

Brecon Beacons National Park Authority

Local Development Plan

Annual Monitoring Report

17th December 2013 – 31st March 2015

October 2015

Introduction

The National Park Authority is required by the Welsh Government to produce and submit an Annual Monitoring Report by 31st October each year following the adoption of the Local Development Plan. The report is fundamental in assessing the progress of the Local Development Plan in implementing the policies contained within the Plan and will allow the National Park Authority the opportunity to assess the Policies against the most up-to-date information available. The Annual Monitoring Report also includes the results of the Strategic Environmental Assessment/Sustainability Appraisal as well as the National Park Management Plan monitoring (Appendix 2 and 3).

The monitoring exercise can assist the National Park Authority to:-

- Identify where certain policies are not being successful in delivering their intended objective;
- Identify gaps in the evidence base, perhaps through a change in the economy, which need to be addressed and reflected in the Local Development Plan;
- Identify areas of success which could be used as an example for change throughout the Local Development Plan;
- State the intended actions that the National Park Authority will take in rectifying any issues to ensure the successful implementation of the policy or any revision that needs to take place.

The National Park Authority has constructed a set of targets and indicators which act as a benchmark against which performance can be measured. Targets may relate to the achievement of certain levels of development and may be set annually or at an interim point within the Plan period. The target for the whole of the Plan is to achieve the implementation of the Local Development Plan Strategy.

The indicators and targets set out in the Monitoring Framework also give trigger points to indicate if one part of the Plan is not achieving the desired outcomes. If these triggers are 'activated' then the Annual Monitoring Report will consider the necessary action which is required as a result. There are a number of outcomes which could be actioned by the National Park Authority in this event; these will depend on both the level to which the target appears not to have been met and the criticalness of the development to the achievement of the Local Development Plan Strategy. Contextual indicators will also be used in the Annual Monitoring Report to evaluate if it is actually the Plan which is not achieving the targets or if there are external factors (such as the economy or changes in funding sources etc.) which are contributing in this respect and therefore outside of the planning system's control.

The following options are available to the National Park Authority in association with each of the indicators and their triggers. The Annual Monitoring Report will assess the severity of the situation associated with each indicator and recommend an appropriate response:

- Continue Monitoring
- Officer/Member Training Required
- Supplementary Planning Guidance/Development Briefs Required
- Policy Research
- Policy Review
- Plan/Strategy Review

As part of the Annual Monitoring Report process, the National Park Authority will also include an update on the development of allocated sites. This will highlight what activity has taken place on the site in any given year including the preparation of studies or the progression of development. If a

site is not being progressed as anticipated, this will be interpreted as a trigger and appropriate action (see above) will be taken by the National Park Authority if needed.

Executive Summary

The Strategic Environmental Assessment directive requires that the significant environmental effects of implementing a plan are monitored so that the appropriate remedial actions can be taken if required. The Sustainability Appraisal of the Local Development Plan identified no significant adverse effects on the objectives; however, it identified significant positive effects which require monitoring.

Also included in the Annual Monitoring Report is an update on the development of allocated sites. This highlights what activity has taken place on the site in any given year including the preparation of studies or the progression of development. It is noted that only 4 allocated housing sites for the first 5 year period have been progressed to the planning application stage, with a single developer having commenced development on site. Accordingly, Officers intend to write to landowners to advise them that failure to progress these sites through the planning system may result in their de-allocation during the Review stage. It will also be beneficial to understand the reasons for not progressing these allocated sites. There has been marginally less activity in relation to later sites with three being progressed to an application stage. Whilst the Authority appreciates that a number of these sites are restricted by a lack of water infrastructure, Officers intend to contact the landowners in order to seek an update together with a likely timeframe for the progression of the site through the planning process. Looking at the allocated mixed use sites, two Development Briefs have been adopted, one is out to Public Consultation and one brief is in the process of being prepared by the landowner.

The requirements of a number of the strategic and policy indicators were completed during the first monitoring phase of the Local Development Plan, namely the occupation of the allocated Gypsy and Traveller site and the development of numerous Supplementary Planning Guidance notes. It is also recommended that monitoring ceases in relation to the number of applications for larger developments that fail to provide 20% of their energy from low or zero carbon resources.

Notwithstanding this, the vast majority of the strategic and policy indicators, as required by the Local Development Plan Monitoring Framework, will continue to be monitored as detailed in the tables marked green and yellow below. Of these, there is a small number that require some additional work in the form of policy research, Supplementary Planning Guidance and Officer/Member training.

Sustainability Monitoring

The Strategic Environmental Assessment directive requires that the significant environmental effects of implementing a plan are monitored so that the appropriate remedial actions can be taken if required.

The Sustainability Appraisal of the Local Development Plan identified no significant adverse effects on the objectives, however it identified the following significant positive effects which require monitoring.

- Climate Change Adaptation (SA1) and Greenhouse Gas Reduction (SA2) related to Policies SP4: 'Climate Change' and SP11: 'Sustainable Design';
- Water Resources (SA5) through the policy on Water Quality (Policy 10);
- Biodiversity (SA8) in relation to SP1 National Park Policy and SP3 Environmental Protection, including its supporting policy on Biodiversity and Development (Policy 6);
- Cultural Heritage (SA9) in relation to SP1 (National Park Policy) and SP3 Environmental Protection, including its supporting policy on Areas of Archaeological Evaluation (Policy 22).

- Landscape SA11 in relation to SP1 (National Park Policy) and SP3 Environmental Protection, including its supporting policies Trees and Development (Policy 8) and Light Pollution (Policy 6)
- Natural Resources and Infrastructure (SA12) through policies on Sustainable Design (SP11), Sustainable Infrastructure (SP16), Waste (SP6) and the recycling of minerals (Policy 67)
- Population (SA14) in relation to the Spatial Distribution of Development (SP10), National Park policy (SP1) and policies relating to housing (SP5), affordable housing (SP6), economic wellbeing (SP12) and Sustainable communities (SP15); and
- Economy (SA17) in relation to National Park policy (SP1) and policies relating to economic wellbeing (SP12) and retail (SP13).

The Local Development Plan adopted Monitoring framework set out below addresses some of the monitoring requirements for the SA/SEA. Additional indicators are provided within the SA to ensure that all significant effects in the SA can be monitored. These, where relevant and where data is available at National Park level, are provided at Appendix 2.

Strategy Monitoring

Key:

	Complete
	Continue Monitoring
	Policy Research / SPG / Officer and Member Training
	Cease Monitoring

Delivering Housing

Figure 1

Maintain a 5 year land supply	
Continue Monitoring	The Authority's Joint Housing Land Availability Study 2015 (Appendix 1) confirms a 5.8 year land supply .
	Comments: It should also be noted that the Authority's Joint Housing Land Availability Study 2014 confirmed a 5.3 year land supply.
	Recommendation: The annual monitoring target has been met. Accordingly, no further action is required other than to continue to monitor the Authority's housing land supply via the JHLAS process.

Figure 2

Number of consents granted and dwellings completed annually	
Policy Research	Planning permission granted for 106 new dwellings
	Completions 2013-2014 =64 Completions 2014-2015 =45
	Comment: The number of dwellings granted planning permission and the number of completions for the period falls short of the number of dwellings required annually (174 (+/- 20%)). Whilst this is noted, the annual requirement seeks to represent an average annual provision over a longer 5 year period. To this end, a consideration

of fluctuations from year to year should be taken into account. Indeed, the second part of the assessment trigger requires between 696 and 1044 dwellings to be developed by 2017.

It should be noted that planning applications have been submitted to the Authority in relation to the following 'allocated' sites:

- SALT 061 – Land adjacent to Llangenny Lane, Crickhowell (27 dwellings)
- DBR-HOW-A – Land opposite The Meadows, Hay-on-Wye (80)
- CS102 – Dan-Y-Bryn and Lancaster Drive, Gilwern (92) – **Approved and under construction**
- CS66 – Former Army Camp, Cwrt-Y-Gollen (70) – **Minded to approved subject to S106**
- DBR-CR-A – Land above Televillage, Crickhowell (22)
- CS39/69/70/88/89/90 – Land at Ty Clyd, Govilon (14 (part of site))
- CS42 – Land at Crai, Crai (9)
- DBR-LBD-A – Land Adjacent to St Peters Court, Llanbedr (8) - **Approved**

Full planning and Reserved Matters applications are also under consideration in relation to the following 'committed' and 'school' sites:

- SALT 002/092 – Land at Castle Farm, Sennybridge (53) - **Approved**
- T9 – Land North of Doctor's Surgery, Talgarth (27)
- COM-TLG-B – Land adjacent to Churchfields, Tagarth (18) - **Approved**
- COM-LH-A – Darenfelin Primary School, Llanelli Hill (4 (part of site))
- COM-LC-B – Land Opposite Skirrid Inn, Twr Mihangel (9) - **Approved**
- Govilon Primary School (19) - **Approved**

Development Briefs have also been submitted on the following mixed use sites:

- SALT 037 – Proposed extension to T9, Talgarth (15 dwellings) – **Adopted**
- CS66 - Former Army Camp, Cwrt-Y-Gollen (70) – **Adopted**
- CS132 – Land Opposite High School, Brecon (137)

Accordingly, despite the number of completions falling below the annual target, it is clear that a number of allocated sites (for the first 5 years of the plan period (end of 2017) and beyond) are being progressed through the planning process to application and, ultimately, decision. However, it should be noted that 8 of the 14 allocations earmarked for the first 5 years of the plan period have not been progressed to an application to date.

Recommendation:

The annual indicators suggest that housing completions are not up to the level required. Further research and investigation is required as follows:

- Additional contextual indicators to illustrate the progress of allocated sites and investigate potential delivery issues
- Undertake comparison research with other Local Planning Authorities into the delivery of housing
- Undertake investigation to determine the reasons why 8 of the 14 allocations for the first 5 years of the plan period have not been progressed to the planning application stage to date. This will include making direct contact with the landowners to advise them that the Authority will consider the removal of the site from the LDP during the Review if it is not

	progressed during the first 5 years of the plan period.
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Figure 3

Number of units granted and completed in each settlement tier	
Continue Monitoring	<p>Permissions Brecon Primary Key Settlement: 1% Key Settlements: 8% Settlements: 88% Limited Growth Settlements: 3% Countryside: 0 Allocated Brownfield Sites:0</p> <p>Completions 2013-2014 Brecon-0 Key Settlements 0 Settlements: 45% Limited Growth Settlements 0 Countryside: 55% Allocated Brownfield Sites: 0</p> <p>Completions 2014-2015 Brecon-0 Key Settlements 14% Settlements: 16% Limited Growth Settlements 24% Countryside: 46% Allocated Brownfield Sites: 0</p> <p>Comments: Given the size and nature of a number of the sites in the Primary and Key Settlements, it is suggested that a single year of monitoring is insufficient to make a reasoned assessment against the requirements of this indicator. Accordingly, it is to be monitored over a three year period.</p> <p>It is noted that a relatively high % of completions for 2013-14 and 2014-15 took place in the countryside. Clearly, this can be attributed to historic planning consents granted during the time of the Unitary Development Plan (2007) and in some cases the Local Plan (1999) – a significant proportion of which being open market residential barn conversions. The Local Development Plan has sought to address this trend which is reflected in the permissions data above. Here, 0% of permissions relate to land defined Countryside and only 3% relate to Limited Growth Settlements.</p> <p>Recommendation: This indicator is to be monitored over a period of 3 years with an assessment trigger being more than 50% of dwellings granted planning permission being located outside of the Level 1 and Level 2 Settlements. Accordingly, this will continue to be monitored over the next two years.</p>

Figure 4

Number of dwellings granted consent on mixed use sites	
Continue Monitoring	0 Dwellings granted planning permission on mixed use sites.
	<p>Comments:</p> <p>A resolution has been made to approve a development for 70 dwellings and employment facilities at the Former Army Camp, Cwrt-Y-Gollen (CS66). Section 106 negotiations are ongoing.</p> <p>Development Briefs have also been submitted on the following mixed use sites:</p> <ul style="list-style-type: none"> • SALT 037 – Proposed extension to T9, Talgarth (15 dwellings) – Adopted • CS66 - Former Army Camp, Cwrt-Y-Gollen (70) – Adopted • CS132 – Land Opposite High School, Brecon (137) – Out to Public Consultation
	<p>Recommendation:</p> <p>There is no assessment trigger for this indicator. Accordingly, this will be monitored over the remainder of the plan period. It is anticipated, however, that 100 dwellings will be provided on allocated mixed use sites during the first 5 years of the plan period.</p>

Figure 5

All applications granted planning consent to achieve a density of 30 dwellings per hectare	
Policy Research	16 of residential permissions were granted below 20 dwellings per hectare
Officer/Member Training Required	5 residential permissions were granted at 20-30 dwellings per hectare
SPG	5 residential permissions of residential applications were granted at 30 dwellings per hectare
	<p>Comment:</p> <p>Policy 61 of the Local Development Plan relates to dwelling density and states that:</p> <p><i>“All residential development will be required to be developed at a minimum density of 30 dwellings to the hectare, where this is compatible with the existing character of the area.</i></p> <p><i>Only where it is proven that this density cannot be achieved due to the incorporation of measures to improve the sustainability of the scheme which cannot be located on land outside of the allocation, will levels less than the minimum target be permissible.”</i> (bold is my emphasis)</p> <p>Clearly, there is some flexibility in this policy that would allow development to be approved at a level of density below 30 dwellings per hectare, such as the character of the surrounding area. Furthermore, there have been instances where a lower level of density has been agreed due to abnormal conditions on site – topography and access constraints for example.</p>
	<p>Recommendation:</p> <p>The indicator suggests that this policy is not wholly being implemented as required. However, it must be noted that there is flexibility within the policy that allows development to take place at a density below 30 dwellings per hectare. Accordingly, further research is required in relation to the following:</p> <ul style="list-style-type: none"> • Investigation into the number of allocated sites that have been granted planning permission at a density of below 30 dwellings per hectare

	<ul style="list-style-type: none"> Determine the specific reasons for allowing a lower level of dwelling density <p>Depending on the results of this policy research, it may be required that Development Management Officers and Authority Members are provided with additional training in relation to the requirements of Policy 61. A further consideration will be the development of an additional piece of Supplementary Planning Guidance to address the issue of dwelling density and mix on housing and mixed-use allocations.</p>
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Figure 6

Affordable Housing percentage target	
Policy Research	Data from the Land Registry and derived from the Development Appraisal Toolkit suggests that house prices have risen somewhere between 9 and 17% in the Heads of the Valleys sub-market area during 2012-15.
	<p>Comment:</p> <p>The assessment trigger for this indicator is a 2.5% change in house prices in the Heads of the Valley sub-market area and a 5% change across the rest of the National Park area.</p>
	<p>Recommendation:</p> <p>Given that the Land Registry data, together with the Development Appraisal Toolkit data, suggest a significant increase in house prices in the Heads of the Valleys area, it would be prudent for the Authority to consider additional viability testing with a view to modifying the Affordable Housing contribution targets (if appropriate) during the Review of the Local Development Plan.</p>

Figure 7

Number of affordable dwellings granted consent	
Continue Monitoring	Permission was granted for 24 affordable dwellings. This accounts for 17% of all residential permissions.
	<p>Comment:</p> <p>The target for this indicator is 47 Affordable Housing dwellings to be granted planning permission per annum (+/- 30%). Whilst the number of Affordable Housing units falls below the annual target, there is an assessment trigger of less than 38 Affordable Housing dwellings being provided annually for 3 consecutive years.</p> <p>It should also be noted that paragraph 6.3.9.1 enables AH contributions to be provided via on site provisions, commuted sums or a mixture of both. During the monitoring period, a total of £135,115.64 was secured in the form of commuted sum payments to be used exclusively for the provision of AH within the National Park area.</p> <p>Reference is made above to the development of the allocated housing site at Land above Televillage, Crickhowell (DBR-CR-A). It is interesting to note that this site is being progressed by a Registered Social Landlord and 100% of the 22 dwellings proposed on this site will be 'affordable' in line with the definition. Given the advanced stage of this planning application, it is envisaged that this number will be reflected in the 2015-16 figures for next years' Annual Monitoring Report and will make a significant contribution towards the annual target of 47 units. Of course, this is in addition to the policy level contributions expected from (but not limited</p>

	to) the ongoing applications listed above.
	<p>Recommendation:</p> <p>This indicator is to be monitored over a period of 3 years with an assessment trigger being less than 38 Affordable Housing dwellings being granted planning permission annually for 3 consecutive years. Accordingly, this indicator will be monitored for a further two years.</p>

Figure 8

Number of affordable dwellings completed	
Continue Monitoring	<p>Completions 2013-2014 31</p> <p>Completions 2014-2015 6</p> <p>Comment:</p> <p>The target for this indicator is for 20 Affordable Housing units to be completed annually, allowing for a flexibility of 25%. The target was exceeded by 55% during 2013-14, whereas 2014-15 saw a shortfall of 70%. When considered over a two year period, the number of Affordable Housing completions falls just 3 units below the target of 40 – well within the 25% flexibility allowance.</p> <p>Nevertheless, the second assessment trigger requires in excess of 15 Affordable Housing dwellings to be completed annually for three consecutive years. Accordingly, this indicator requires monitoring for a further two years acknowledging that only 6 Affordable Housing dwellings were completed during 2014-15.</p> <p>Reference is made above to the level of Affordable Housing contributions made via a commuted sum payment. Clearly, there will be a lag period between the receipt of such sums and the realisation of these in the form of the development of Affordable Housing units on the ground. Accordingly, there must be some acknowledgement of this.</p> <p>Recommendation:</p> <p>This indicator is to be monitored over a period of 3 years with an assessment trigger being less than 15 Affordable Housing dwellings being completed annually for 3 consecutive years. Accordingly, this indicator will be monitored for a further two years.</p>

Figure 9

Number of market dwellings coming forward on sites of 3 dwellings or more	
Continue Monitoring	<p>5 permissions were granted on site for 3 or more dwellings which did not achieve policy levels of affordable housing contribution.</p> <p>Comment:</p> <p>The 5 planning permissions referred to would have amounted to 13 Affordable Housing dwellings not being provided ‘on the ground’. However, in most instances commuted sum payments were secured in lieu of onsite provision.</p> <p>Moreover, an assessment of the policy would be triggered when in excess of 10 market dwellings are granted annually for three consecutive years. Accordingly, assessment <i>may</i> only be required further to a period of monitoring of another two years.</p> <p>The level of equitable commuted sum payments in lieu of on-site contributions shall also be taken into account to offset the perceived impact. Eventually, these</p>

	monies will be utilised exclusively for the provision of Affordable Housing on the ground.
	<p>Recommendation:</p> <p>This indicator is to be monitored over a period of 3 years with an assessment trigger being more than 10 market dwellings being completed annually for 3 consecutive years. Accordingly, this indicator will be monitored for a further two years.</p>

Figure 10

Number of Affordable windfall dwellings	
Continue Monitoring	4 Affordable Windfall Dwellings
	<p>Comment:</p> <p>The annual target of 3 windfall Affordable Housing dwellings being granted planning permission per annum has been exceeded. It should be noted that an assessment will be triggered should fewer than 2 windfall Affordable Housing dwellings be granted planning permission annually for three consecutive years.</p>
	<p>Recommendation:</p> <p>This indicator will be monitored for a further 3 years on the basis that the annual monitoring target has been met for this monitoring period.</p>

Figure 11

Number of Affordable dwellings on Exception Sites	
Continue Monitoring	0 Dwellings granted permission on Affordable Housing Exception sites.
	<p>Comment:</p> <p>Whilst the annual target of 4 AH dwellings being granted planning permission has not been met, it should be noted that this is not as a result of the refusal of any planning application. No 'exception site' applications were received during the period which, reasonably, can be considered to be beyond the control of the Authority. Accordingly, given that it relates to 'exceptional development', consideration will be given to whether this indicator will be monitored in the future.</p>
	<p>Recommendation:</p> <p>Continue monitoring but consider whether this indicator should continue to be monitored in the future.</p>

Figure 12

Occupation of the allocated Gypsy and Traveller site	
Complete	The allocated Gypsy and Traveller site has been developed and occupied by the family.
	<p>Comment:</p> <p>Further to the granting of planning permission on 27th March 2012 for a proposed permanent Gypsy and Traveller site 14no. pitches have been developed - 10 of which have been occupied with 4 remaining vacant. The 4 vacant pitches within the site have been set out with boundary treatments and foundations. These will be completed to accommodate the future needs of the family at the appropriate time.</p> <p>Approximately a quarter of the allocation area has not been developed (the north western end of the site). It is envisaged that this could accommodate additional future growth.</p>
	<p>Recommendation:</p>

	The monitoring framework required this site to be occupied by 2017. The site has already been developed and occupied so no further monitoring is required.
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Figure 13

Supplementary Planning Guidance	
Complete	<p>Supplementary Planning Guidance has been produced in relation to the following:</p> <ul style="list-style-type: none"> Affordable Housing Planning Obligations Strategy CYD LP1: Appropriate Development in the Countryside
	<p>Comment: In line with the requirements of the Local Development Plan Monitoring Framework, Members have endorsed the above pieces of Supplementary Planning Guidance. These three guidance documents take account of and address the 6 Supplementary Planning Guidance referred to in the 'Delivering Housing' section of the Local Development Plan Monitoring Framework.</p>
	<p>Recommendation: The relevant Supplementary Planning Guidance has been completed. Accordingly, no further monitoring is required.</p>

Economic Wellbeing

Figure 14

Development of Employment Land	
Continue Monitoring	<p>Permissions granted for 0.491 Hectares of B Use Class development falling within allocated employment sites.</p>
	<p>Comment: The trigger for assessment in relation to this indicator is that less than 0.5 hectares of employment land allocated is developed by 2017. As referred to above, 0.491 hectares of employment land has been granted planning permission for B1, B2 and B8 uses during the monitoring period. Further monitoring will be required to take account of additional permissions as well as the implementation of those permissions.</p>
	<p>Recommendation: This indicator is to be monitored for a period of 3 years in the first instance and it required at least 0.5ha of employment land to be developed by 2017. Accordingly, a further 2 years of monitoring is required.</p> <p>In addition, the indicator requires 0.75 ha of employment land to be developed over the entire Plan period. Accordingly, monitoring will continue until such time that the monitoring target is reached.</p>

Figure 15

Loss of Employment Land	
Continue Monitoring	<p>0 permissions granted for non-employment uses on allocated or identified employment land</p>
	<p>Comment: 2 permissions were granted for change of use from B Use development. 1 permission enabled the change of use of a photographer's studio within a</p>

	residential house, back to residential use. The other saw the creation of a Café from a Storage unit on Crickhowell High Street. Neither development impacted on allocated or identified employment land.
	<p>Recommendation:</p> <p>The trigger for assessment for this indication is 1 application being granted planning permission on existing employment land for non-employment land uses. 0 permissions have been granted to date. Accordingly, this indicator will continue to be monitored.</p>

Figure 16

Employment development in Sennybridge and Defynnog	
Continue Monitoring	0 permissions granted for employment generating development within Sennybridge
	<p>Comment:</p> <p>This indicator was included as a result of a proposed allocated employment site being withdrawn from the Local Development Plan by the landowner during the Examination. An assessment would be triggered if 1.43 ha of employment land is not granted planning permission within or beyond the Sennybridge and Defynnog settlement by 2017.</p> <p>It should be noted that the Authority's Employment Land Review identified a requirement to deliver 1.46ha of employment land for the whole National Park area up to the end of the Plan period.</p>
	<p>Recommendation:</p> <p>This indicator is to be monitored over a 3 year period. As no permissions have been granted for employment land uses to date, the indicator will be monitored for a further two years or until the monitoring target has been reached.</p>

Figure 17

Employment development in Hay-On-Wye	
Continue Monitoring	0 permissions granted for employment generating development within Hay on Wye
	<p>Comment:</p> <p>This indicator was included as a result of planning permission being granted for a community use on land allocated for employment use prior to the Adoption of the LDP. . An assessment would be triggered if 0.6 ha of employment land is not granted planning permission within or beyond the Hay-on-Wye settlement by 2017.</p> <p>It should be noted that the Authority's Employment Land Review identified a requirement to deliver 1.46ha of employment land for the whole National Park area up to the end of the Plan period.</p> <p>In addition, a 4.2 ha mixed use allocation comprising 2.4 ha of employment land is proposed to be allocated in Powys County Council's Deposit Local Development Plan. The site is referred to as Land at Gypsy Castle Lane (Site Ref: MUA 1) is located immediately adjacent to the Hay-on-Wye settlement boundary. It is considered that the development of this site would satisfy the requirements of this indicator.</p>
	<p>Recommendation:</p> <p>This indicator is to be monitored over a 3 year period. As no permissions have been granted for employment land uses to date (nor has Powys County Council's LDP been adopted), the indicator will be monitored for a further two years or until the</p>

	monitoring target has been reached.
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Figure 18

Supplementary Planning Guidance	
Complete	Members have endorsed the Farm Diversification Supplementary Planning Guidance for use in the determination of relevant planning applications.
	Comments: None.
	Recommendation: The relevant Supplementary Planning Guidance has been completed. Accordingly, no further monitoring is required.

Policy Monitoring

Environmental Protection

Figure 19

Land in the Countryside lost to development by way of departure from CYD LP1	
Officer Training Required	<p>Temporary permission for siting of shipping containers for storage for Community Facility amounting to the temporary loss of 0.15 hectares of countryside.</p> <p>Permission granted for the demolition of attached outbuildings, the formal change of use of the land upon which they stand to residential, the construction of a replacement extension to the existing dwelling and the retention of two windows amounting to the loss of 0.01 hectares land designated as countryside.</p> <p>Permission granted regularising extension of residential curtilage into open countryside amounting to the loss of 0.16 hectares land designated as countryside.</p> <p>In total 0.15Ha temporary loss and 0.17 hectares permanent loss</p>
	<p>Comment: The temporary permission was enabled by Policy CYD LP1 by reason of the evidenced necessity of a countryside location to their function. Moreover, this is only a temporary permission that required the shipping containers to be removed from the site by July 2016.</p> <p>Whilst there were other material planning considerations that outweighed the policy presumption against the approval of the two remaining applications (amounting to a loss of 0.17 hectares), it would be reasonable to suggest that the provision of some additional training is required to ensure the policy is being properly interpreted by Development Management Officers. It should also be noted that the Authority’s Strategy and Policy Team objected to both applications.</p>
	<p>Recommendation: The indicator suggests that this policy is not being implemented as required. Accordingly, it is recommended that additional training is required to further explain the Authority’s vision for the Countryside and to ensure that policy CYD LP1 is interpreted properly. Of course, the monitoring of the policy will continue in line with the Monitoring Framework.</p>

Figure 20

Development with an adverse impact on Historic Landscape Designations	
Continue Monitoring	No planning permissions have been granted which would result in an adverse impact on Historic Landscape Designations
	Comments: None.
	Recommendation: The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.

Figure 21

Development with an adverse impact on designated sites for nature conservation	
Continue Monitoring	No planning permissions have been granted which would result in an adverse impact on sites designated for nature conservation.
	Comments: None.
	Recommendation: The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.

Figure 22

Development with an adverse impact on:	
<ul style="list-style-type: none"> ▪ Listed Building ▪ Conservation Area ▪ Site/area of Archaeological Significance ▪ Historic Landscape, Park and Garden 	
Continue Monitoring	No relevant planning permissions have been granted
	Comments: None.
	Recommendation: The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.

Figure 23

Number of Conservation Areas with up-to-date assessments	
Continue Monitoring	0 Conservation Area Assessments completed.
	Comment: The Conservation Area at Crickhowell and Llangattock is currently being assessed. Further to discussion with local stakeholders (Town and Community Councils, Civic Society etc.), it has been agreed that the assessment will be taken forward as part of the Town/Village Plan process which is ongoing. The last assessment of the Talgarth Conservation Area took place in 2010. It was due to be reviewed in 2015 but this was not possible due to the Authority's Senior Heritage Officer being on an extended period of sick leave followed by a phased return to work. It has been scheduled for review in 2016 together with Brecon and Hay-on-Wye (which were last assessed in 2011). Consideration will also be given to the review of the remainder of the National Park area in terms of further conservation area designations.
	Recommendation:

	This assessment will be triggered for this indicator should the Conservation Area Assessments not be completed by 2017. Accordingly, this measure will continue to be monitored while the assessments are carried out.
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Figure 24

Supplementary Planning Guidance	
Complete	In line with the requirements of the LDP Monitoring Framework, Members have endorsed the following Supplementary Planning Guidance for use in the determination of relevant planning applications: <ul style="list-style-type: none"> • Obtrusive Lighting • Biodiversity Audit
SPG	The proposed Supplementary Planning Guidance relating to Best Practice in Biodiversity has been commenced but not completed. This is partly due to the work that has been undertaken to extend the Biodiversity Audit Supplementary Planning Guidance to include the remaining Level 2 Key Settlement at Sennybridge and Defynnog.
	Comment: None.
	Recommendation: The obtrusive lighting Supplementary Planning Guidance is complete. Accordingly, no further monitoring is required.
	The Biodiversity Audit Supplementary Planning Guidance will be completed in 2016 as will the Supplementary Planning Guidance relating to Best Practice in Biodiversity.

Climate Change, Sustainable Design and Renewable Energy

Figure 25

Development in C1 and C2 flood areas not meeting Technical Advice Note 15 tests	
Continue Monitoring	No permissions were granted planning permission in a C1 or C2 floodplain area, not meeting Technical Advice Note 15 tests.
	Comments: None.
	Recommendation: The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.

Figure 26

Planning consents contrary to advice of Natural Resources Wales and Dwr Cymru Welsh Water regarding water quality/quantity	
Continue Monitoring	No permissions granted planning permission contrary to the advice of Natural Resources Wales or Dwr Cymru Welsh Water regarding water quality or quantity.
	Comments: None.
	Recommendation:

	The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.
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Figure 27

Number of applications which consider climate change adaptation techniques within Design and Access Statements	
Continue Monitoring	0 applications for major development have been received where climate change was not considered within the Design and Access Statement.
	Comments: None.
	Recommendation: The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.

Figure 28

Number of applications for larger developments that fail to provide 20% of their energy from low or zero carbon resources	
Cease Monitoring	<p>Residential - The NPA received 6 applications for 3 or more dwellings during the period. Of these applications 0 reached the target of 20% energy needs from renewables. 1 achieved 15%, another utilised PV panels to power all shared spaces within the redevelopment of a nursing home to market units. The remaining 3 applications did not utilise LCZ technology within their design.</p> <p>Employment Generating – No applications of more than 500sqm floor space permitted within the period.</p> <p>Comment: This indicator arose as a result of the requirements of Policy SP11 (Sustainable Development) as it was originally drafted in the Deposit Local Development Plan. However, this specific requirement was removed from the policy by the Inspector during the Local Development Plan Examination on the basis that it was beyond the requirements of National Planning Policy. The indicator remains in the Monitoring Framework by error as it was not picked up during the editing process and amended by way of the Matters Arising Changes.</p> <p>Essentially, there is no policy in the Plan to enforce this requirement and, accordingly, it is recommended that this indicator ceases to be monitored.</p> <p>Furthermore, there is no longer a requirement for developers to provide an assessment under the Code For Sustainable Homes as this is assessed under the Building Regulations.</p> <p>Recommendation: Consider whether this indicator should be monitored in the future.</p>

Figure 29

Development of renewable energy schemes	
Continue Monitoring	The National Park issued 22 permissions within the period for renewable energy schemes, the majority of these were for small scale hydro schemes. None of these permissions were considered to have a significant adverse impact on the special qualities of the National Park.
	Comments: None.

	<p>Recommendation: The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.</p>
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Figure 30

Permitted and installed capacity (MW) of renewable electricity and heat projects	
Continue Monitoring	<p>Permissions amount to an increase of 0.41 megawatts capacity of energy from renewable energy schemes</p>
	<p>Comments: None.</p>
	<p>Recommendation: The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.</p>

Figure 31

Ecological footprint of listed settlements	
Continue Monitoring	<p>This data is unavailable for this year.</p>
	<p>Comments: None.</p>
	<p>Recommendation: The National Park is working with our Research Partners in Cardiff University to attempt to gather the data or find alternatives and more readily available data.</p>

Figure 32

Supplementary Planning Guidance	
Complete	<p>In line with the requirements of the Local Development Plan Monitoring Framework, Members have endorsed the following Supplementary Planning Guidance for use in the determination of relevant planning applications:</p> <ul style="list-style-type: none"> • Sustainable Development in the National Parks of Wales • Small Scale Renewable Energy Developments
	<p>Comments: None.</p>
	<p>Recommendation: The relevant Supplementary Planning Guidance has been completed. Accordingly, no further monitoring is required.</p>

Retail

Figure 33

Annual vacancy rates of the Town Centres	
Continue Monitoring	<p>Brecon vacancy rate at 9% Crickhowell vacancy rate at 6% Hay on Wye vacancy rate at 2% Talgarth Vacancy rate at 8%</p>
	<p>Comment: The interim monitoring target for this indicator is to be monitored up to 2017. However, the Town Centres have been assessed to provide an update for this Annual Monitoring Report.</p> <p>Vacancy rates in the Primary Key Settlement of Brecon are on course to reach the target of below 10%. A 9% rate was recorded when the assessments took place earlier this year.</p>

	<p>At 2%, Hay-on-Wye is also on course to meet the vacancy target of below 5%.</p> <p>Talgarth has a significantly higher target of 25%, but is easily on course to achieve this having returned a vacancy figure of 8%.</p> <p>Crickhowell is the only settlement that has a higher vacancy rate than the target – missing the target by 1%. The vacancy rate is, nevertheless, relatively low and does not exceed the assessment trigger for this indicator.</p>
	<p>Recommendation: This indicator will be monitored for a further two years until 2017.</p>

Sustainable Tourism

Figure 34

Number of new or improved tourism facilities	
Continue Monitoring	1 new tourism facility granted planning permission within the period (Bryncoch fishing and campsite)
	<p>Comments: None.</p>
	<p>Recommendation: The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.</p>

Sustainable Communities

Figure 35

Number of applications approved resulting in the loss of community facilities	
Continue Monitoring	No applications resulting in the loss of a community facility
	<p>Comments: None.</p>
	<p>Recommendation: The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.</p>

Infrastructure

Figure 36

Amount of new development providing SUDS	
Continue Monitoring	The data is not readily available at this time.
	<p>Comment: None.</p>
	<p>Recommendation: The Authority will gather the relevant information and report back during the AMR for 2015/16.</p>

Waste

Figure 37

Amount of vacant units within the identified B Class sites suitable to accommodate a local waste facility	
Continue Monitoring	<p>0.5Ha Vacant Land Brecon</p> <p>0.1Ha Vacant Land Talgarth and 1 unit (316m²)</p> <p>6 vacant units Granada Park Crickhowell, total of(758m²)</p>

	Comments: None.
	Recommendation: The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.

Figure 38

Number of new licensed waste management facilities permitted	
Continue Monitoring	No permissions granted within the period for new waste management facilities.
	Comments: The Authority will make contact with Constituent Unitary Authorities to enquire whether any consents have been issued beyond the boundary that would cater for National Park residents' requirements.
	Recommendation: This indicator will be monitored for a further two years until 2017.

Minerals

Figure 39

Number of consents for permanent, sterilising development within a minerals safeguarding area	
Continue Monitoring	No permanent sterilising development has been permitted within mineral safeguarding areas.
	Comments: None.
	Recommendation: The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.

Figure 40

Supplementary Planning Guidance	
Complete	In line with the requirements of the Local Development Plan Monitoring Framework, Members have endorsed the Minerals Safeguarding Supplementary Planning Guidance for use in the determination of relevant planning applications.
	Comments: None.
	Recommendation: The relevant Supplementary Planning Guidance has been completed. Accordingly, no further monitoring is required.

Site Monitoring

As part of the Annual Monitoring Report process, the Authority has agreed to include an update on the progress and development of allocated sites. The intention is to highlight the activity that has taken place, including the preparation of studies, applications and/or the progression of development. Accordingly, the table set out below seeks to illustrate the progress of allocated sites against progress milestones:

Figure 41

Site	Indicative no. of units	Development Brief Submitted	Development Brief Agreed	Application Submitted	Minded to Permit subject to S106	Planning Consent	Commenced Development
First 5 Years							
CS28 – Cwmffaldau Fields Extension, Brecon	66	N/A	N/A	No			
CS132 - Land Opposite High School, Brecon	30	Yes	No	No			
SALT 061 – Land Adj to Llangenny Lane, Crickhowell	20	N/A	N/A	Yes	No	No	
DBR-HOW-A – Land Opposite the Meadows, Hay	62	N/A	N/A	Yes	No	No	
SALT 059 – Land adj. Brecon Pharmaceuticals, Hay	5	N/A	N/A	No			
SALT 037 – Proposed extension to T9, Talgarth	15	Yes	Yes	No			
DBR-BCH-J - Land adj Bwlch Woods, Bwlch	15	N/A	N/A	No			
CS102 – Dan-Y-Bryn and Lancaster Drive, Gilwern	112	N/A	N/A	Yes	Yes	Yes	Yes
DBR-LIB-E – Land adj. to Pen Y Fan Close,	3	N/A	N/A	No			

Libanus							
DBR-LBD-A – Land adj. St Peter’s Close	8	N/A	N/A	Yes	Yes	Yes	No
DBR-LGN-D – Land opposite Llanigon Primary School, Llanigon	10	N/A	N/A	No			
DBR-LPD-A – Land off Heol St Cattwg, Llanspyddid	10	N/A	N/A	No			
DBR-PNT-D – Land adj Ambleside, Pennorth	6	N/A	N/A	No			
CS66 – Former Army Camp, Cwrt Y Gollen	70	Yes	Yes	Yes	Yes	No	
Rest of LDP Period							
CS93 – Slwch House Field, Brecon	23	N/A	N/A	No			
DBR-BR-A – Site Located North of Camden Crescent, Brecon	38	N/A	N/A	No			
DBR-BR-B – Land north of Cradoc Close, Brecon	33	N/A	N/A	No			
CS132 – Land opposite High School, Brecon	107	Yes	No	No			
DBR-CR-A – Land above Televillage, Crickhowell	20	N/A	N/A	Yes	No	No	
CS138 – Glannau	15	N/A	N/A	No			

Senni, Defynnog							
DBR-HOW-C – Land adj Fire Station	13						
CS42 – Land at Crai, Crai	9	N/A	N/A	Yes	No	No	
CS43 – Land SW of Gwalia, Crai	6	N/A	N/A	No			
CS39/69/70/ 88/89/99 – Land at Ty Clyd, Govilon	93	N/A	N/A	Yes	Yes	No	
CS120 – Land South of Ty Melys, Pencelli	6	N/A	N/A	No			
CS55 – Land at Penygarn, Pontsticill	6	N/A	N/A	No			
DBR-PTSC/C – Land at end of Dan-Y- Coed, Pontsticill	3	N/A	N/A	No			
CS91 – Land west of Pontsticill House, Pontsticill	6	N/A	N/A	No			
CS127 – Maesmawr Farm, Talybont	57	N/A	N/A	No			
CS111 – Former Mid Wales Hospital	93	No	No	No			

The First 5 Years

It is noted that only 5 sites for this period have been progressed to the planning application stage, with a single developer having commenced development on site. Accordingly, Officers intend to write to landowners to advise them that failure to progress these sites through the planning system may result in their de-allocation during the Review stage. It will also be beneficial to understand the reasons for not progressing these allocated sites.

The Rest of the Plan Period

There has been marginally less activity in relation to these sites with three being progressed to an application stage. Whilst it is appreciated that a number of these sites are restricted by a lack of water infrastructure, Officers intend to contact the landowners in order to seek an update together with a likely timeframe for the progression of the site through the planning process.

Mixed Use Sites

Looking at the allocated mixed use sites (Mid Wales Hospital, Cwrt Y Gollen, Hay Road and Land Opposite High School), it should be noted that paragraph 7.2.1 of the Local Development Plan requires development briefs to be agreed on site prior to the submission of any planning application. Accordingly, Briefs have been agreed on Cwrt Y Gollen and Hay Road, whereas the Land Opposite High School brief is currently out to consultation.

The only remaining brief to be submitted relates to the former Mid Wales Hospital site. A significant amount of pre-application advice has been provided in relation to this particular site and discussions are ongoing with regard to the required content and make-up of any draft brief. A reasonable expectation would be the submission of a draft by the spring of 2016.

Recommendations

Monitoring Complete

The requirements of a number of the indicators have been met during the first monitoring phase of the Local Development Plan and, accordingly, these will no longer require monitoring for future Annual Monitoring Reports. These are:

- Occupation of the allocated Gypsy and Traveller site; and
- Supplementary Planning Guidance relating to:
 - Affordable Housing
 - Planning Obligations
 - Appropriate Development in the Countryside
 - Farm Diversification
 - Obtrusive Lighting
 - Sustainable Development in the National Parks of Wales
 - Small Scale Renewable Energy Developments
 - Minerals Safeguarding

Cease Monitoring

It is also recommended that monitoring ceases in relation to the following indicator:

- Number of applications for larger developments that fail to provide 20% of their energy from low or zero carbon resources

It is considered that the low and zero carbon indicator is not an appropriate measuring tool in that it does not relate to any specific policies within the Local Development Plan. That is, there are no policies or signposts in the Local Development Plan that prompt applicants meet the 20% Low Zero Carbon energy target.

This indicator arose as a result of the requirements of Policy SP11 (Sustainable Development) as it was originally drafted in the Deposit Local Development Plan. However, this specific requirement was removed from the policy by the Inspector during the Local Development Plan Examination on

the basis that it was beyond the requirements of National Planning Policy. The indicator remains in the Monitoring Framework by error as it was not picked up during the editing process and amended by way of the Matters Arising Changes.

Accordingly, it is recommended that monitoring is ceased in this regard. Nevertheless, numerous Climate Change, Sustainable Design and Renewable Energy indicators will continue to be monitored in addition to the monitoring requirements of the Strategic Environmental Assessment.

Future Monitoring and Additional Work

Notwithstanding the above, the vast majority of the indicators, as required by the Local Development Plan Monitoring Framework, will continue to be monitored as detailed in the tables marked green and yellow above. Of these, there is a small number that require some additional work in the form of policy research, Supplementary Planning Guidance and Officer/Member training.

Policy Research

The first indicator requiring additional policy research relates to the **number of consents granted and dwellings completed annually**.

Some comparison research with other Local Planning Authorities into the delivery of housing will be beneficial in terms of providing a wider context and an understanding of the issues across Wales. A study of the Constituent Authorities together with the other two National Park Authorities should provide an appropriately wide sample. The results of this (and other research referred to below) will be detailed in the 2015/16 Annual Monitoring Report.

It is reasonable to suggest that the implementation of the Local Development Plan's Strategy is progressing well. Whilst it is acknowledged that this is the first Annual Monitoring Report for the Local Development Plan and that a number of allocated sites are being progressed, the speed of this progression and the number of sites not progressed to the application stage should be noted. Accordingly, further investigation to determine the reasons why 8 of the 14 allocations for the first 5 years of the plan period have not been progressed will be undertaken. This will include making direct contact with the landowners with a view to receiving and update as well as taking the opportunity to advise them that the Authority will consider the removal of their site from the Local Development Plan during the Review, if it is not progressed during the first 5 years of the plan period.

In addition to the suggested contextual research and more direct investigation into specific sites, it is also considered that additional contextual indicators to illustrate the progress of allocated sites would be useful for future monitoring reports. This could provide a wider context and understanding of potential delivery issues on specific sites (land banking, viability, infrastructure etc.). As well as landowners, the Authority will utilise information held by other stakeholders (Dwr Cymru Welsh Water for example) to develop the indicators.

Turning to the indicator requiring **all applications granted planning consent to achieve a density of 30 dwellings per hectare**, some additional policy research into the following is required:

- The number of allocated sites (specifically) that have been granted planning permission at a density below 30 dwellings per hectare; and
- Determine specific reasoning for allowing a lower density.

As referred to above, it may be required to provide additional training and Supplementary Planning Guidance in relation to this particular issue. This, however, will be dependant of the results yielded from the suggested research.

The final indicator requiring additional policy research is the Affordable Housing percentage contribution targets for the three sub-market areas within the National Park. Raw data derived from the Land Registry and Development Appraisal Toolkit suggests that land values have increased since the adoption of the Local Development Plan. Given the potential positive effects in relation to the viability of developments, it would be prudent for the Authority to undertake additional viability testing with a view to modifying the Affordable Housing contribution targets (if appropriate) during the first Review stage.

Additional Supplementary Planning Guidance

As referred to above, depending on the results of the policy research relating to **dwelling density**, it may be required to develop relevant supplementary guidance. If required, this will be completed before the submission of the 2015/16 Annual Monitoring Report.

The scheduled Supplementary Planning Guidance relating to **Best Practice in Biodiversity** has been commenced, but not completed due to additional work being carried out in relation to the **Biodiversity Audit**. Given the re-classification of Sennybridge and Defynnog to a Level 2 Key Settlement prior to the adoption of the Local Development Plan, the Authority agreed to extend the Biodiversity Audit to include this Settlement. Accordingly, it is envisaged that both pieces of work will be completed in time for the 2015/16 Annual Monitoring Report.

Officer and Member Training

As referred to above, depending on the results of the policy research relating to **dwelling density**, it may be required for Strategy and Policy Officers to provide some additional training to Officers and Members to ensure the policy is being interpreted correctly. If required, this will be completed before the submission of the 2015/16 Annual Monitoring Report.

It is acknowledged that the indicator relating to **land in the countryside lost by way of departure from CYD LP1** has exceeded its assessment trigger. This was as a result of two approved planning applications amounting to a loss of 0.17 hectares. Whilst it is acknowledged that the scale of the loss in area terms is relatively small, it would be prudent to provide additional training to ensure that the policy is being properly interpreted by Development Management Officers as both applications referred to were approved contrary to the advice provided by the Authority's Strategy and Policy team.

Appendices

1. Joint Housing Land Availability Study 2015

<http://www.beacons-npa.gov.uk/planning/draft-strategy-and-policy/joint-housing-land-availability-study-jhlas/>

2. Additional SA indicators

SA Topic	Indicators	Findings
Climatic Factors	Condition of Biological SSSIs	<p>There are 65 biological SSSIs wholly or partly within the National Park boundary with a total of 163 individual biological features (NRW 2014). In 2006 there were 82 biological features of importance in the National Park, 24(29%) of these were in favourable condition, 45 (55%) were in unfavourable condition, one (1%) was partially destroyed and 12 (15%) were unknown. Of the 45 biological features in unfavourable condition, 11 (24%) of these were recovering, 11 (24%) were declining and for 23 (50%) the trend was unknown.</p> <p>in 2014 there were 163 biological features of importance in the National Park, 93 (57%) of which were currently in favourable condition, 51 (31%) were in unfavourable condition and for 19 (12%) the condition was unknown.</p> <p>Although there were more biological features in unfavourable condition in 2014 than there were in 2006, the total number of biological features has doubled since 2006. Therefore the percentage of features in unfavourable condition has reduced significantly and the percentage of features in favourable condition has significantly increased, which demonstrates a very positive trend since 2006. Management measures are in place to ensure that this trend continues. (SOPR)</p>
	Water quality	<p>Currently there are a significant number of rivers which are not achieving good ecological status in accordance with the Water Framework Directive. All rivers which require assessment for their chemical status are in good condition.</p> <p>Currently the vast majority of groundwater bodies in the Park are achieving good chemical good chemical status and relatively few are in a poor condition. All of the groundwater bodies in the Park are achieving good quantitative status.</p> <p>Of the 19 lakes in the Park 11 are in good condition (58%) and 8 (42%) are in moderate condition. None</p>

		of the lakes require assessment for chemical status.
	Air quality	Data for 2010 shows that particulate matter (PM ₁₀) is between 10 and 15 ug/m ³ . This is below Air Quality Standards (Wales) 2010 Regulations limit values for PM ₁₀ are a concentration less than 40ug/m ³ . There are no air quality management areas within the National Park.
	Water quantity	Catchment Area Management Strategies (CAMs) are in place for the whole of the National Park area. Water is available for abstraction in the majority of the Carmarthenshire area of the National Park. The majority of the NP area is defined as over abstracted, with small areas defined as having No Water Available or Over Abstracted. This data has not changed since the beginning of the plan period.
	Geodiversity	There are currently 76 Regionally Important Geodiversity Sites in the Park, whereas at the start of the plan period there were 11. The sites condition is set out accordingly:- 3% - Poor 5% - Degrading 9% - Stable 67% - Good 16% - Excellent In 2006 all 11 sites were in good condition (data source SOPR).
	Phase One Species	Over half (55%) of the grassland habitats were improved grassland. Just over 1% of the National Park was built environment. 57,347 hectares of the Brecon Beacons National Park are under statutory ownership. Of these 57, 347 hectares 39% is designated as Sites of Special Scientific Interest (SSSI), 33% is owned by the National Park, 15% is owned by Natural Resources Wales, 7% is owned by the National Trust, 4% is a Special Area of Conservation (SAC), 2% is National Nature Reserve (NNR) and less than 1% is owned by Brecknock Wildlife Trust. Natural Resources Wales have recently updated and released Phase I habitat mapping of Wales through the use of satellite imagery. The data was collected over the course of many years. Analysis of habitat change over time may now be conducted as long as certain caveats are considered when comparing the data. Updated Phase 1 data shows that Grassland now accounts for 57% of the principal

		habitat type across the National Park which shows a reduction of approximately 5%. Woodland now accounts for 17% of the principal habitat types, an increase of approximately 3%. Heathland now accounts for 10% of the principal habitat types across the park, a decrease of 1. (data source SOPR)
	Scheduled Ancient Monuments (SAMs)	In 2006 there were 268 SAMs within the Park. Of these, 95.4% were in either a stable or favourable condition (257). In 2014 there were 357 SAMs in the park – an increase of 89 since 2006. Of the 357 SAMs in the Park 95.5% were in a stable or favourable condition. In 2014 there was a slightly smaller percentage (0.4%) of SAMs in a stable or favourable condition. Whilst this figure is not large, it is worth noting that 89 ancient monuments have been scheduled since 2006 which means there is now a greater total number of SAMs in either stable or favourable condition. (data source SOPR)
	Listed buildings at risk	In 2006 there were 1,711 listed buildings. Of these 11% were at risk. The number of listed buildings increased by 2014 to 1,950 Listed Buildings. Of these 6.6% were at risk. The number of listed buildings has therefore increased whilst the number at risk as decreased since the beginning of the plan period. (data source SOPR)
	% historic landscape with up to date character appraisal	100% of Historic Landscape Areas have up to date characterisations.
	Archaeological Protection	Since the adoption of the LDP all planning applications have been screened for their potential impact on archaeological resources. This has resulted in a total of 76 applications requiring works to ensure the protection of the National Park's Archaeology.
	Broadband coverage and speed	The superfast Cymru project covers the majority of the National Park Area. By the end of the project it is anticipated that all communities will have access to high-speed broadband.
	Travel to work	The ONS publish travel to work area data based on the findings of the 2011 Census. The National Park comprises the following 5 Travel to Work Areas <ul style="list-style-type: none"> - Swansea - Llanelli - Brecon

		<ul style="list-style-type: none"> - Merthyr Tydfil - Hereford
	Length and condition of public rights of way	<p>In 2006 there was a total of 1,983Km public rights of way within the park area. By 2013 that had increased to 2,009Km.</p> <p>The percentage of rights of way that are easy to use was slightly lower in 2013 than in 2006, however there were 26km more rights of way. The number of rights of way that are easy to use has increased since 2010/2011 and this trend is expected to continue. Overall the general condition of this indicator is good.</p>
	Public transport routes in the park	<p>There are 10 local bus routes operating within the National Park.</p> <p>24 – Ponsticill-Merthyr Tydfil 30- Brynmawr- Blaenavon-Pontypool-Newport 39-Brecon-Hay on Wye – Kingstone – Hereford 80- Brecon –Llandovery-Carmarthen X75-Merthyr Tydfil- Hirwaun- Glynneath-Neath-Swansea T4- Newtown-Llandrindod Wells-Brecon-Merthyr Tydfil-Cardiff X4- Hereford-Abergavenny-Merthyr Tydfil-Cardiff X33- Abergavenny-Pontypool-Cwmbran-Cardiff X43-Brecon-Crickhowell-Abergavenny X63-Brecon-Ystradgynlais-Neath-Swansea 7 – Cwmaman - Penderyn</p>
	Cycle routes in the park	<p>2 Long-distance National Cycle Routes cross the BBNP</p> <ul style="list-style-type: none"> -National Cycle Route 8, the Taff Trail -National Cycle Route 42, Lon Las Cymru
	Welsh Indices of Multiple Deprivation	<p>The National Park area mostly comprises 50% least deprived LSOA. Areas around the heads of the valley demonstrate higher levels of overall deprivation.</p>
	Crime Statistics	<p>This information is not readily available at National Park level, however, crime statistics appear to be below average within the National Park compared with the rest of Wales.</p>
	Knowledge of Welsh Language	<p>See Table 1 below for data gathered at Ward level from both the 2001 and 2011 census.</p>
	Visitor satisfaction	<p>In November 2013, the Brecon Beacons Marketing and Coordination Group published the results of the annual Brecon Beacons Visitor Survey. Further</p>

		<p>information on the Visitor Survey can be found here. <a href="http://www.beacons-
npa.gov.uk/communities/tourism-new/tourism-facts-
and-figures-1/">http://www.beacons- npa.gov.uk/communities/tourism-new/tourism-facts- and-figures-1/</p> <p>Overall, the visit experience is good and almost half (48%) of visitors said it exceeded their expectations and 51% said it met them. Just 1% said that their experience fell short of expectations. This year's Visit Wales visitor survey shows similar results for Wales as a whole (49% exceeded and 49% met expectations). There is little variation amongst day and overnight visitors. The highest ratings come from new visitors 56% of which say the visit exceeded their expectations. This is encouraging for potential future return visits. Visitors from some areas are slightly more impressed by the area than others. Over half of the visitors coming from London & South East (53%) and overseas (52%) said that expectations were exceeded</p>
	Education standards	<p>The 2014 National School Categorisation detailed that of the schools serving the National Park area</p> <p>3% are categorised as red 18% are categorised as amber 50% are categorised as yellow 29% are categorised as green</p> <p>Source: Welsh Government</p>
	Number of farms and farmers	<p>Data from 2014 demonstrates that there were 1,445 jobs provided within agriculture, forestry, fishing within the Brecon Beacons National Park. However this sector is decreasing within the National Park. Jobs in agriculture and fishery made up 10% of employment type in 1991. By 2001 this had reduced to 7.3% and by 2011 this sector accounted for 5.9% of employment types within the National Park. (Source SOPR)</p>
	Tourist Spending	<p>Tourism Spend in 2009 was £197 million increasing to £216 million by 2013.</p> <p>Average spend per day visitor stayed relatively stable between 2009 and 2013 at £46 (STEAM data)</p>

Table 1 Knowledge of Welsh Language within the National Park

This table shows data returns for both the 2001 and 2011 Census and demonstrates the level of Welsh speaking within the National Park by electoral ward. As not all wards are wholly within the National Park area, the percentage of population for each ward residing within the National Park is also given. Those wards listed in Red have seen a drop in the level of Welsh speaking and knowledge

of Welsh, whereas those in green there has been a rise in knowledge of Welsh/residents ability to communicate in Welsh

Knowledge of Welsh Language		2001		2011	
	Percentage of population within boundary	Percentage with some Knowledge of Welsh	Percentage can speak, write and read Welsh	Percentage with some knowledge of Welsh	Percentage can speak, write and read Welsh
Ward Name					
Abercraf	3%	64.0	30.5	58.89	26.28
Bwlch	100%	16.4	7.4	18.23	7.80
Crickhowell & Vale of Grwyne	100%	16.6	8.2	14.35	6.39
Cwmtwrch	0%	70.9	39.7	65.12	30.70
Honddu Isaf/Llanddew (Felinfach)	3%	25.0	10.5	21.48	9.85
Gwernyfed + Llanigon	36%	15.4	6.9	14.87	6.81
Hay	100%	12.3	5.5	14.39	5.82
Llangattock	100%	16.6	7.2	17.92	5.91
Llangors	100%	23.0	10.7	19.63	8.52
Llangynidr	100%	22.9	10.5	18.24	8.59
Maescar/Llywel, Crai	100%	42.6	20.4	40.16	18.09
Brecon St Davids	100%	22.4	9.4	20.65	9.15
Brecon St Johns	100%	25.2	12.9		
Brecon St Marys	100%	21.0	9.8		
Talgarth	96%	19.7	7.0	20.07	8.47
Talybont, Glyntarell, Llanfrynach	93%	23.2	11.2	22.15	8.32
Tawe-Uchaf/Fellte	57%	49.4	21.4	42.97	16.24
Yscir, Trallong,	29%	29.6	12.3	27.55	12.33
Ystradgynlais rural	1%	66.7	31.7	57.23	24.61
Garnant Cwmamman	3%	79.4	55.0	69.47	41.61
Glanamman	1%	77.6	52.3	70.47	41.80
Dyffryn Cennen (Llandeilo)	13%	70.0	42.9	66.54	36.82
Llandovery, Llanfair	5%	60.2	35.7	54.07	29.38
Llandybie	Less than 1%	75.2	46.2	71.41	38.78
Llangadog,Llanddeusant,Myddfai	45%	69.0	51.6	65.16	43.81
Quarter Bach	6%	83.3	61.7	76.62	51.25
Rhigos (Hirwaun)	49%	32.5	13.9	29.59	12.35
Vaynor	12%	21.3	7.8	18.05	6.79
Brynmawr	1%	14.8	6.8	11.86	5.75
Pontypool New Inn	0%	13.5	7.7	11.91	5.83
Abergavenny north (Cantref)	3%	15.0	8.0	13.41	6.24
Crucorney	36%	12.0	7.3	14.29	7.45
Goetre Fawr	10%	14.3	8.0	15.71	8.23
Llanelly	100%	15.0	7.6	14.23	6.49
Llanfoist Fawr	17%	15.2	7.5	15.85	8.51
Llanover	3%	12.2	6.5	12.18	6.45

Llanfoist Llanwenarth Ultra	100%	14.3	7.1	13.61	6.36
Llantilio Pertholey Mardy	13%	14.2	7.4	16.27	7.61

3. The National Park Management Plan: State of the Park Report

<http://www.beacons-npa.gov.uk/the-authority/who-we-are/npmp/state-of-the-park-report-2/>