 55 units	122	55	Commenced	Allocation				0	23	32	23	32	0	0	0	0	0
Town	Llandrindod Wells	P28 HA4		Land at Ridgebourne Drive, Llandrindod Wells	Allocated Site for 100 units	100		Allocated No Permission	Allocation	No pre-app			0	0	100	0	0	25	25	25	25	0
Town	Llanfair Caereinion	P30 HA1		Land at Tanyfryn, Llanfair Caereinion	Allocated Site for 40 units	40		Allocated No Permission	Allocation	No pre-app			0	0	40	1	3	5	11	20	0	0
Town	Llanfair Caereinion	P30 HA2	P/2009/0484	OS 6906, Land North of Watergate street, Llanfair Caereinion	Allocated Site with Planning Permission for 20 units	20	20	Planning Permission Not Started	Allocation		Needs RES		0	0	20	0	12	0	0	0	0	8
Town	Llanfyllin	P32 HA1		Land Opposite Maesydre, Llanfyllin	Allocated Site for 14 units	14		Allocated No Permission	Allocation	No pre-app			0	0	14			7	7			0
Town	Llanfyllin	P32 HA2		Maesydre Field and Field 7674, Llanfyllin	Allocated Site for 145 units	145		Allocated No Permission	Allocation	No pre-app			0	0	145			20	25	50	50	0
Town	Llanidloes	P35 HA1		Part Enc 7500 R/O Pen-y-Borfa, Trefeglwys Road, Llanidloes	Allocated for 27 units	27		Allocated No Permission	Allocation	No pre-app			0	0	27		15	9	3			0
Town	Llanidloes	P35 HA2		Land East of KTH, Gorn Road, Llanidloes	Residential Allocation for 46 units	46		Allocated No Permission	Allocation	No pre-app			0	0	46	0	0	10	16	10	10	0
Town	Machynlleth	P42 HA1		OS 1546, Aberystwyth Road, Machynlleth	Full: Erection of 29 dwellings, formation of vehicular access and roads, pedestrian and cycle pathways together with amenity space and playground area and associated works	29	29	Planning Permission Not Started	Allocation		N/A		0	0	29		10	10	9			0
Town	Machynlleth	P42 HA2		Land adj HA1, Aberystwyth Rd, Machynlleth	Allocated site for 14 units	14		Allocated No Permission	Allocation	No pre-app			0	0	14					7	7	0
Town	Machynlleth	P42 HA3		Land off Dall Street (Mid Wales Storage Dist Centre), Machynlleth	P42 HA3	14		Allocated No Permission	Allocation		PPAE/2018/0068		0	0	14						14	0
Town	Montgomery	P45 HA1		Land at Verlon, Forden Rd, Montgomery	Allocated site for 54 units	54		Allocated No Permission	Allocation	No pre-app			0	0	54			27	27			0
Town	Newtown	P48 HA2	19/0047/NMA plus others	Milford Park Adj. Hendidley, Milford Rd, Newtown	Residential Development	15		Commenced	Allocation		Awaiting determination of Variation of Condition Application		3	0	12	3	3	3	3	0	0	0
Town	Newtown	P48 HA3		South of Heol Treowen Extension, Newtown	Allocated site for 70 units	70		Allocated No Permission	Allocation	No pre-app			0	0	70		15	15	15	15	10	0
Town	Newtown	P48 HA4		South of Heol Treowen/Great Brimmon, Newtown	Residential Development	136		Allocated No Permission	Allocation	No pre-app			0	0	136		30	30	30	30	16	0
Town	Presteigne	P51 HA2		Joe Deakins Road Site, Presteigne	Allocated Site for 35 residential units	35		Allocated No Permission	Allocation		20/0116/OUT		0	0	35			10	10	15	0	0
Town	Presteigne	P51 MUA1		Former Kaye Foundry Site, Presteigne	Mixed Used Allocated Site (this is the residential component for 60 units only)	60		Allocated No Permission	Allocation		PPAE/2015/0065		0	0	60			15	25	10	10	0
Town	Rhayader	P52 HA1	P/2010/1383	Tir Gaia, Rhayader	Residential Development	70		Commenced	Allocation		Need to submit Reserved Matters		0	0	70		14	14	14	14	14	0
Town	Rhayader	P52 HA2		Land off East Street, Rhayader	Residential allocation for 16 units	16		Allocated No Permission	Allocation	No pre-app			0	0	16				4	4	8	0
Town	Welshpool	P57 HA1	P/2018/0272	Part OS 5536, Gungrog Farm, Welshpool	Full: Erection of 54 dwellings, formation of access roads and all associated works	30	54	Commenced	Part Allocated				0	54	0	54	0	0	0	0	0	0
Town	Welshpool	P57 HA2	P/2017/0501	Greenfields, Cae Glas, Welshpool		11	8	Commenced	Allocation		N/A		0	8	0	8	0	0	0	0	0	0
Town	Welshpool	P57 HA3		Land at Red Bank, Welshpool	Residential allocation for 149 units	149		Allocated No Permission	Allocation	No pre-app			0	0	149			35	35	40	39	0
Town	Ystradgynlais Area	P58 HA1	P/2018/0195	Land At Brecon Road Ystradgynlais Powys SA9 1HH	Outline: Residential development and formation of vehicular access and all associated works (some matters reserved)	59	23	Planning Permission Not Started	Allocation		Need RES		0	0	23		11	12				0
Town	Ystradgynlais Area	P58 HA10	P/2014/1133	Land at Bryn y Groes, Cwmgiedd, Ystradgynlais	Allocated for residential development	136	136	Planning Permission Not Started	Allocation		19/0331/REM Awaiting consideration (extend timeframe for RES)		0	0	136		27	27	27	27	28	0
Town	Ystradgynlais Area	P58 HA11		Penrhos School Extension, Ystradgynlais	Residential allocation for 122 units	122		Allocated No Permission	Allocation	No pre-app			0	0	122			30	35	35	22	0
Town	Ystradgynlais Area	P58 HA12	P/2016/0047	Land at Former Cynlais School Playing Field Ystradgynlais	Residential development, formation of vehicular access road and all associated works (partial)	10	10	Planning Permission Not Started	Allocation		19/2035/RES Awaiting consideration		0	0	10		4	3	3			0
Town	Ystradgynlais Area	P58 HA3	18/0663/OUT	Penrhos CP School, Brecon Road, Ystradgynlais	Residential allocation for 41 units.	41	42	Planning Permission Not Started	Allocation		Need RES		0	0	42		14	14	14			0
Town	Ystradgynlais Area	P58 HA5		Glanrhyd Farm, Ystradgynlais	Allocated Site for 8 residential units	8		Allocated No Permission	Allocation	No pre-app			0	0	8					8		0
Town	Ystradgynlais Area	P58 HA9		Penrhos Farm, Ystradgynlais Area	Residential Allocation for 76 units	76		Allocated No Permission	Allocation		PPAE/2016/0127		0	0	76	10	15	15	15	15	6	0
Large Village	Abercrave	P01 HA1		Land to East of Maescyribarth, Abercrave	Residential allocation for 14 units	14		Allocated No Permission	Allocation		PPAE/2016/0200		0	0	14				4	5	5	0
Large Village	Abermule	P02 HA1		Adj. The Rectory, Abermule	Superseded by P/2017/0134	10	4	Superseded	Superseded													0
Large Village	Abermule	P02 HA2		Land adj The Meadows and Land adj Parkside, Abermule	Residential Allocation for 30 units	30		Allocated No Permission	Allocation		Part subject of pending application 19/1220/FUL (30 units)		0	0	30		10	20				0
Large Village	Ardleen	P03 HA1	P/2017/0977	Land West of Tredrewen House, Ardleen	Residential Allocation for 17 units Outline: Residential development of up to 17 no. dwellings, formation of a vehicular access, formation of a school car park with new access and all associated works (some matters reserved)	17	17	Planning Permission Not Started	Allocation		Needs RES		0	0	17		7	5	5			0
Large Village	Berriew	P04 HA1		Land to East of the Village, adj Canal, Berriew	Residential allocation for 12 units	12		Allocated No Permission	Allocation		part of site subject of pending application 18/1118/FUL (4 units) Bryn		0	0	12	0	0	0	4	0	0	8
Large Village	Boughrood and Llyswen	P06 HA1		Land at Llyswen, adj to Llys Meillion, Boughrood and Llyswen	Residential allocation for 30 units	30		Allocated No Permission	Allocation	No pre-app			0	0	30			7	7	8	8	0
Large Village	Boughrood and Llyswen	P06 HA2	P/2016/0791	Park Lodge, Boughrood	Erection of a 15 dwelling residential development	15	15	Planning Permission Not Started	Allocation		Needs RES		0	0	15		5	5	5			0
Large Village	Bronllys	P07 HA1	P/2016/0793	Land at the rear of Bronllys CP School Bronllys	Erection of 30 dwellings for a residential development and related infrastructure	38	30	Planning Permission Not Started	Allocation		19/2039/RES Awaiting consideration		0	0	30		10	10	10			0
Large Village	Bronllys	P07 HA2	P/2018/0428	Land at Bronllys to the West of Hen Ysgubor, Bronllys	Outline: Erection of 10x dwellings (all matters reserved)	10	10	Planning Permission Not Started	Allocation		Needs RES		0	0	10		3	2	2	2	1	0
Large Village	Bronllys	P07 HA3	P/2017/1178	Land To The Rear Of Greenfields Minfield Lane Bronllys	Reserve matters application following permission P/2017/1178 for the erection of 14 dwellings and all associated works Site also includes 2 further units commenced under P/2012/0954	6	14	Commenced	Part Allocated				0	2	12	2	5	5	2			0

Hierarchy	Settlement Name	Allocation Ref	DM Site No	Site Name	Proposal	Total Site Capacity LDP Units	Planning Permission Units	Status	Designation type	Pre app discussion	Planning App Submission	Conditions discharged to construction	Completions (2015 to 2020)	U/C	N/S	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	Beyond 2026
Large Village	Caersws	P09 HA1		Land North of Carno Road, OS 5832 Caersws		43		Allocated No Permission	Allocation		P/2017/0754 resolved to grant pp subject to signing S106		0	0	43			10	10	10	13	0
Large Village	Carno	P10 HA1		Land off Ffordd Dol-LLin, Carno	Residential Development for 14 units	14		Allocated No Permission	Allocation	No pre-app			0	0	14			7	7			0
Large Village	Carno	P10 HA2		Land north of Gerddi Cledan, Carno	Residential allocation for 27 units	27		Allocated No Permission	Allocation	No pre-app			0	0	27		5	7	15			0
Large Village	Churchstoke	P12 HA1	P/2016/0721	Adj. Fir House, Churchstoke		36	45	Planning Permission Not Started	Allocation		19/1798/REM. Needs RES		0	0	45					20	25	0
Large Village	Clyro	P13 HA1		Land South east of Clyro (B)	Residential Allocation for 14 units	14		Allocated No Permission	Allocation	No pre-app			0	0	14		7	7				0
Large Village	Crew Green	P15 HA1		Land opposite the Firs (between Malt House Farm and Bryn Mawr) Crewgreen	Residential Allocation for 23 units.	23		Allocated No Permission	Allocation	No pre-app			0	0	23			5	6	6	6	0
Large Village	Crossgates	P16 HA1		Land South of Studio Cottage, Crossgates	Residential Allocation for 19 units	19		Allocated No Permission	Allocation	No pre-app			0	0	19				5	5	9	0
Large Village	Forden and Kingswood	P17 HA1	P/2016/0953	Land adjacent to Heritage Green Kingswood, Forden	Reserved matters application relating to development of 23 no. dwellings and formation of new access following Outline approval P/2016/0953	15	23	Commenced	Allocation				14	9	0	9						0
Large Village	Forden and Kingswood	P17 HA2		Land between Heatherwood and Kingswood Lane, Kingswood	Residential Allocation for 10 units	10		Allocated No Permission	Allocation	No pre-app			0	0	10	0	0	0	0	5	5	0
Large Village	Four Crosses	P18 HA1		Land at Oldfield (including land rear of School), Four Crosses	Residential Allocation for 32 units.	32		Allocated No Permission	Allocation	No pre-app			0	0	32					16	16	0
Large Village	Glasbury	P19 HA1		Treble Hill Stables, Glasbury	Residential Allocation for 5 units	5		Allocated No Permission	Allocation	No pre-app			0	0	5			5				0
Large Village	Guisfield	P20 HA1		Land adj Celyn lane, Guisfield	Residential Allocation for 20 units	20		Allocated No Permission	Allocation	No pre-app			0	0	20					10	10	0
Large Village	Guisfield	P20 HA2		Land to East of Groes-lywyd, Guisfield	Residential Allocation for 22 units.	22	22	Planning Permission Not Started	Allocation		Needs RES		0	0	22		7	5	5	5		0
Large Village	Howey	P22 HA1		Land adj Goylands Estate, Howey	Residential allocation for 38 units	38		Allocated No Permission	Allocation	No pre-app			0	0	38					20		18
Large Village	Howey	P22 HA2		Land Adj Goylands, West of Goyland, Howey	Residential Development	12		Allocated No Permission	Allocation	No pre-app			0	0	12			2	3	3	3	1
Large Village	Knucklas	P25 HA1		Land at Castle Green, Knucklas	Residential Allocation for 17 units	17	17	Planning Permission Not Started	Allocation		Needs RES		0	0	17		6	6	5			0
Large Village	Llanbrynmair	P26 HA1		Land west of Bryncoch, Llanbrynmair	Residential allocation for 19 units	19		Allocated No Permission	Allocation	No pre-app			0	0	19					6	7	0
Large Village	Llandinam	P27 HA1		Land opposite Old Barn Close, Llandinam	Residential allocation for 8 units	8		Allocated No Permission	Allocation	No pre-app			0	0	8			2	2	2	2	0
Large Village	Llandrinio	P29 HA1		Gwernybatto, Land off Orchard Close, Llandrinio	Residential Allocation for 30 units	30		Allocated No Permission	Allocation	No pre-app			0	0	30						22	8
Large Village	Llanfechain	P31 HA1		Land north of Church, Llanfechain	Residential Allocation	25		Allocated No Permission	Allocation	No pre-app			0	0	25				25			0
Large Village	Llangurig	P33 HA1		Adj. Meesyllan, Llangurig	Residential development	19		Allocated No Permission	Allocation	No pre-app			0	0	19				4	5	5	0
Large Village	Llanrhaeadr-ym-Mochnant	P36 HA1		Land adj Maes yr Esgob, Llanrhaeadr-ym-Mochnant	Residential allocation for 19 units	19		Allocated No Permission	Allocation	No pre-app			0	0	19	0	4	4	4	4	3	0
Large Village	Llansantffraid-ym-Mechain	P37 HA1		Land at Spoonley Farm, Llansantffraid	Residential allocation for 22 units.	22		Allocated No Permission	Allocation	No pre-app			0	0	22			10	6	6		0
Large Village	Llansantffraid-ym-Mechain	P37 HA2		Land adj Maes y Cain, Llansantffraid	Residential allocation for 13 units	13		Allocated No Permission	Allocation	No pre-app			0	0	13			3	3	3	4	0
Large Village	Llanymynech	P40 HA1		Land adj Parc Llwyfen, Llanymynech	Residential Allocation for 11 units.	11		Allocated No Permission	Allocation	No pre-app			0	0	11		6	5				0
Large Village	Llanymynech	P40 HA2		Land off Carreghofa Lane, Llanymynech	Residential allocation for 20 units	20		Allocated No Permission	Allocation	No pre-app			0	0	20					10	4	6
Large Village	Llanyre	P41 HA1		Land at Llanyre Farm, Llanyre	Residential allocation for 19 units	19		Allocated No Permission	Allocation	No pre-app			0	0	19				10	9		0
Large Village	Meifod	P43 HA1		Pentre Works and Adjacent Land, Meifod	Residential Allocation for 45 units	45		Allocated No Permission	Allocation	No pre-app			0	0	45			10	10	10	15	0
Large Village	Middletown	P44 HA1	P/2017/0333	PT OS 0036 & 0041, West of Golfa Close, Middletown	Outline: Erection of up to 9 dwellings with garages, formation of a vehicular access & associated works	19	9	Planning Permission Not Started	Allocation		Needs RES /awaiting consideration of 18/0599/E11		0	0	9		5	4				0
Large Village	Penybontfawr	P49 HA1		Land east of Ysgol Pennant, Penybontfawr	Residential Allocation for 11 units	11		Allocated No Permission	Allocation	No pre-app			0	0	11				5	6		0
Large Village	Pontrobert	P50 HA1		Land at Y Fferm, Pont Robert, Meifod	Erection of 6 dwellings	6		Allocated No Permission	Allocation	No pre-app			0	0	6			6				0
Large Village	Three Cocks	P53 MJA1	P/2016/0786	Land at Three Cocks Brecon	Outline: Erection of residential and commercial development including 39 dwellings (indicative) including affordable housing and associated infrastructure (to record commercial element create a new record for retail)	32	39	Planning Permission Not Started	Allocation		19/2085/RES Awaiting consideration		0	0	39		13	13	13	0		0
Large Village	Tregynon	P55 HA1		Rear of Bethany Chapel, Tregynon	Residential Allocation for 24 units	24		Allocated No Permission	Allocation	No pre-app			0	0	24			6	6	6	6	0
Large Village	Trewern	P56 HA1		Land east of Trewern School, Trewern	Residential Allocation for 27 units	27		Allocated No Permission	Allocation	No pre-app			0	0	27				10	10	7	0
						2984							17	96	2832	111	343	641	643	596	551	43

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Hierarchy	Settlement	Database number	Allocation ref	DM site no	Site name	Proposal	Total Site Capacity LDP Units (@2015)	Total Site Capacity Units (@2020)	Status	designation type	Pre app discussion	Planning App Submission	Conditions discharged to construction	Completions (2011 to 2020)	Completions (2015 to 2020)	U/C	N/S	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	Beyond 2026	
Town	Builth Wells and Llanellwedd	234	P08 HC1	B/0002/0021	The Old Skin Warehouse Site, Brecon Rd, Builth. - P08 HC1	Proposed housing site - 6 dwellings and 3 flats (amended to 7 houses on the 3rd September 2003)	7	7	Complete	Committed Site				0	7										
Town	Builth Wells and Llanellwedd	249	P08 HC2	P/2008/1408	Garages, Hay Road, Builth Wells - P08 HC2	Residential Development	11	11	Commenced	Committed Site				0	0	4	7	1	2	2	2	2	2	2	
Town	Knighton	218	P24 HC1	P/2018/0507	Peter Christian Site, West St, Knighton	19/0855/RES- Application for approval of reserved matters (access, appearance, landscaping, layout and scale) following outline planning consent P/2018/0507 for the erection of 18 dwellings	21	18	Planning Permission Not Started	Committed Site				0	0	0	18	2	8	8					
Town	Knighton	227	P24 HC2	P/2013/0504	Mill Green, Knighton - P24 HC2	Erection of 36 dwellings including units of affordable housing and demolition and rebuilding of the existing mill building SQ 26 SF. (ONLY 18 IN WAL FS)	18	18	Permission Lapsed	Committed Site				0	0	0	0								
Town	Llandrindod Wells	302	P28 HC1	P/2009/0186	Land at Gate Farm Llandrindod - P28 HC1		10	0	Permission lapsed	Committed Site				0	0	0	0								
Town	Llandrindod Wells	92	P28 HC2	R68 HA4	Convent Site, Adj Highland Moors Guest Home - P28 HC2	P/2015/0930 - Variation to design and layout of 13 dwellings as part of planning approval P/2011/0042 for the residential development of 16 dwellings	16	16	Complete	Committed Site				0	16										
Town	Llandrindod Wells	72	P28 HC3		Site of Former Workshops, Automobile Palace, Temple St, Llandrindod P28 HC3	Demolition of workshops annexe and erection of ten town houses and a block of twelve apartments, associated parking and new vehicular access SQ 06 SF	22	22	Commenced	Committed Site				0	0	0	22		5	5	12				
Town	Llanfyllin	1080	P32 HC1	P/2018/0591	Land Adjoining Maes Y Dderwen, Maes Y Dderwen, Llanfyllin	FULL: Erection of 11 no. affordable dwellings	14	10	Planning Permission Not Started	Committed Site				0	0	0	10		10						
Town	Llanidloes	18	P35 HC1	M2006/0103	Lower Green, Victoria Avenue - P35 HC1	NOTE NOW 10 UNITS (18/1095/REM)	31	31	Commenced	Committed Site				0	0	0	31				10	10	11		
Town	Llanidloes	296	P35 HC2	P/2008/0406	Land at Hafren Furnishers - P35 HC2	Erection of 26 dwellings and associated works	23	0	Permission lapsed	Committed Site				0	0	0	0								
Town	Llanidloes	16	P35 HC3	P/2014/0188	Adj Manweb Station - P35 HC3	Residential Development	31	31	Complete	Committed Site				0	31										
Town	Llanwrtyd Wells	334	P39 HC1	P/2009/0194	The Vicarage Field, Beulah Road, Llanwrtyd - P39 HC1	Full: Erection of six dwellings (plots 2-7) and all associated works	7	7	Commenced	Committed Site				0	0	1	6	0	1	0	0	3	3		
Town	Llanwrtyd Wells	134	P39 HC2	18/1176/FUL	OS 2664 Caemawr, off Ffos Road - P39 HC2	latest permission: 18/1176/FUL 3 units	47	47	Commenced	Committed Site				28	4	9	6	6	3	3	3				
Town	Llanwrtyd Wells	125	P39 HC3	P/2015/0289	OS 1451 Meadow View, Station Road - P39 HC3	Variation of Condition 1 of planning approval P/2009/0296 to extend the time limit for commencement.	19	19	Planning Permission Not Started	Committed Site			20/0685/DIS - pending	0	0	0	19	2	2	1	1	2	2	9	
Town	Montgomery	24	P45 HC1	M176 HA2	New Road, B/39/002, Montgomery (Brades Meadow) - P45 HC1	Allocated site with planning permission for 50 dwellings	13	13	Commenced	Committed Site				13	0	0	0	19	2	2	1	2	2		
Town	Newtown	142	P48 HC1	M182 HA1	Land adj. Heol Pengwern, Vaynor, Newtown - P48 HC1	Residential Development	50	50	Complete	Committed Site				50	0										
Town	Newtown	309	P48 HC10	P/2014/0144	Wesley Place, Newtown - P48 HC10	Full: Conversion of night club (suis generis) use to create 6 no residential units (Class C3) (first and second floors only)	6	6	Complete	Committed Site				0	6										
Town	Newtown	158	P48 HC2	M/2005/1154	Bryn Lane - P48 HC2	Residential Development	65	65	Commenced	Committed Site				21	10	0	34		6	7	7	7	7		
Town	Newtown	153	P48 HC3	M179 HA16	Former Goods Yard, Ffordd Croesawdy, Newtown - P48 HC3	Residential Development (Affordable housing)	29	29	Complete	Committed Site				29	29										
Town	Newtown	1086	P48 HC4	P/2008/1620	Land at Severn Hts, Brimmon Close, Newtown	Residential Commitment for 23 units	23	23	Commenced	Committed Site				0	0	1	22		6	6	6	5			
Town	Newtown	140	P48 HC5	M181 HA12	PT Enc0042/1463/1658/2053/2864, Rock Farm Llanllwchaearn - P48 HC5	Residential Development	103	103	Commenced	Committed Site				0	0	1	102		20	30	30	23			
Town	Newtown	154	P48 HC6	P/2010/1053	Land NE of Cefnaire Coppice & N of Heol Treowen, Newtown - P48 HC6	Residential Development (Affordable housing)	27	0	Complete	Committed Site				0	0										
Town	Newtown	315	P48 HC8	P/2014/1301	Back lane, newtown - P48 HC8		23	26	Complete	Committed Site				0	26										
Town	Newtown	304	P48 HC9	P/2013/1185	Severnside Yard, Commercial Street, Newtown - P48 HC9	Residential development of 39.No extra care self contained apartments for older persons together with 9.No supported living apartments	48	48	Complete	Committed Site				0	48										
Town	Presteigne	311	P51 HC1	P/2013/1026	Knighton Road, Presteigne - P51 HC1	Full: Construction of 11 affordable dwellings and creation of vehicle and pedestrian access	11	11	Complete	Committed Site				0	11										
Town	Rhayader	49	P52 HC1	R85 HA6	Site Adj to Cae James, Rhayader - P52 HC1	Residential Development	18	18	Complete	Committed Site				12	6										
Town	Rhayader	295	P52 HC2	P/2009/0321	Old builders supplies deopt - P52 HC2	Full: Residential development (10 houses) and alterations to existing access	10	10	Complete	Committed Site				0	10										
Town	Welshpool	190	P57 HC1	P/2011/0402	Burgess Land, Redbank (A/45/005) - P57 HC1		73	73	Commenced	Committed Site				45	0	4	24	4	12	12					
Town	Ystradgynlais Area	1109	P58 HC1	19/1055/REM	Land R/O Jeffrey's Arms, Brecon Road - P58 HC1	Section 73 application to vary condition 3, 17 and 21 of planning approval P/2017/1386 in relation to mitigation for bats	18	9	Commenced	Committed Site				0	0	0	9		3	3	3				
Town	Ystradgynlais Area	316	P58 HC2	P/2014/1022	School Road, Lower Cwmtwrch - P58 HC2	Development at Gumos County School - Demolition of existing school and youth centre, erection of affordable development comprising 42 semi-detached units and 3 detached units, all with off street parking	45	45	Complete	Committed Site				0	45										
Large Village	Bettws Cedwain	62	P05 HC1	M106 HA2	PT OS 1756 & 2368, Bryn Bechan - P05 HC1	Residential development subject to S106	10	10	Commenced	Committed Site				0	0	0	10	0	0	0	2	2	2	4	
Large Village	Boughrood and Llyswen	244	P06 HC1	PR154003	The Depot, Boughrood	Reserved Matters: Residential development of 12 no. two storey dwellings (to include 4 affordable houses) and creation of new vehicular access	12	12	Commenced	Committed Site				2	9	0	1		1						
Large Village	Boughrood and Llyswen	248	P06 HC2	PR154003	The Depot, Boughrood	Reserved Matters: Residential development of 12 no. two storey dwellings (to include 4 affordable houses) and creation of new vehicular access	12	5	Complete	Committed Site				2	3										
Large Village	Bronllys	251	P07 HC1	P/2013/0922	Bronllys Court, Bronllys (Areas A&B) - P07 HC1		34	41	Complete	Committed Site				0	41										
Large Village	Caersws	313	P09 HC1	P/2013/0834	Main Street, Caersws - P09 HC1	Conversion of redundant commercial building to 5 no. dwelling units and associated works	5	5	Commenced	Committed Site				0	0	2	3	1	1	1	1	1			
Large Village	Castle Caereinion	111	P11 HC1	M98669	Pt OS 0056, Adjacent Primary School (Swallows Meadow) - P11 HC1	Residential Development	31	27	Commenced	Committed Site				5	18	0	4		1	1	1	1			
Large Village	Churchstoke	28	P12 HC1	M117 HA1	Rear of Village Hall A/11/001 - P12 HC1 (part)	Residential development for 30 dwellings	16	16	Commenced	Committed Site				1	5	3	7		3	3	4				
Large Village	Churchstoke	37	P12 HC2	M/2007/0014	The Garage, Castle Road - P12 HC2		6	6	Commenced	Committed Site				0	0	0	6	0	0	0	0	0	0	6	
Large Village	Churchstoke	384	P12 HC3	P/2017/1076	Orchard Close Churchstoke - Includes P12 HC3	Full - Residential development of 28 dwellings, formation of estate road and all associated works/infrastructure	12	33	Commenced	Part Allocated				5	6	22	0	22	0	0	0	0	0	0	
Large Village	Churchstoke	31	P12 HC4	M/2003/0291	The View, Castle Road	Residential development for 11 dwellings	11	11	Commenced	Committed Site				0	0	0	11	0	0	0	0	0	0	11	
Large Village	Clyro	247	P13 HC1	R45 HA3	Land Adjacent Clyro Court Farm, South of the Castle		21	21	Commenced	Committed Site				0	6	0	15		5	5	5				
Large Village	Crossgates	88	P16 HC1	R46 HA2	Land East of Post Office, Crossgates - P16 HC1	Residential Development	15	15	Commenced	Committed Site				0	0	0	15	0	0	0	0	0	0	15	
Large Village	Guisfield	53	P20 HC1	M138 HA1	Enc 2200, Sarn Meadows- P20 HC1	Residential development for 46 dwellings	46	46	Commenced	Committed Site				0	0	0	46	10	20	16					
Large Village	Kerry	40	P23 HC1	P/2009/0106	PT Encs 3186 & 4186, Dolforfan - P23 HC1	Committed Site - 62 dwellings	62	62	Commenced	Committed Site				0	8	8	46	23	15	16	0	0			
Large Village	Knucklas	333	P25 HC1	RAD/2005/055	The Old Station Works, Knucklas - P25 HC1	Redevelopment of redundant light industrial site to 6 no. residential dwellings to include 2 no. affordable units SQ 27 SF	6	0	Permission lapsed	Committed Site				0	0	0	0								
Large Village	Llanbrynmaur	324	P26 HC1	P/2014/1060	Bryn Coch - P26 HC1		5	5	Planning Permission Not Started	Committed Site				0	0	0	5	0	1	1	1	1	1		
Large Village	Llansantffraid-ym-Mechain	149	P37 HC1	P/2015/0217	Additional Land at Spoonley Farm - P37 HC1	Allocated UDP Site	12	13	Complete	Committed Site				9	4										
Large Village	Llansantffraid-ym-Mechain	198	P37 HC2	M/2005/0967	Bronhyddon - P37 HC2	Residential development (includes P37 HC2)	5	5	Commenced	Committed Site				0	0	5	0	5							
Large Village	Llanstynon	201	P38 HC1	P/2016/0945	Opp. Wynnstay Arms (S/055) - P38 HC1	Residential development	23	23	Commenced	Committed Site				0	0	12	11	10	13						
Large Village	Llanymynech	181	P40 HC1	M/2006/0742	PT OS 3978, Off Ashfield Terrace - P40 HC1		13	13	Complete	Committed Site				13	0										
Large Village	Llanymyre	328	P41 HC1	P/2013/0887	Land between Moorlands and Llyr Llanymyre	Outline: Residential housing development and creation of 2 new vehicular accesses	12	14	Planning Permission Not Started	Committed Site				0	0	0	14		7	7					
Large Village	New Radnor	299	P46 HC1	P/2008/1685	Water Street Farm - P46 HC1	Outline: Erection of 14 dwellings and highway alterations including new access	14	14	Planning Permission Not Started	Committed Site				0	0	0	14	0	0	0	0	7	7		
Large Village	Newbridge on Wye	332	P47 HC1	P/2008/1151	The Orchard Merryhall Land, Newbridge on Wye - P47 HC1	Outline: Erection of local needs affordable housing development and creation of new vehicular access	5	0	Permission lapsed	Committed Site				0	0	0	0								
Large Village	Newbridge on Wye	94	P47 HC2	PR460503	PT OS 6047 Brynhand (Tylers Patch) - P47 HC2	Residential Development	26	26	Complete	Committed Site				26	0										
Large Village	Trefeglwys	168	P54 HC1	P/2014/0669	Llwyn-Celyn, Phase 2, OS 8954, Trefeglwys - P54 HC1		17	17	Complete	Committed Site				0	17										
Small Village	Adfa	329	A101 HLB1	P/2010/1234	The Former Timber Yard Adfa - A101 HLB1	Outline: Proposed development of 5 no. dwellings served via a private vehicular access	8	5	Planning Permission Not Started	Housing Land Bank Site				0	0	0	5		2	2					

Hierarchy	Settlement	Database number	Allocation ref	DM site no	Site name	Proposal	Total Site Capacity LDP Units (@2015)	Total Site Capacity Units (@2020)	Status	designation type	Pre app discussion	Planning App Submission	Conditions discharged to construction	Completions (2011 to 2015)	Completions (2015 to 2020)	U/C	N/S	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	Beyond 2026
Small Village	Llanddew	1113	AI08 HLB1	P/2011/0563	Land Opposite Village Hall, Llanddew - AI08 HLB1	Reserved Matters: Residential development of 10 dwellings (3 to be affordable units)	10	10	Commenced	Housing Land Bank Site				0	2	2	6	2	2	2	2	0	0	
Small Village	Llandewi Ystradenni	71	AI09 HLB1		Land to Rear of Llanddewi Hall, Llanddewi - AI09 HLB1	Residential Development of 6 detached houses, 2 pairs Semis, 2 linked detached houses, 6 terraced houses.	18	18	Commenced	Housing Land Bank Site				0	5	0	13	0	0	0	0	6	7	
Small Village	Llanfihangel Tal-y-llyn	253	AI10 HLB1	B18 HA1	Pistyll Farm, Llanfihangel Tal-y-llyn - AI10 HLB1		10	10	Commenced	Housing Land Bank Site				0	7	0	3					1	2	
Small Village	Llangammarch Wells	107	AI11 HLB1	P/2018/0315	Land Opposite Pen-y-bryn, Llangammarch - AI11 HLB1	Residential Development for erection of 25 dwellings, 7 garages, access road and all associated works	16	25	Planning Permission Not Started	Housing Land Bank Site				0	0	0	25		5	10	10			
Small Village	Nantmel	42	AI13 HLB1	R75 HA1	Brynteg, Nantmel AI13 HLB1	Residential Development	8	8	Commenced	Housing Land Bank Site				0	0	0	8	0	0	0	0	0	0	8
Small Village	Penybont	27	AI12 HLB1	PR630000	Cattle Market, Penybont AI12 HLB1	Erection of 27 dwellings and 2 live work units and creation of new vehicular access (Section 106) SO 16 SW	16	16	Commenced	Housing Land Bank Site				0	1	15	0	1	5	5	4			
Open Countryside	Cemmaes	84	AI02 HLB2	M/2007/1149	Adj. Maesyllan, Cemmaes		6	6	Commenced	Housing Land Bank Site				0	0	0	6	0	0	3	3	0	0	
Rural Settlement	Lower Tier Settlement	178	AI03 HLB1	M/2007/0735	PT OS 0078		5	0	Permission lapsed	Housing Land Bank Site				0	0	0	0							
Rural Settlement	Lower Tier Settlement	67	AI04 HLB1	P/2008/1043	Dyfl 4 X 4, Commins Coch - AI04 HLB1	Erection of 5 dwellinghouses (2 detached with garages & 3 terraced), formation of vehicular access road together with associated around works	5	5	Commenced	Housing Land Bank Site				0	2	1	2	1	1	1	0	0	0	
Rural Settlement	Lower Tier Settlement	293	AI06 HLB1	P/2009/0622	Adj Camlo Close, Gwstre - AI06 HLB1	Outline: Erection of 6 residential dwellings which includes the provision of 2 dwellings for affordable housing together with the extension of existing estate road, provision of surface water/foul drainage facilities as well as improved rear access to 1 & 2 Craiglea and connection to new drainage system	5	0	Permission lapsed	Housing Land Bank Site				0	0	0	0							
														261	392	90	595	90	163	153	110	72	44	53

CYNGOR SIR POWYS COUNTY COUNCIL.

CABINET EXECUTIVE
14 September 2021**REPORT AUTHOR:** Alison Bulman, Corporate Director (Children and Adults)**SUBJECT:** Corporate Safeguarding 6 Monthly Update as at 30th July 2021

REPORT FOR: Information

Cabinet is asked to note this briefing paper and update from the Corporate Safeguarding Group. There has been a gap in our reporting to Cabinet during the Covid global pandemic and assurances in relation to critical safeguarding has been provided in different ways such as regular service bulletins, sitreps and performance reports whilst we were at the height of the pandemic. The Corporate Safeguarding group has now reconvened and met on the 7th September 2020 and 23rd April 2021.

The group sought assurances on a number of key areas as below and continue to monitor the work plan of the group.

- Modern Slavery and Code of Practice of Ethical employment in Procurement: an update was provided and a statement has been agreed and produced which suppliers will be required to sign up when doing business with the Council. This will include companies the suppliers may subcontract to do work on behalf of the Council. It was also highlighted that there was some strong partnership work in place with the police in relation to safeguarding people from modern slavery.
- Home Educated Visits: It was reported that there is a huge concern with the increase in numbers of elected home pupils and have had 111 new registrations. This is a National issue also. The Children's Commissioner is keen that these children are seen, and Welsh Government are being prepped and advised that this should be a statutory requirement. In Powys, we want to increase our visits to Elective Home Educated children. We have worked with our Schools to have a conversation with those parents about how it is safe for their child to come back, and to respond to parental fears around COVID. This is something the group will seek further assurance on in future meetings.
- Care Director (WCCIS): This is the IT System used by Social Services in Powys and across Wales. It is also used by a number of health boards and is the 'national system'. The system itself is Care Director and we are operating on V5. Members will be aware that this has problematic and is a huge concern. It is now sitting as a risk on our Corporate Risk Register. We have been promised on several occasions the software fixes needed to rectify the performance issues. The system either does not work at all or at a fraction of the speed that should be. This is a serious concern if our practitioners cannot obtain the

information that they need to undertake their job. The current situation has resulted in low staff morale as people rely on the system to do their work. This has been escalated and we now hold regular contract meetings with the supplier (it is worth noting that this has been solely managed at a National level previously). The situation has also been escalated to colleagues nationally. We have met with the provider on a number of occasions and have request business continuity arrangements from them.

- Mandatory training for LA staff: Following an urgent safeguarding concern being spotted on Social media by an officer and referred to head of service and director who thankfully picked it up out of hours and actioned with the Police the group discussed the need for safeguarding awareness training for all LA staff. This was further considered at EMT and has been agreed to be rolled out across the Organisation.
- Deprivation of Liberty Safeguards (DoLS): Demand for DoLS assessments remain significantly high. The service is working with an external agency to ensure urgent assessments and those under the Court of Protection process are completed as a priority. Availability of internal assessors is limited due to work pressures therefore only a small number of assessments are being completed through our internal resource, the internal Best Interest Assessor post will be updated to reflect transition to Liberty Protection Safeguards (LPS) and advertised as a priority. Regional and local working for LPS implementation has started. We are still awaiting the publication of the Code of Practice; Regulations and Welsh Government work and training strategies however the April 2022 implementation date is still scheduled.
- Performance: The heads of Adults and Children’s Services provided an overview of current performance within their services. Noting that ASC and Children Services continue to operate under business continuity due to the ongoing response to Covid and the increase of demand for both services.

The group will now continue to meet on a quarterly basis, with a 6 monthly update to Cabinet from the Chair of this Group.

Recommendation:	Reason for Recommendation:
Cabinet receives this briefing as an update from the Chair of the Corporate Safeguarding Group and note the delay in reporting due to Covid.	To ensure Cabinet are fully sighted on work to date.

Relevant Policy (ies):	Corporate Safeguarding Policy		
Within Policy:	Y	Within Budget:	Y

Relevant Local Member(s):	All elected members
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Person(s) To Implement Decision:	N/A
Date By When Decision To Be Implemented:	N/A

Is a review of the impact of the decision required?	N
If yes, date of review	N/A
Person responsible for the review	N/A
Date review to be presented to Portfolio Holder/ Cabinet for information or further action	N/A

Contact Officer:	Alison Bulman, Executive Director (P&OD)
Tel:	01597 826906
Email:	alison.bulman@powys.gov.uk

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

CYNGOR SIR POWYS COUNTY COUNCIL.**CABINET EXECUTIVE**
Date: 14th September 2021**REPORT AUTHOR: Head of Legal & Democratic Services****SUBJECT: TO ALLOW ACCESS TO THE STRATEGIC PARTNERING AGREEMENT VIA A DEED OF ADHERENCE**

REPORT FOR: Decision

1. Summary

- 1.1 The Welsh Government together with Meridiam Investments are delivering education and community facilities in Wales, under the Mutual Investment Model (MIM) of the 21st Century Schools Programme, having formed WEPCO Limited (“WEPCo”). At its meeting of 15 September 2020 the Cabinet resolved to enter into a Strategic Partnering Agreement (“SPA”) with WEPCo (being the joint venture company established between the Private Sector Delivery Partner (PSDP) and a subsidiary of the Development Bank of Wales.) to facilitate the delivery of education and community facilities. The Council along with 23 other Local Authorities and Further Education Institutions entered into the WEP Strategic Partnering Agreement (SPA) with WEPCo on 30th September 2020, each being the “Continuing Participants”.
- 1.2 Following completion of the SPA in September 2020, other Welsh Local Authorities and Further Education Institutions now have a window within which they may enter into a short, simple supplemental agreement to the SPA, namely a “Deed of Adherence” which enables them, from the date of execution, to agree with each other person who is or who becomes a party to the SPA to be bound by the SPA (on the same terms and conditions) (“Joining Participants”). A further five Local Authorities and Further Education Institutions (see paragraph 2.1 below) have expressed a wish to enter into the SPA to be able to draw down services from WEPCo as Joining Participants.
- 1.3 As an existing party to the SPA (a “Continuing Participant”) the Council is required, with all other Continuing Participants, to approve and enter into the Deed of Adherence to enable the Joining Participants to become a party to and to be bound by the SPA. There is no requirement to re-execute the SPA.
- 1.4 The purpose of this report is to explain the process and seek Cabinet approval to enter into the Deed of Adherence to the SPA, to facilitate the delivery of education and community facilities. The Deed of Adherence is due to be completed later in 2021.

2 Proposal

- 2.1 To approve the terms of the draft Deed of Adherence at Appendix A of this report to allow Bridgend College, Blaenau Gwent County Borough Council, Gwynedd Council, Newport City Council and Coleg Cambria (“the Joining Participants”) to allow them ability to become a party to the SPA and access Band B revenue funding as there are no alternative delivery options for such funding.

Tudalen 721

3. Options Considered / Available

- 3.1 **Option 1:** To approve the terms of the draft Deed of Adherence at Appendix A of this report to allow the Joining Participants to allow them ability to become a party to the SPA on the same terms and conditions as the existing Participants (Continuing Participants).
- 3.2 The Deed of Adherence sets out certain key details of the Joining Participants. The Continuing Participants have already provided the same key details on execution of the SPA. These are as follows:
- Full name and position of the person appointed to be the Participant Representative (who in the first instance shall be the representative on the Strategic Partnering Board (please see separate guidance paper on the Strategic Partnering Board) (Clause 12.1 of the SPA);
 - Where WEPCo has subcontracted the Partnering Services to a Partnering Subcontractor, full name and address of the person to whom non-payment of invoices of the Partnering Subcontractor should be directed (Clause 28.5.2 of the SPA);
 - Full name, position and email address for service of notice (Clause 40.1.2 of the SPA);
 - Full postal address for service of notice (Clause 40.1.2 of the SPA); and
 - Position of person to whom dispute resolution escalation points should be referred (if dispute cannot be resolved through consultation in good faith) e.g. the Chief Executive (Section 3.2, Schedule 22 of the SPA).
- 3.3 Completion of the Deed of Adherence will **not** change the terms and conditions of the SPA in any way, save for adding more named parties to the list of Participants and the Joining Participants will enjoy the same benefits from being party to the SPA as the Continuing Participants.
- 3.4 If approved by Cabinet, the Deed of Adherence will need to be executed as a deed, and Cabinet is asked to authorise the Head of Legal & Democratic Services to make any minor amendments to Deed of Adherence as may be required and to arrange for its execution.
- 3.5 **Option 2:** To refuse to approve the Deed of Adherence on the understanding that such refusal will prevent the Joining Participants from accessing revenue funding for Band B projects from the Welsh Government, as Band B funding must be under the Mutual Investment Model using WEPCo for delivery. There are no alternative delivery options for such funding.

4. Preferred Choice and Reasons

- 4.1 Option 1 is the preferred choice so as to allow the Joining Participants to have access to Band B funding which is only available the Mutual Investment Model.

Tudalen 722

5. Impact Assessment

5.1 Is an impact assessment required? No

6. What consultations have been carried out with Scrutiny and others

6.1 Scrutiny – not required

6.2 Local Members - not required

6.3 Communications - not required

6.4 Legal:

6.4.1 To enter into the DoA the Council will be relying upon a number of statutory powers:

- the “well-being” powers contained in section 2 Local Government Act 2000;
- powers contained in the Education Acts 1996 and 2002;
- the “incidental” provisions of section 111 Local Government Act 1972.

6.4.2 In exercising this power the Council has had regard to the requirements of the Well-Being of Future Generations (Wales) Act 2015 (‘the Act’). The Act places a ‘well-being duty’ on public bodies aimed at achieving 7 national well-being goals for Wales - a Wales that is prosperous, resilient, healthier, more equal, has cohesive communities, a vibrant culture and thriving Welsh language, and is globally responsible.

6.4.3 The incidental provisions of section 111 Local Government Act 1972 permit the Council to do any thing (whether or not involving the expenditure, borrowing or lending of money or the acquisition or disposal of any property or rights) which is calculated to facilitate, or is conducive or incidental to, the discharge of any of their functions.

6.4.4 Entering into the DoA will not change the terms and conditions of the SPA in any way, save for adding more named parties to the list of Participants. The Council is already a party to the SPA and the terms therein continue to apply. Formal approval to proceed to deliver any new project, and to enter into associated legal documentation to facilitate the same including a Project Agreement, would require further approval of Cabinet.

6.5 Finance

6.5.1 There are no financial implications attached to this report and proposal.

7. Statutory Officers

7.1 The Head of Legal and Democratic Services (Monitoring Officer) has commented as follows: “ I note the legal comment and have nothing to add to the report”.

7.2 Section 151 Officer Comments: The Deputy Head of Finance supports the recommendation to allow the addition of the joining participants to be added to the Deed of Adherence thus allowing access to Band B revenue funding. It is acknowledged that Powys remain as a continuing participant and there are no changes to our terms and conditions.

Tudalen 723

Recommendation:

Reason for Recommendation:

<p>1. It is recommended that Cabinet:</p> <p>(a) Approves the execution, delivery and performance of a supplemental agreement to the WEP Strategic Partnering Agreement dated 30th September 2020 (the “Deed of Adherence”) in order that from the date of execution of the Deed of Adherence the Joining Participants are able to give effect to and be bound by the terms of the WEP Strategic Partnering Agreement dated 30th September 2020 as a party to it, to facilitate the delivery of a range of infrastructure services and the delivery of education and community facilities;</p> <p>(b) Approves the terms of the Deed of Adherence at Appendix A of this report and summarised in this report so as to give effect to recommendation (a);</p> <p>(c) To authorise the Head of Legal & Democratic Services to make any minor amendments to Deed of Adherence as may be required and to arrange for its execution.</p> <p>(d) Notes that in agreeing to enter into the Deed of Adherence, aside from the addition of the Joining Participants as other Participants, this in no way alters the existing terms of the Strategic Partnering Agreement dated 30th September 2020 to which the Council is a party and is required to give effect to and be bound by.</p>	<p>To allow the Joining Participants to have access to Band B funding which is only available the Mutual Investment Model.</p>
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Within Policy:	Y	Within Budget:	Y
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Relevant Local Member(s):	All Members
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Person(s) To Implement Decision:	Head of Legal & Democratic Services
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Date By When Decision To Be Implemented:	Immediately
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Is a review of the impact of the decision required?	N
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Contact Officer:	Clive Pinney
Tel:	01507 826746
Email:	clive.pinney@powys.gov.uk

CABINET REPORT TEMPLATE VERSION 7

Bridgend College	
Blaenau Gwent County Borough Council	
Gwynedd Council	
Newport City Council	
Coleg Cambria	

6. For the purpose of Clause 28.5.2 (*Assignment and Sub-Contracting*) of the WEP Strategic Partnering Agreement, the respective Joining Participants' representatives shall be:

Participant	Joining Participant's representative (name, position and address)
Bridgend College	
Blaenau Gwent County Borough Council	
Gwynedd Council	
Newport City Council	
Coleg Cambria	

7. For the purpose of Section 3.2 of Schedule 22 (*Dispute Resolution*) of the WEP Strategic Partnering Agreement, the respective Joining Participants' contact points for escalation shall be:

Participant	Position of Joining Participant's Escalation Contact
Bridgend College	
Blaenau Gwent County Borough Council	
Gwynedd Council	
Newport City Council	
Coleg Cambria	

This Agreement is subject to and shall be construed in accordance with the law of England and Wales.

IN WITNESS WHEREOF the parties have executed this Agreement as a Deed the day and year first above written:

EXECUTED as a Deed but not delivered until)
the first date specified on page 1, by **WEPCO**)
LIMITED acting by its duly authorized)
signatory:)

.....
Director

In the presence of:

Witness Signature:

Name:

Address

EXECUTED as a **DEED**, but not)
delivered until the first date)
specified on page 1, by applying)
the seal of **THE WELSH**)
MINISTERS:

SEAL

The application of the seal of The
Welsh Ministers is
AUTHENTICATED by:

Signature
Name (block
capitals)

who is duly authorised for that
purpose by authority of The Welsh
Ministers under section 90(2) of the
Government of Wales Act 2006

Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of ISLE OF ANGLESEY COUNTY COUNCIL in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

DRAFT

Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of BRIDGEND COUNTY BOROUGH COUNCIL in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of CAERPHILLY COUNTY BOROUGH COUNCIL in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of FLINTSHIRE COUNTY COUNCIL in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of COLEG GWENT in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of COLEG Y CYMOEDD in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of GRŴP LLANDRILLO MENAI in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of NPTC GROUP OF COLLEGES in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of VALE OF GLAMORGAN COUNCIL in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of THE COUNCIL OF THE CITY AND COUNTY OF SWANSEA in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of COUNTY COUNCIL OF THE CITY AND COUNTY OF CARDIFF in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of CARMARTHENSHIRE COUNTY COUNCIL in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of CEREDIGION COUNTY COUNCIL in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of CONWY COUNTY BOROUGH COUNCIL in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of MONMOUTHSHIRE COUNTY COUNCIL in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of PEMBROKESHIRE COUNTY COUNCIL in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of POWYS COUNTY COUNCIL in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of RHONDDA CYNON TAFF COUNTY BOROUGH COUNCIL in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of CARDIFF AND VALE COLLEGE in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of DENBIGHSHIRE COUNTY COUNCIL in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Authorised Signatory

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of COLEG SIR GAR in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of COLEG CEREDIGION in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of WREXHAM COUNTY BOROUGH COUNCIL in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of GOWER COLLEGE SWANSEA in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of BRIDGEND COLLEGE in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of NEWPORT CITY COUNCIL in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

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Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of COLEG CAMBRIA in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

DRAFT

Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of BLAENAU GWENT COUNTY BOROUGH COUNCIL in the presence of:

COMMON SEAL

.....
Authorised Signatory

.....
Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

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Position

DRAFT

Executed as a DEED, but not delivered until the first date specified on page 1, by affixing the common seal of GWYNEDD COUNCIL in the presence of:

COMMON SEAL

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Authorised Signatory

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Name in CAPITALS

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Position

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Authorised Signatory

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Name in CAPITALS

.....
Position

DRAFT

CYNGOR SIR POWYS COUNTY COUNCIL.**AUDIT COMMITTEE**30th July 2021**CABINET EXECUTIVE**14th September 2021

REPORT AUTHOR: County Councillor Aled Davies
Portfolio Holder for Finance and Transport

REPORT TITLE: Treasury Management Quarter 1 Report

REPORT FOR: Information

1. Purpose

- 1.1 CIPFA's 2009 Treasury Management Bulletin suggested:
'In order to enshrine best practice, it is suggested that authorities report formally on treasury management activities at least twice a year and preferably quarterly.'

The CIPFA Code of Practice on Treasury Management emphasises a number of key areas including the following:

xi. Treasury management performance and policy setting should be subject to scrutiny prior to implementation.

- 1.2 In line with the above, this report is providing information on the activities for the quarter ending 30th June 2021.

2. Background

- 2.1 The Treasury Management Strategy approved by Full Council on 25th February 2021 can be found here.

<https://powys.moderngov.co.uk/documents/s57662/Appendix%20F%20Capital%20Strategy%20and%20Treasury%20Management%20Strategy.pdf>

- 2.2 The Authority's investment priorities within the Strategy are.

- (a) the security of capital and
(b) the liquidity of its investments.

- 2.3 The Authority aims to achieve the optimum return on its investments commensurate with proper levels of security and liquidity. The risk appetite has been low in order to give priority to security of investments.

2.4 With interest rates for investments remaining extremely low the use of cash reserves as opposed to borrowing is prudent and cost-effective.

3. Advice

3.1 Investments

3.2 Short-term money market investment rates continue to remain just above zero as the Bank Rate remains at 0.10%. Given this environment and the fact that increases in Bank Rate are unlikely to occur before the end of the current forecast horizon, investment returns are expected to remain low.

3.3 When looking at temporary investing, the Treasury team consider the bank fee to set up the arrangement, because of this cost some investments are not cost effective for very short periods of time where interest rates are circa 0.02% - 0.03%. However, the Authority does not have sufficient certainty around its cashflow to lend for longer periods where the return is higher. As a result, not all available cash is currently earning interest.

3.4 The Welsh Government repayable funding the council received in March 2021 towards the Global Centre of Rail Excellence (GCRE) is currently being held in the Council's deposit account until it is required for the project. It is earning a minimal return (0.02%) which under the terms of the funding is ringfenced to be used for this scheme.

3.5 The Authority had no other investments on 30th June 2021.

3.6 Credit Rating Changes

3.7 There have been no credit rating changes relevant to this Authority's position during the last quarter.

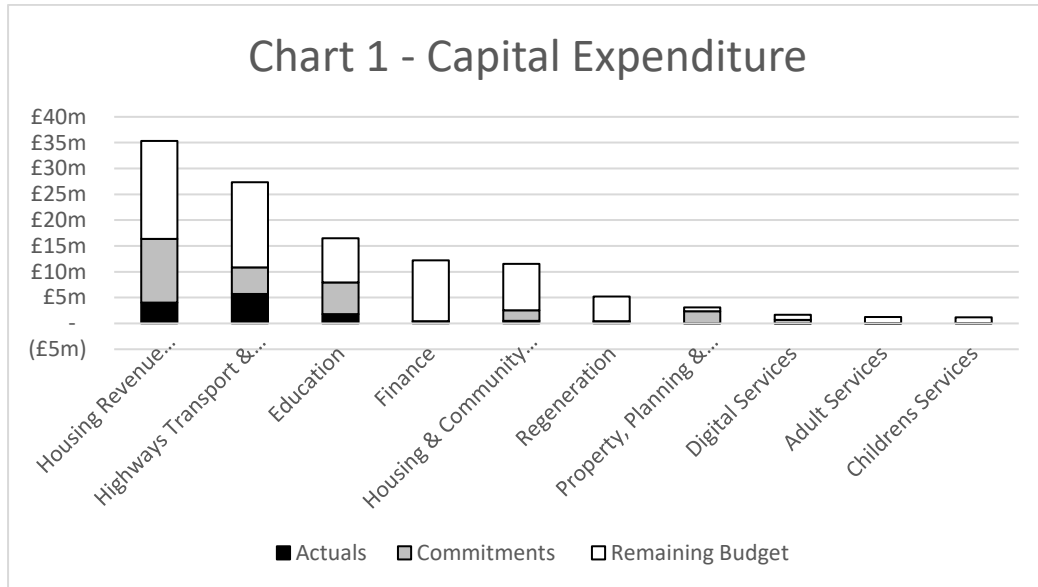
3.8 The Authority's Capital Position

3.9 The council approved the 2021 to 2031 Treasury Management and Capital Strategy on the 25th of February 2021. This included a Capital Programme for 2021/22 totalling £101.53 million.

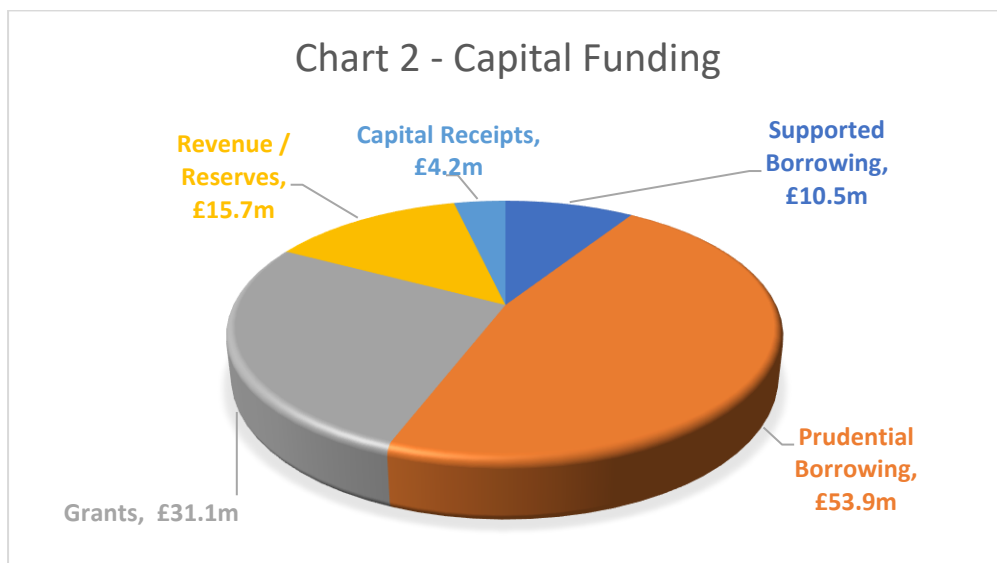
3.10 The revised programme at the 30th of June 2021 has increased to £115.30 million following the successfully awarding of grants and the reprofiling of budgets between financial years. As part of the Capital Review, services are being challenged on their profile of spend in year, it is likely this forecast will reduce.

3.11 Actual spend to date amounts to £12.49 million, representing 11% of the total budget.

3.12 Chart 1 below summarises the spend against budget for each service.



3.13 Chart 2 below sets out how the 2021/22 capital programme is funded, 44% will be funded through borrowing, the interest cost for this is charged to the revenue account.



3.14 The Council's underlying need to borrow for capital expenditure is termed the Capital Financing Requirement (CFR). This figure is a gauge of the Council's indebtedness. It represents the current year's unfinanced capital expenditure and prior years' net or unfinanced capital expenditure which has not yet been paid for by revenue or other resources.

3.15 Part of the Council's treasury activities is to address the funding requirements for this borrowing need. Depending on the capital expenditure programme, the finance team organises the Council's cash position to ensure that sufficient cash is available to meet the capital plans

and cash flow requirements. This may be sourced through external borrowing or utilising temporary cash resources within the Council.

- 3.16 Net external borrowing (borrowings less investments) should not, except in the short term, exceed the total of CFR in the preceding year plus the estimates of any additional CFR for the current year and next two financial years. This allows some flexibility for limited early borrowing for future years.

3.17 Capital Financing Requirement (CFR)

£'m	2020/21 Actual	2021/22 Estimate	2022/23 Estimate	2023/24 Estimate
Original Estimates 25/02/2021	422.77	468.58	509.45	534.90
Updated 30/6/2021	397.10	436.96	460.03	480.61

- 3.18 The budget reprofiling into future financial years has reduced the CFR estimates as shown in the above table.

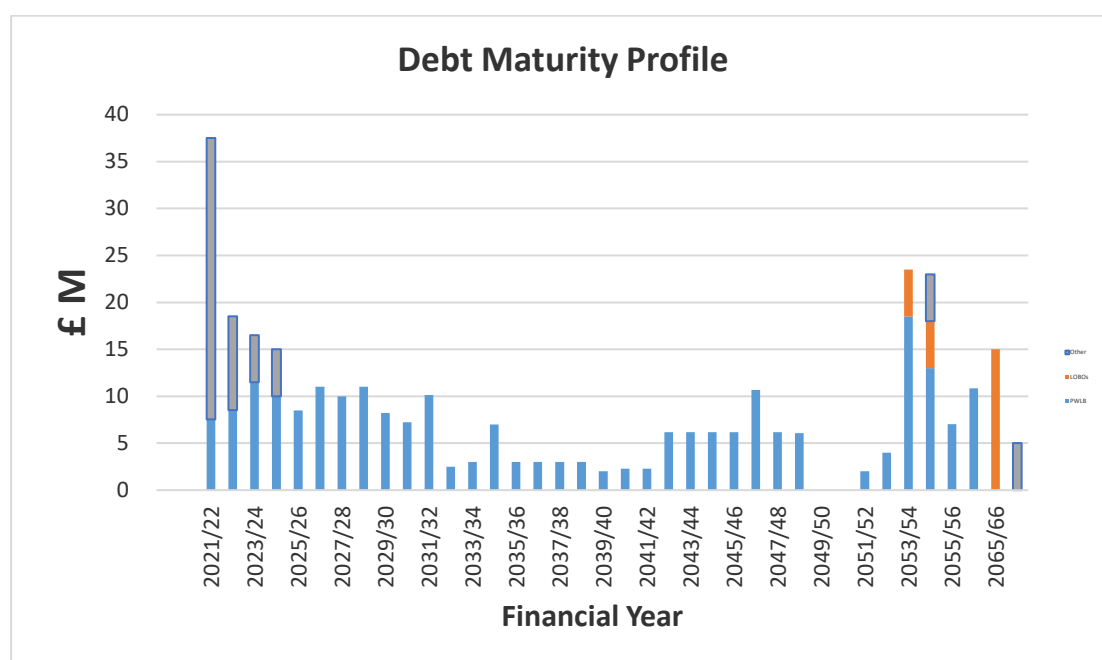
3.19 Borrowing / Re-scheduling

- 3.20 Effective management of the Authority's debt is essential to ensure that the impact of interest payable is minimised against our revenue accounts whilst maintaining prudent borrowing policies.

- 3.21 A prohibition is still in place to deny access to borrowing from the PWLB for any local authority which had purchase of assets for yield in its three year capital programme. There are currently no schemes for yield in the Capital Programme. With the significant amounts of borrowing in the future Capital Programme, the inability to access PWLB borrowing will need to be a major consideration for any future purchases of assets for yield. The additional income these assets generate must be sufficient to cover the increased borrowing costs, as borrowing sources other than the PWLB are likely to be more expensive.

- 3.22 The Authority had outstanding long-term external debt of £347.7 million at 31st March 2021 (excluding the GCRE repayable funding). In relation to the CFR figure for 31st March 2021, this equated to the Authority being under borrowed by £49.4 million. Using cash reserves as opposed to borrowing has been a prudent and cost-effective approach over the last few years. However, members will be aware that internal borrowing is only a temporary situation and officers have advised that, based on capital estimates, it will be necessary for the Authority to borrow at stages over the next few years.

3.23 Debt Maturity Profile as at 31st March 2021.



Key Blue = PWLB; Grey = Market Loans including other local authorities; Orange = LOBOs

3.24 £20 million of debt has been repaid in the first quarter of 2021/22. With a further £17 million of debt maturing in this year, it is unlikely that there will be sufficient resources to absorb this repayment so new borrowing will be required along with additional borrowing to fund the ongoing capital programme.

3.25 PWLB Loans Rescheduling

3.26 Debt rescheduling opportunities have been very limited in the current economic climate and following the various increases in the margins added to gilt yields which have impacted PWLB new borrowing rates since October 2010. No debt rescheduling has therefore been undertaken to date in the current financial year.

3.27 Financing Costs to Net Revenue Stream

3.28 This indicator identifies the trend in the cost of capital, (borrowing and other long term obligation costs net of investment income), against the Councils net revenue budget (net revenue stream). The estimates of financing costs include current commitments and the proposals in the capital programme.

£'m	2021/22 Estimate	2022/23 Estimate	2023/24 Estimate
From Treasury Management and Capital Strategy			
Financing Costs	13.59	16.55	17.61
Net Revenue Stream	280.66	281.26	282.17
%	4.84%	5.88%	6.24%
Quarter 1 estimates (before any over provision)			
Financing Costs	11.14	13.09	14.35
Net Revenue Stream	280.66	281.26	282.17
%	3.96%	4.65%	5.08%

3.29 The table above shows the change in the current estimates for the capital financing costs between those disclosed in the Treasury Management and Capital Strategy included as part of the 2021/22 Budget report and the updated estimates at the end of June 2021.

3.30 The decrease has been caused by two factors.

1. The updated Minimum Revenue Policy (MRP) approved by Council in March 2021 has realigned these costs more equally across the life of the assets involved.
2. The reduced borrowing requirement to support the capital programme in 2020/21 and future years. This has been the result of reprofiling of budgets into future years and funding from Welsh Government being made available earlier than anticipated. This has allowed the council to defer the date that it expected to take out additional borrowing, reducing the current interest costs, however this borrowing will still be required in the future.

3.31 A principal was set in both the 2021/22 Budget and the MRP Policy Report that any benefits from the MRP change are ringfenced to support the Capital Programme to ensure the Council is beginning to address its increasing capital financing costs. As such, an overprovision of MRP will be made in line with any surplus in the revenue budget allocated to MRP to help reduce the increasing Capital Financing Requirement. Further work is being undertaken as part of the Capital Review to understand the implications of the Capital Programme and any further capital ambitions of the council.

3.32 Prudential Indicators

3.33 All Treasury Management Prudential Indicators were complied with in the quarter ending 30th June 2021.

3.34 Economic Background and Forecasts

3.35 The most recent forecast of interest rates by the Authority's advisor are shown below, an increase in the rates is expected over the next few years which will increase the costs of borrowing.

	Sep 21	Dec 21	Mar 22	Sep 22	Mar 23	Mar 24
Bank rate	0.10	0.10	0.10	0.10	0.10	0.25
5yr PWLB	1.20	1.30	1.30	1.40	1.40	1.50
10yr PWLB	1.70	1.70	1.80	1.90	1.90	2.00
25yr PWLB	2.20	2.30	2.40	2.40	2.50	2.60
50yr PWLB	2.00	2.10	2.20	2.20	2.30	2.40

3.36 The economic background provided by our treasury advisers; Link Group is attached at Appendix A.

3.37 VAT

3.38 The Technical Section of Finance act as the authority's VAT section. VAT can pose a risk to the authority hence this report includes VAT information.

3.39 The monthly VAT returns were submitted within the required deadlines during this quarter.

3.40 Key Performance Indicators - The VAT KPI's for 2021/22 are attached at Appendix B.

4. Resource Implications

4.1 N/A

5. Legal implications

5.1 N/A

6. Data Protection

6.1 N/A

7. Comment from local member(s)

7.1 N/A

8. Impact Assessment

8.1 N/A

9. Recommendation

9.1 This report has been provided for information and there are no decisions required. It is recommended that this report be accepted.

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CABINET REPORT NEW TEMPLATE VERSION 3

Appendix A

Economic Background

UK. The 24 June Monetary Policy Committee meeting voted unanimously to keep Bank Rate unchanged at 0.10%. They voted by a majority of 8-1 to continue unchanged the existing programme of UK government bond purchases of £875bn which is due to end by the end of this year. In the press release, it was noted that: -

“Since May, developments in global GDP growth have been somewhat stronger than anticipated, particularly in advanced economies. Global price pressures have picked up further, reflecting strong demand for goods, rising commodity prices, supply-side constraints, and transportation bottlenecks, and these have started to become apparent in consumer price inflation in some advanced economies. Financial market measures of inflation expectations suggest that the near-term strength in inflation is expected to be transitory”.

The MPC noted the developing upside risks in the UK to both activity and inflation. It said that the news on activity “had predominately been to the upside” and that Bank staff had “revised up their expectations for 2021 Q2 GDP growth to 5½% from 4¼%”. For the first time, the policy statement noted that “there are increasing signs of recruitment difficulties for some businesses” and the minutes said, “it was possible that the near-term upward pressure on prices could prove somewhat larger than expected”. Indeed, by saying that inflation “is likely to exceed 3% for a temporary period” the MPC admitted the Governor will have to write to the Chancellor later this year explaining why inflation is more than 1% above the 2% target.

But the key point is that the MPC still appears willing to ride out the **inevitable spike in inflation** over the next six months as it thinks it will be short-lived and caused by one-off reopening price rises and supply shortages relative to demand - boosted by consumers having built up huge savings of around £145bn during lockdown. These spikes will drop out of the CPI calculation over the next twelve months. The forward guidance in the policy statement designed to demonstrate the MPC’s patience was left intact, and the emphasis remained on “the medium-term prospects for inflation” rather than factors that are “likely to be transient”. The minutes said the MPC should “ensure that the recovery was not undermined by a premature tightening in monetary conditions”. It also repeated that it will not raise Bank Rate until the 2% inflation target has been attained sustainably i.e., the mere fact that it is forecasting inflation to be over 2% during 2021 and 2022 is not in itself sufficient to justify an increase in Bank Rate in the near future. The MPC indicated in the minutes that some members would prefer to wait for a clearer picture of the underlying pace of the recovery once the furlough scheme expires at the end of September, before making any judgement on medium-term inflationary pressures. This implies that the MPC may be unlikely to be in a position to consider a change in policy until early in 2022 at the earliest.

In addition, the Bank is undertaking a review of its stated current policy to raise Bank Rate first before **unwinding quantitative easing** (QE) purchases of gilts. Indeed, it now appears to be likely that the Bank could unwind QE first before raising Bank Rate as it sees QE as a very useful quick acting weapon to use to combat any sudden dysfunction in financial markets, as happened in March 2020. However, it is currently nearly maxed out on the total level of QE. Unwinding QE first would cause short term gilt yields to remain anchored at low levels and medium and long term gilt yields to steepen. Money markets are currently expecting Bank Rate to start rising in mid-2022 but they are probably being too heavily influenced by looking across the Atlantic where inflationary pressures are much stronger than in the UK and building up further under a major boost from huge Federal government stimulus packages. Overall, there could be only a minimal increase in **Bank Rate** in 2023 or possibly no increases before 2024.

GDP. The Bank revised up its expectations for the level of UK GDP in 2021 Q2 by around 1½% since the May Report due to the easing of restrictions on economic activity; this now leaves total GDP in June only around 2½% below its pre-Covid 2019 Q4 level. UK GDP grew by 1.5% in the three months to April 2021: this was the first expansion since the three months to December 2020. Forward looking monthly business surveys are running at exceptionally high levels indicating that we are heading into a strong economic recovery. Capital Economics do not think that the UK economy will suffer major scarring from the lockdowns. The one month delay to the final easing of restrictions in July is unlikely to have much effect on the progress of recovery with GDP getting back to pre-Covid levels during August.

CPI. The annual inflation rate in the United Kingdom rose to 2.1% y/y in May from 1.5% y/y in April: this is the first time that the measure has been above the Bank of England's 2% target since July 2019.

COVID-19 vaccines. These have been the game changer which have enormously boosted confidence that **life in the UK could largely return to normal during the second half of 2021** after a third wave of the virus threatened to overwhelm hospitals in Q1 this year. With the household saving rate having been exceptionally high since the first lockdown in March 2020, there is plenty of pent-up demand and purchasing power stored up for services in hard hit sectors like restaurants, travel, and hotels. The UK has made fast progress, giving both jabs to nearly half of the total population and one jab to two thirds, (84% of all adults). This programme should be completed in the second half of the year. The big question is whether mutations of the virus could develop which render current vaccines ineffective, as opposed to how quickly vaccines can be modified to deal with them and enhanced testing programmes be implemented to contain their spread.

US. Since the Democrats won the elections in late 2020 and gained control of both Congress and the Senate, (although power is more limited in the latter), they have passed a \$1.9trn (8.8% of GDP) stimulus package in March 2021 on top of the \$900bn fiscal stimulus deal passed by Congress in late December. These, together with the vaccine rollout proceeding swiftly to hit the target of giving a first jab to over half of the population within the President's first 100

days, will promote a rapid easing of restrictions and strong economic recovery during 2021. The Democrats are also now negotiating to pass a \$1trn fiscal stimulus package aimed at renewing infrastructure over the next decade. Although this package is longer-term, if passed, it would also help economic recovery in the near-term.

After Chair Jerome Powell unveiled the **Fed's adoption of a flexible average inflation target** in his Jackson Hole speech in late August 2020, the mid-September meeting of the Fed agreed by a majority to a toned down version of the new inflation target in his speech - that *"it would likely be appropriate to maintain the current target range until labour market conditions were judged to be consistent with the Committee's assessments of maximum employment and inflation had risen to 2% and was on track to moderately exceed 2% for some time."* This change was aimed to provide more stimulus for economic growth and higher levels of employment and to avoid the danger of getting caught in a deflationary "trap" like Japan. It is to be noted that inflation had been under-shooting the 2% target significantly for most of the last decade, so financial markets took note that higher levels of inflation are likely to be in the pipeline; long-term bond yields duly rose after that meeting. There is now some expectation that where the Fed has led in changing its policy towards implementing its inflation and full employment mandate, other major central banks will follow by allowing inflation to run higher for longer, even if they do not call it a policy of average inflation targeting as such.

In the **Fed's June meeting**, it stuck to its line that it expects strong economic growth this year to have only a transitory impact on inflation which is being temporarily boosted by base effects, spikes in reopening inflation and supply shortages. The big surprise was the extent of the upward shift in the "dot plot" of interest rate projections: having previously expected no hikes until 2024 at the earliest, most officials now anticipate two in 2023, with 7 out of 18 expecting to raise rates next year. This was a first indication that there was rising concern about the risks around inflationary pressures building up on a more ongoing basis and is somewhat hard to reconcile to the words around inflation pressures being only transitory.

Treasury yields in the US ought to rise much more strongly than gilt yields in the UK due to the divergence in the levels of inflationary pressures and the levels of surplus capacity currently in both economies, (the US is much nearer full capacity than the UK). Bond investor sentiment could lean in the direction that even if central banks refrain from raising central rates in the short term, all they are doing is setting up sharper increases further down the line. This is likely to cause increases in longer-term bond yields without any actual increases in central rates. There will then be a question as to how strong an influence rising treasury yields will have on gilt yields. Due to the divergence between the US and UK economies, it is expected that the Fed rate will need to increase first before Bank Rate and that there could be a significant delay before the Bank of England follows suit.

EU. Both the roll out and take up of vaccines was disappointingly slow in the EU in the first few months of 2021 but has since been rapidly catching up. This delay will inevitably put back economic recovery after the economy had staged

a rapid rebound from the first lockdowns in Q3 of 2020 but contracted slightly in Q4 to end 2020 only 4.9% below its pre-pandemic level. After contracting by another 0.3% in Q1 of 2021, recovery will now be delayed until Q3 of 2021. At its June meeting, the ECB forecast strong economic recovery with growth of 4.6% and 4.7% in 2021 and 2022 respectively.

Inflation is likely to rise sharply to around 2.5% during 2021 for a short period, but as this will be transitory, due to one-off factors, it will cause the ECB little concern. It is currently unlikely that it will cut its central rate even further into negative territory from -0.5%, although the ECB has stated that it retains this as a possible tool to use. The ECB's December 2020 meeting added a further €500bn to the PEPP scheme, (purchase of government and other bonds), and extended the duration of the programme to March 2022 and re-investing maturities for an additional year until December 2023. Three additional tranches of TLTRO, (cheap loans to banks), were approved, indicating that support will last beyond the impact of the pandemic, implying indirect yield curve control for government bonds for some time ahead. The total PEPP scheme of €1,850bn of QE, which started in March 2020, is providing protection to the sovereign bond yields of weaker countries like Italy. There is, therefore, **unlikely to be a euro crisis** while the ECB maintains this level of support. The March ECB meeting also took action to suppress the rise in long bond yields by stepping up its monthly PEPP purchases. Meetings in April and June confirmed these policies so monetary policy will remain highly accommodative with no sign yet of tapering of asset purchases.

China. After a concerted effort to get on top of the virus outbreak in Q1 of 2020, economic recovery was strong in the rest of 2020; this enabled China to recover all the contraction in Q1 2021. Policy makers have both quashed the virus and implemented a programme of monetary and fiscal support that has been particularly effective at stimulating short-term growth. After making a rapid recovery in 2020/21, growth is likely to be tepid in 2021/22.

Japan. A third round of fiscal stimulus in December 2020 took total fresh fiscal spending in 2020 in response to the virus close to 12% of pre-virus GDP. That is huge by past standards, and one of the largest national fiscal responses. The resurgence of Covid in Q1 2021, coupled with a slow roll out of vaccines, has pushed back economic recovery. However, quickening of vaccinations in the second half of 2021 will lead to a strong economic recovery to get back to pre-virus levels by the end of 2021 – around the same time as the US and sooner than the Eurozone.

World growth. World growth was in recession in 2020 but should recover during 2021. Inflation is unlikely to be a significant problem in most countries for some years due to the creation of excess production capacity and depressed demand during the coronavirus crisis.

Impact on gilt yields and PwLB rates in 2021. Since the start of 2021 gilt yields and PwLB rates have risen sharply. What has unsettled financial markets has been a \$1.9trn (equivalent to 8.8% of GDP) fiscal boost for the US economy as a recovery package from the Covid pandemic, in addition to the \$900bn support package passed in December. Financial markets have been

concerned that the two packages, on top of the Fed already stimulating the economy by cutting the Fed rate to near zero and unleashing massive QE, could cause an excess of demand in the economy which **unleashes strong inflationary pressures**; these could then force the FOMC to take much earlier action to start increasing the Fed rate from near zero, despite their stated policy being to target average inflation and saying that increases were unlikely in the next few years.

A further concern in financial markets is **when will the Fed end quantitative easing (QE) purchases of treasuries** and how they will gradually wind it down. These ongoing monthly purchases are currently acting as downward pressure on treasury yields. Nonetheless, during late February and in March, yields rose sharply. As the US financial markets are, by far, the biggest financial markets in the world, any trend upwards there will invariably impact and influence financial markets in other countries. It is noticeable that gilt yields moved higher after the MPC meeting in early February because of both developments in the US, and financial markets also expecting a **similarly rapid recovery of the UK economy as in the US**; both countries were expected to make similarly rapid progress with vaccinating their citizens and easing Covid restrictions. They are, therefore, expecting inflation to also increase more quickly in the UK and cause the MPC to respond by raising Bank Rate more quickly than had previously been expected.

Deglobalisation. Until recent years, world growth has been boosted by increasing globalisation i.e., countries specialising in producing goods and commodities in which they have an economic advantage and which they then trade with the rest of the world. This has boosted worldwide productivity and growth, and, by lowering costs, has also depressed inflation. However, the rise of China as an economic superpower over the last 30 years, which now accounts for nearly 20% of total world GDP, has unbalanced the world economy. In March 2021, western democracies implemented limited sanctions against a few officials in charge of government policy on the Uighurs in Xinjiang; this led to a much bigger retaliation by China which caused considerable consternation in western countries. After the pandemic exposed how frail extended supply lines were around the world, both factors are now likely to lead to a sharp retrenchment of economies into two blocs of western democracies v. autocracies. It is, therefore, likely that we are heading into a period where there will be a reversal of world globalisation and a decoupling of western countries from dependence on China to supply products and vice versa. This is likely to reduce world growth rates from rates in prior decades.

Central banks' monetary policy. During the pandemic, the governments of western countries have provided massive fiscal support to their economies which has resulted in a big increase in total government debt in each country. It is, therefore, very important that bond yields stay low while debt to GDP ratios slowly subside under the impact of economic growth. This provides governments with a good reason to amend the mandates given to central banks to allow higher average levels of inflation than we have generally seen over the last couple of decades. The Fed has changed its policy on inflation to targeting an average level of inflation. Greater emphasis will also be placed on hitting

subsidiary targets e.g., full employment, before raising rates. Higher average rates of inflation would also help to erode the real value of government debt more quickly.

Appendix B

VAT - Key Performance Indicators

Creditor Invoices

VAT return for	No of high value Creditor invoices checked	No of Creditor invoices highlighted as requiring "proper" document for VAT recovery	% of creditor invoices checked requiring "proper" document for VAT recovery
Apr-21	205	0	0.00%
May-21	209	1	0.48%
Jun-21	286	1	0.35%
Jul-21			
Aug-21			
Sep-21			
Oct-21			
Nov-21			
Dec-21			
Jan-22			
Feb-22			
Mar-22			

Income Management Entries

VAT return for	No of entries checked by formula per the ledger account code used	No of entries needing follow up check (but not necessarily incorrect).	% of entries needing follow up check
Apr-21	697	0	0.00%
May-21	847	2	0.24%
Jun-21	972	4	0.41%
Jul-21			
Aug-21			
Sep-21			
Oct-21			
Nov-21			
Dec-21			
Jan-22			
Feb-22			
Mar-22			

Debtor Invoices

VAT return for	No of Debtor invoices checked	No of checked debtor invoices with incorrect VAT code used	% of debtor invoices with incorrect VAT code
Apr-21	88	0	0.00%
May-21	82	0	0.00%
Jun-21	86	0	0.00%
Jul-21			
Aug-21			
Sep-21			
Oct-21			
Nov-21			
Dec-21			
Jan-22			
Feb-22			
Mar-22			

Note: Debtors VAT checking is carried out by Finance via a work process prior to the invoice being raised hence the improvement in errors compared to previous years

Purchase Cards

VAT return for	No of transactions for which paperwork requested for checking	Resolvable errors discovered	Value of VAT potentially claimable but recharged to budget due to non- response	No of transactions where VAT claimed incorrectly	% of transactions available to be checked where VAT was claimed incorrectly	Value of VAT incorrectly claimed hence recharged to budget
Apr-21	193	15	£2,000.55	14	7.25%	£555.26
May-21	144	5	£1,165.80	16	11.11%	£849.52
Jun-21	153	5	£1,083.04	28	18.30%	£726.18
Jul-21						
Aug-21						
Sep-21						
Oct-21						
Nov-21						
Dec-21						
Jan-22						
Feb-22						
Mar-22						

Chargebacks to service areas

The upload of appropriate documents to the Barclaycard purchase card system to enable vat recovery was made mandatory in September 2017 as a result of the lack of response from service areas/establishments to provide documents when requested. Where no document has been uploaded, any VAT amount input against the transaction is charged to the service area as there is no evidence to support the vat recovery.

Any other VAT errors that come to light as a result of the various checks are also charged to the relevant service areas.

Budget holders are able to see this clearly as chargebacks are coded to account code EX400600 and the activity code used alongside this gives the reason why this chargeback has occurred.

The total amount charged back to service areas in 2021/22 to end of June is £33,947.74. The breakdown of this is as follows:

Potentially correctable errors

Reason	Amount £
Not a tax invoice	731.31
Powys County Council is not the named customer	0
No invoice uploaded to purchase card system	25,790.64
Invoice(s) do not match payment	3,518.08
No evidence to back recovery	0
Total	30,040.03

Other errors

Reason	Amount £
Non-domestic VAT	7.24
No tax on invoice	982.96
Supply not to Powys County Council	1,767.06
Over-accounting for VAT	1,132.61
Internal payments	17.84
Total	3,907.71

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

24 June	Leader	Let the county farms Maesteg and Parcpenprys Caersws following interview by the Farm Letting Panel
25 June	Leader	Let the county farm Red Gwentriw, Sarn following interview by the Farms Letting Panel
28 July	Portfolio Holder for Education & Property	Approved a budget virement transferring £99,300 from the ALN retained unit budget to the PRU budget.
28 July	Portfolio Holder for Education & Property	Approved acceptance of an offer for a development site.
3 August	Portfolio Holder for Adult Services & Welsh Language	<p>Approved</p> <ol style="list-style-type: none"> 1. For day services and day centres to remain closed for a further 6 months. 2. For social workers/reviewing officers to work with individuals and their carers to support them to utilise different methods of achieving what matters to them while the day centres/services recover. 3. For Adult Services to undertake an evaluation of the implications of maintaining closed day centres/services in the longer term (recognising that physical distancing will be required for some time), including a potential consultation with staff on alternative roles that promote day opportunities. 4. To continue to work alongside providers of externally commissioned services to provide home based support on a long-term basis, whilst supporting residents to engage in day opportunities. 5. To return to Health and Care Scrutiny Committee/ Cabinet with the findings in order to enable informed decision making about the future of day services across the County.
5 August	Portfolio Holder for Finance & Transportation	Approved a budget virement transferring £37,932.93 from the general fund reserve to the schools central budget.

6 August	Portfolio Holder for Environment	Authorised the local highway authority to commence the legal public consultation procedure for the proposed traffic regulation order relating to the alternative on street parking restrictions at High Street Welshpool, and if no substantive objections are received implement the prohibition of waiting Order in accordance with the Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996.
17 August	Portfolio Holder for Environment	Authorised the local highway authority to commence the legal public consultation procedure for the proposed traffic regulation order relating to new waiting and loading prohibitions along parts of Rhallt Lane and Buttington Cross Enterprise Park, and if no substantive objections are received implement the prohibition of driving Order in accordance with the Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996.
20 August	Leader	Gave approval to enter into an Option Agreement giving a windfarm developer rights to construct and use an access road across County Farms Estate Land at Wig Farm, Caersws.
23 August	Portfolio Holder for Governance & Regulatory Services	Approved the revised Public Protection Compliance and Enforcement Policy.
25 August	Portfolio Holder for Housing, Planning and Economic Regeneration	Approved the purchase of properties in Llanigon.
26 August	Portfolio Holder for Education & Property	Approved an amendment to the instrument of government for Llanrhaeadr ym Mochnant CP School.
2 September	Portfolio Holder for Environment	Authorised the local highway authority to commence the legal public consultation procedure for the proposed one-way traffic regulation order Westbound Lane, Church Street to Union Street Junction, Welshpool, and if no substantive objections are received implement the prohibition of driving Order in accordance with the Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996.

Cabinet / Delegated	Cabinet/E	Decision Date	MDate	Title	Portfolio Holder	Lead	Decision Maker
		14/09/21	07/09/21	Ysgol Dyffryn Trannon Objection Report	Councillor Phyl Davies	Emma Palmer	Cabinet
		14/09/21	07/09/21	Treasury Management Quarter 1 Update	Councillor Aled Davies	Jane Thomas	Cabinet
		14/09/21	07/09/21	Corporate Safeguarding	Councillor Myfanwy Catherine Alexander	Alison Bulman	Cabinet
		14/09/21	07/09/21	LDP Annual Monitoring Report	Councillor Iain McIntosh	Peter Morris	Cabinet
		14/09/21	07/09/21	Strategic Partnering Agreement via a Deed of Adherence		Clive Pinney	Cabinet
		21/09/21	07/09/21	Draft WESP	Councillor Phyl Davies	Emma Palmer	Cabinet
		21/09/21	07/09/21	New Ways of Working Management of Change		Nigel Brinn	Cabinet
		28/09/21	07/09/21	Llanfihangel Rhydithon Consultation Report	Councillor Phyl Davies	Emma Palmer	Cabinet
		12/10/21	28/09/21	Ysgol Bro Hydden Objection report	Councillor Phyl Davies	Emma Palmer	Cabinet
		12/10/21	28/09/21	Mount Street & Cradoc consultation report	Councillor Phyl Davies	Emma Palmer	Cabinet
		12/10/21	28/09/21	Llanbedr Consultation Report	Councillor Phyl Davies	Emma Palmer	Cabinet
		12/10/21	28/09/21	Churchstoke Consultation Report	Councillor Phyl Davies	Emma Palmer	Cabinet
		12/10/21	28/09/21	Winter Maintenance	Councillor Heulwen Hulme	Matt Perry	Cabinet
		12/10/21	28/09/21	Seasonal Working	Councillor Heulwen Hulme	Matt Perry	Cabinet
		12/10/21	28/09/21	Town Centre Survey	Councillor Heulwen Hulme	Matt Perry	Cabinet
		12/10/21	28/09/21	Public Engagement Process	Councillor Myfanwy Catherine Alexander	Emma Palmer	Cabinet
		12/10/21	28/09/21	Package Deal Policy Guide for Affordable Housing	Councillor Iain McIntosh	Andy Thompson	Cabinet
		02/11/21	19/10/21	Quarter 2 Revenue and Capital Update	Councillor Aled Davies	Jane Thomas	Cabinet
		19/11/21		Homes in Powys Policy Update	Councillor Iain McIntosh	Nina Davies	Portfolio Holder
		23/11/21	09/11/21	Castle Caereinion Objection report	Councillor Phyl Davies	Emma Palmer	Cabinet
		23/11/21	09/11/21	Llanfihangel Rhydithon Objection report	Councillor Phyl Davies	Emma Palmer	Cabinet
		23/11/21	09/11/21	Quarter 2 Performance Report	Councillor Beverley Baynham	Emma Palmer	Cabinet
		23/11/21	09/11/21	Quarter 2 Strategic Risk Register	Councillor Aled Davies	Jane Thomas	Cabinet
		23/11/21	09/11/21	Council Tax Base	Councillor Aled Davies	Jane Thomas	Cabinet

23/11/21	09/11/21	Treasury Management Quarter 2 Update	Councillor Aled Davies	Jane Thomas	Cabinet
23/11/21	09/11/21	ACRF		Alison Bulman	Cabinet
18/01/22	04/01/22	Draft WESP	Councillor Phyl Davies	Emma Palmer	Cabinet
08/02/22	25/01/22	Quarter 3 Performance Report	Councillor Beverley Baynham	Emma Palmer	Cabinet
08/02/22	01/02/22	Quarter 3 Strategic Risk Register	Councillor Aled Davies	Jane Thomas	Cabinet
08/02/22	25/01/22	Powys Nature Recovery Action Plan	Councillor Heulwen Hulme	Sian Barnes	Cabinet