

# Brecon Beacons National Park Authority

## Local Development Plan



## Annual Monitoring Report

1<sup>st</sup> April 2017 – 31<sup>st</sup> March 2018

September 2018

## **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 10 allocated housing sites for the first 5 year period have been progressed to the planning application stage, with 5 developers having commenced development on site. Officers have written 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. Understandably, there has been less activity in relation to later sites with 7 being progressed to an application stage –4 of which have been permitted. 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, three Development Briefs have been adopted and one brief is currently within the public consultation stage.

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. During the second phase it was recommended that monitoring ceased 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 as well as possible Officer/Member training and Supplementary Planning Guidance. A single indicator, relating to the supply of housing land, was marked as red as a result of the supply falling below the 5 year mark (3.9). Whilst this is a concern, the Authority formally commenced Review of the Local Development Plan in December 2017 as a result of 4 years elapsing since its Adoption in December 2013.

### **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:**

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

### **Delivering Housing**

**Figure 1**

<b>Maintain a 5 year land supply</b>	
<b>Plan Review</b>	<b>The Authority's Joint Housing Land Availability Study 2018 (Appendix 1) confirms a 3.9 year land supply.</b>
	<b>Third Monitoring Period (1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017)</b> The Authority's Joint Housing Land Availability Study 2017 (Appendix 1) confirms a <b>4.8 year land supply.</b>
	<b>Second Monitoring Period (1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016)</b> The Authority's Joint Housing Land Availability Study 2016 (Appendix 1) confirms a <b>5.0 year land supply.</b>
	<b>First Monitoring Period (17<sup>th</sup> Dec 2013 to 31<sup>st</sup> Mar 2015):</b> 5.8 year land supply in 2015 5.3 year land supply in 2014
	<b>Comments:</b> The Authority retained a 5 year supply of land for the three years since the adoption of the LDP. However, the 2016-2017 Joint Housing Land Availability Study returned a figure of 4.8 years – 0.2 below the 'threshold' of 5 years.  The 2017-2018 Joint Housing Land Availability returned a figure of 3.9 years – 1.1 years below the 'threshold' of 5 years.

	<p><b>Recommendation:</b></p> <p>The annual monitoring target has not been met. Whilst this is a concern, the Authority formally commenced the Review of the Local Development Plan in December as a result of 4 years elapsing since its Adoption in December 2013.</p> <p>The Authority will continue to monitor the Authority’s housing land supply via the JHLAS process concurrently with the Review of the Local Development Plan.</p>
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**Figure 2**

Number of consents granted and dwellings completed annually	
<b>Policy Research</b>	<p><b>Fourth Monitoring Period</b></p> <p>Planning permission granted for 57 new dwellings</p> <p>Completions 2017-2018 = 203</p>
	<p><b>Third Monitoring Period</b></p> <p>Planning permission granted for 276 new dwellings</p> <p>Completions 2016-2017 = 52</p>
	<p><b>Second Monitoring Period</b></p> <p>Planning permission granted for 117 new dwellings</p> <p>Completions 2015-2016 = 58</p>
	<p><b>First Monitoring Period:</b></p> <p>Planning permission granted for 106 new dwellings, plus 64 and 45 completions for 2013/14 and 2014/15 respectively.</p>
	<p><b>Comment:</b></p> <p>The number of completions has exceeded the number required annually (174 (+/- 20%)) with 203 completions in 2017-2018. The number of dwellings granted planning permissions has fallen quite significantly since the 2016-2017 study.</p> <p>Given the range of figures set out above, it is reasonable to suggest that 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, which is a figure generated over longer timescale that would represent a more robust indicator of the LDP’s performance.</p> <p>From the beginning of the Plan period (2007) to the end of March 2018, there was a total of 781 completions. Therefore this target has been achieved.</p> <p>It was recommended as part of the AMR relating to the second monitoring period that Officers undertake comparison research with other Local Planning Authorities into the delivery of housing. Here it was noted that:</p> <ul style="list-style-type: none"> <li>• The 2017 Joint Housing Land Availability Studies across Wales show that as at 1 April 2017 19 out of the 25 Local Planning Authorities were unable to demonstrate a five year housing land supply.</li> <li>• The 2016 Joint Housing Land Availability Studies across Wales show that as at 1 April 2016 19 out of the twenty-five local planning authorities were unable to demonstrate a five year housing land supply.</li> </ul>

	<ul style="list-style-type: none"> <li>• By comparison, 17 local planning authorities were unable to demonstrate a five year housing land supply in 2015, all of which remain without a five year supply in 2016.</li> <li>• 16 local planning authorities have had less than five years housing land supply for three or more consecutive years.</li> </ul> <p>To this end, it is clear that difficulties in relation to housing delivery is a national issue and not exclusive to the Brecon Beacons National Park Area. Indeed, the figures for 2017 show that housing land supply as reported in JHLASs has declined for many LPAs, including for some with recently adopted Local Development Plans. Research commissioned by the Welsh Government (Longitudinal viability study of the planning process undertaken by Arcadis (UK) Ltd) indicates that one of the main reasons is the allocation of sites for housing which are essentially undeliverable or only likely to come forward at later stages of the LDP period. Viability was identified as a key reason for delays in delivery, covering issues such as affordable housing requirements, sites being located in low value market areas, poor quality sites or specific infrastructure requirements.</p> <p>It should also be noted that the Authority has commissioned work to be undertaken in the form of a Housing Needs assessment. This will form a key piece of evidence as the Authority Reviews its Local Development Plan and will set out options relating to our housing requirements up to 2032.</p> <p><b>Recommendation:</b> The annual indicators suggest that housing completions are not up to the level required. Further research and investigation is required as follows:</p> <ul style="list-style-type: none"> <li>• Continuation of comparison research with other Local Planning Authorities into the delivery of housing</li> </ul>
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Figure 3

Number of units granted and completed in each settlement tier	
<b>Completed/ Policy Research</b>	<b>Fourth Monitoring Period</b>  <b>Permissions 2017 - 2018</b> Brecon Primary Key Settlement: 7% Key Settlements: 30% Settlements: 51% Limited Growth Settlements: 0% Countryside: 12% Allocated Brownfield Sites: 0%  <b>Completions 2017 - 2018</b> Brecon 7% (14) Key Settlements 56% (114) Settlements: 23% (47) Limited Growth Settlements 3% (6) Countryside: 11% (22) Allocated Brownfield Sites: 0% (0)
	<b>Third Monitoring Period</b>

	<p><b>Permissions</b>  Brecon Primary Key Settlement: 2%  Key Settlements: 48%  Settlements: 13%  Limited Growth Settlements: 7%  Countryside: 9%  Allocated Brownfield Sites: 21%</p> <p><b>Completions 2016-2017</b>  Brecon 6% (3)  Key Settlements 8% (4)  Settlements: 61% (32)  Limited Growth Settlements 6% (3)  Countryside: 19% (10)  Allocated Brownfield Sites: 0</p>
	<p><b>Second Monitoring Period</b></p> <p><b>Permissions</b>  Brecon Primary Key Settlement: 14%  Key Settlements: 41%  Settlements: 35%  Limited Growth Settlements: 5%  Countryside: 5%  Allocated Brownfield Sites: 0</p> <p><b>Completions 2015-2016</b>  Brecon-9%  Key Settlements 9%  Settlements: 54%  Limited Growth Settlements 20%  Countryside: 9%  Allocated Brownfield Sites: 0</p>
	<p><b>First Monitoring Period:</b></p> <p><b>Permissions</b>  Brecon Primary Key Settlement: 1%  Key Settlements: 8%  Settlements: 88%  Limited Growth Settlements: 3%  Countryside: 0  Allocated Brownfield Sites: 0</p> <p><b>Completions 2013-2014</b>  Brecon-0  Key Settlements 0  Settlements: 45%  Limited Growth Settlements 0  Countryside: 55%  Allocated Brownfield Sites: 0</p>

	<p><b>Completions 2014-2015</b>  Brecon-0  Key Settlements 14%  Settlements: 16%  Limited Growth Settlements 24%  Countryside: 46%  Allocated Brownfield Sites: 0</p>
	<p><b>Comments:</b>  <b>Permissions:</b>  One of the objectives of the LDP is to encourage development in sustainable locations near facilities and services therefore minimising the need to travel, whilst also respecting the National Park purposes and special qualities. It is therefore encouraging to see the continuation of the majority of residential units granted planning permission being located within either the Primary Key Settlement of Brecon, the Key Settlements of Crickhowell, Hay-On-Wye, Talgarth and Sennybridge and Defynnog along with the Level 3 Settlements.</p> <p>This is a three year indicator with an assessment trigger of more than 50% of dwellings granted planning permission being outside the Primary Key and Key Settlements. Since the commencement of monitoring in December 2013 a total of 702 dwellings have been granted planning permission – 230 of which located within the Primary Key and Key Settlements. This equates to 33% which falls 17% below the assessment target figure.</p> <p>It is reasonable to suggest that the proportion of development that at this time has been granted planning permission (and completed) in the Primary Key Settlement of Brecon is relatively low. This has not been helped by the recent refusal of an application relating to allocated site CS132 Land Opposite the High School (indicatively for 137 dwellings) by reason of an insufficient provision of Affordable Housing. Furthermore, the granting of planning permission on a range of sites within Key Settlements, Level 3 Settlements and an Allocated Brownfield Site respectively has served to skew the figures somewhat.</p> <p>However, it should be noted that a significant barrier for development in Brecon has been a lack of capacity within Dwr Cymru Welsh Water’s sewerage and water infrastructure. Works on the asset management programme in Brecon were completed in March 2018. Indeed, applications and pre-application enquiries have been received in relation to a number of the allocated sites in Brecon with a view to progressing these now the Water Works have been completed.</p> <p>A notable shift and improvement has occurred since the first monitoring period (December 2013-March 2015) in which allocated site CS102 in Gilwern was granted planning permission. As discussed above, a number of allocated sites within Key Settlements have been progressed in the two more recent monitoring periods. These include:</p> <ul style="list-style-type: none"> <li>• SALT 061 Land at Llangenny Lane, Crickhowell</li> <li>• DBR-HOW-A Land Opposite the Meadows, Hay-On-Wye</li> <li>• DBR-CR-A Land above the Televillage, Crickhowell</li> </ul>



**Completions:**

This indicator requires the following locational proportion of completions:

- Primary Key Settlement – 31%
- Key Settlements – 16%
- Settlements – 47%
- Allocated Brownfield Sites – 17%

The percentage (and number) of completions per settlement tier for the years since the adoption of the LDP is set out in the table below:

Year	Number	% within Primary Settlement (number)	% within Key Settlement (number)	% within Settlement (number)	% within Allocated Brownfield (number)
2013/14	64	0 (0)	0 (0)	45 (29)	0 (0)
2014/15	45	0 (0)	14 (6)	16 (7)	0 (0)
2015/16	58	9 (5)	9 (5)	54 (31)	0 (0)
2016/17	52	6 (3)	8 (4)	61 (32)	0 (0)
2017/18	203	7 (14)	56 (114)	23 (47)	0 (0)
<b>TOTAL</b>	<b>422</b>	<b>5%</b>	<b>30%</b>	<b>35%</b>	<b>0%</b>

The monitoring framework states that assessment shall be triggered for this indicator if less than 50% of dwelling completions occur within the Primary Key Settlement and Key Settlements over a 3 year period. The above table illustrates that in 2017-2018 63% of completions occurred within the top two tiers of the settlement hierarchy.

The requirements of this indicator have been met. This is primarily due to the completion of units at the following sites:

- SALT 061 Land at Llangenny Lane, Crickhowell
- DBR-HOW-A Land Opposite the Meadows, Hay-On-Wye
- DBR-CR-A Land above the Televillage, Crickhowell

It should be noted that 56% of completions in this year's study were in the Key Settlements. Significant allocations within Brecon have not been progressed largely due to the water infrastructure capacity issue which was completed by Dwr Cymru Welsh Water in March 2018.

It should be noted that the completions data does not correlate particularly well with the permissions data. This is partly due to the infrastructure reasons set out above, but also due to the fact that the Authority has limited control in terms of the implementation of schemes once planning permission has been granted (and the location of these schemes within the settlement hierarchy for that matter). To this end, it is suggested that the completions element of this indicator has limited scope beyond 'for information' purposes.

**Recommendation:**

Whilst the time period for this indicator has been completed, it is necessary to continue monitoring the indicator throughout the LDP Review.

	<p>Given the improved proportionality over the three most recent monitoring periods as a result of the progression of allocated sites within the Key Settlements, together with the completed infrastructure improvements for Brecon in March 2018, it is reasonable to suggest that the figures reported during the first monitoring period were anomalous.</p> <p>It is recommended that the monitoring relating to the location of dwellings within the settlement hierarchy is continued and the landowners of allocated sites (without planning permission) within the Primary Key Settlement and Key Settlements are contacted with a view to ascertaining the likely timescales for the progression of their sites.</p> <p>Of course, as part of the Review process, the Authority will have to consider whether allocated sites that remain without an effective planning permission remain a deliverable prospect. The potential consequence for such sites is de-allocation.</p>
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**Figure 4**

Number of dwellings granted consent on mixed use sites	
<b>Continue Monitoring</b>	<b>Fourth Monitoring Period</b> 0 Dwellings granted planning permission on mixed use sites.
	<b>Third Monitoring Period</b> 68 Dwellings granted planning permission on mixed use sites.
	<b>Second Monitoring Period</b> 0 Dwellings granted planning permission on mixed use sites.
	<b>First Monitoring Period:</b> 0 Dwellings granted planning permission on mixed use sites.
	<p><b>Comments:</b></p> <p>Outline planning permission has been granted for an indicative number of 68 dwellings and employment facilities at the Former Army Camp, Cwrt-Y-Gollen (CS66).</p> <p>Development Briefs have also been submitted on the following mixed use sites:</p> <ul style="list-style-type: none"> <li>• SALT 037 – Proposed extension to T9, Talgarth (15 dwellings) – <b>Adopted and application submitted for 15 dwellings and planning permission granted for school</b></li> <li>• CS66 - Former Army Camp, Cwrt-Y-Gollen (70) – <b>Adopted and application approved</b></li> <li>• CS132 – Land Opposite High School, Brecon (137) – <b>Adopted but application refused and currently at appeal.</b></li> </ul> <p>The submission of a development brief relating to the single remaining allocated mixed use site at the Former Mid Wales Hospital was submitted to the Authority in June 2018 and it has been agreed to go out to public consultation on the Brief.</p>
	<p><b>Recommendation:</b></p> <p>There is no assessment trigger for this indicator. Accordingly, this will be monitored over the remainder of the plan period.</p>

Figure 5

All applications granted planning consent to achieve a density of 30 dwellings per hectare	
<b>Policy Research</b>	<p><b>Fourth Monitoring Period</b>            8 residential permissions were granted below 20 dwellings per hectare            5 residential permissions were granted at 20-30 dwellings per hectare            8 residential permissions of residential applications were granted at 30 dwellings per hectare</p>
	<p><b>Third Monitoring Period</b>            11 residential permissions were granted below 20 dwellings per hectare            11 residential permissions were granted at 20-30 dwellings per hectare            5 residential permissions of residential applications were granted at 30 dwellings per hectare</p>
	<p><b>Second Monitoring Period</b>            10 residential permissions were granted below 20 dwellings per hectare            4 residential permissions were granted at 20-30 dwellings per hectare            3 residential permissions of residential applications were granted at 30 dwellings per hectare</p>
	<p><b>First Monitoring Period:</b>            16 of residential permissions were granted below 20 dwellings per hectare            5 residential permissions were granted at 20-30 dwellings per hectare            5 residential permissions of residential applications were granted at 30 dwellings per hectare</p>
	<p><b>Comment:</b>            Policy 61 of the Local Development Plan relates to dwelling density and states that:   <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>   <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>             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.             It was recommended in the Report for the first monitoring period that:   <i>“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:</i> <ul style="list-style-type: none"> <li>• <i>Investigation into the number of allocated sites that have been granted planning permission at a density of below 30 dwellings per hectare</i></li> </ul> </p>

	<ul style="list-style-type: none"> <li>• Determine the specific reasons for allowing a lower level of dwelling density</li> </ul> <p><i>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.”</i></p> <p>Further to this recommendation, an examination of the relevant application proposals was carried out and it was determined that all fell within the tolerance of Policy 61. That is, it is reasonable to suggest that planning permission was only granted for development proposals below a density of 30dph in instances where it could not be achieved or that a 30+dph density would not be compatible with the surroundings of the particular site.</p> <p>Notwithstanding this, Development Management Officers were provided with training from the Strategy and Policy Team to ensure that the policy was being interpreted appropriately.</p>
	<p><b>Recommendation:</b></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 to determine the specific reasons for allowing a lower level of dwelling density.</p>

Figure 6

Affordable Housing percentage target	
<b>Continue Monitoring</b>	<b>Fourth Monitoring Period</b>
	The Land registry House Price Index for Merthyr Tydfil demonstrates that there has been a +1.3% change in house prices for the period of this AMR.
	<b>Third Monitoring Period</b>
	The Land registry House Price Index for Merthyr Tydfil demonstrates that there has been a +1.4% change in house prices for the period of this AMR.
	<b>Second Monitoring Period</b>
	The Land registry House Price Index for Merthyr Tydfil demonstrates that there has been a -1.75% change in house prices for the period of this AMR. However average house prices remain above those experienced in the region on the adoption of the LDP in December 2013.
	<b>First Monitoring Period:</b>
	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.
	<b>Comment:</b>

	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><b>Recommendation:</b></p> <p>Given that the Land Registry data, together with the Development Appraisal Toolkit data, suggest a significant overall increase in house prices in the Heads of the Valleys area, albeit a reduction in 2015/16, 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	
<b>Continue Monitoring</b>	<p><b>Fourth Monitoring Period</b></p> <p>Permission was granted for 9 affordable dwellings. This accounts for 12% of all residential permissions.</p>
	<p><b>Third Monitoring Period</b></p> <p>Permission was granted for 63 affordable dwellings. This accounts for 23% of all residential permissions.</p>
	<p><b>Second Monitoring Period</b></p> <p>Permission was granted for 45 affordable dwellings. This accounts for 38% of all residential permissions.</p>
	<p><b>First Monitoring Period:</b></p> <p>Permission was granted for 24 affordable dwellings. This accounts for 17% of all residential permissions.</p>
	<p><b>Comment:</b></p> <p>The target for this indicator is 47 Affordable Housing dwellings to be granted planning permission per annum (+/- 30%). There is also an assessment trigger of less than 38 Affordable Housing dwellings being provided annually for 3 consecutive years. The annual target was met in the previous two monitoring periods, therefore the 3 year assessment trigger was reset in 2016-2017. In this monitoring period there has been a significant reduction in the number of affordable units granted planning permission with a figure of 9. This reduction in numbers correlates with the reduced number of new dwellings granted Planning permission in this period (57).</p> <p>The reduction in figures has not been helped by the refusal of planning permission relating to allocated site CS132 Land Opposite the High School (indicatively for 137 dwellings) by reason of an insufficient provision of Affordable Housing. This application is now at appeal. As previously discussed, the reduction in the number of permissions granted is also due to the allocations within Brecon not progressing largely due to the water infrastructure capacity issue which was completed by Dwr Cymru Welsh Water in March 2018. Applications and pre-application enquiries have been received in relation to a number of the allocated sites in Brecon with a view to progressing these now the Water Works have been completed.</p> <p>It should be noted that Commuted sums 'committed to' during the period from planning permissions in 2017-2018 was £204,698.60. Commuted sums 'committed to' from planning permissions since the adoption of the LDP is £1,049,919.97</p>
	<p><b>Recommendation:</b></p>

	This indicator is to be monitored for a further year.
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Figure 8

Number of affordable dwellings completed	
<b>Continue Monitoring</b>	<b>Fourth Monitoring Period Completions 2017-2018: 41</b>
	<b>Third Monitoring Period Completions 2016-2017: 24</b>
	<b>Second Monitoring Period Completions 2015-2016: 10</b>
	<b>First Monitoring Period:</b> <b>Completions 2013-2014 31</b> <b>Completions 2014-2015 6</b>
	<p><b>Comment:</b> 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 year acknowledging that only 6 Affordable Housing dwellings were completed during 2014-15 and 10 for 2015-16.</p> <p>41 completions were recorded during the monitoring period, exceeding the minimum requirements of the indicator.</p> <p>The completions include units at allocation DBR-CR-A Land above the Televillage in Crickhowell, Land adjacent to St Peters Close in Llanbedr and Land at School Lane in Talgarth.</p> <p>Reference should be made 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><b>Recommendation:</b> The indicator will continue to be monitored.</p>	

Figure 9

Number of market dwellings coming forward on sites of 3 dwellings or more	
<b>Continue Monitoring</b>	<b>Fourth Monitoring Period</b> 0 sites were permitted where it was demonstrated that the provision of onsite affordable housing was not viable at the appropriate affordable housing target.
	<b>Third Monitoring Period</b> 23 market units were permitted on 4 separate sites where it was demonstrated that the provision of onsite affordable housing was not viable. This amounts to a loss of 19 affordable dwellings. There has been a further loss of 21.5 affordable dwellings on sites where some onsite provision has been provided, but not the full affordable housing target.

	<b>Second Monitoring Period</b>			
	25 units were permitted on 4 separate sites where it was demonstrated that provision of affordable housing was not viable. This amount to a loss of 5 affordable dwellings			
	<b>First Monitoring Period:</b>			
	5 permissions (amounting to the loss of 13 Affordable Dwellings on the ground) were granted on site for 3 or more dwellings which did not achieve policy levels of affordable housing contribution.			
	<b>Comment:</b>			
	An assessment of the policy would only be triggered when in excess of 10 market dwellings are granted annually for three consecutive years. As the number of units exceeded 10 in the second and third monitoring period, the indicator requires further monitoring. In this monitoring period, 0 sites were permitted where it was demonstrated that the provision of onsite affordable housing was not viable at the appropriate affordable housing target.			
The level of equitable commuted sum payments in lieu of on-site contributions shall be taken into account to offset the perceived impact. Eventually, these monies will be utilised exclusively for the provision of Affordable Housing on the ground.				
	<b>REFVAL</b>	<b>Total Units</b>	<b>Policy target AH</b>	<b>Commentary</b>
	13/09974/OUT	5	1	3 Affordable Units provided on site. 2 more than the policy target of 20% for the area.
	15/12223/OUT	9	1.8	1 Affordable unit provided on site with a financial contribution for the remaining 0.8 units as this cannot be provided on site.
	17/15286/OUT	3	0	Pontsticill is in the Heads of the Valleys and Rural South Sub Market Area and therefore there is no requirement to provide onsite or make a contribution for affordable housing.
	17/14650/FUL	5	1	1 Affordable Unit is proposed on this site. This meets the 20% policy target for affordable housing in the Brecon and Rural Hinterland Submarket Area.
	16/13828/FUL	15	3	3 Affordable Units are proposed on this site. This meets the 20% policy target for affordable housing in the Brecon and Rural Hinterland Submarket Area.

	18/15681/OUT	5	1	1 Affordable Unit is proposed on this site. This meets the 20% policy target for affordable housing in the Brecon and Rural Hinterland Submarket Area.	
	<b>Recommendation:</b> The indicator will continue to be monitored.				

Figure 10

Number of Affordable windfall dwellings	
Continue Monitoring	<b>Fourth Monitoring Period</b> 4 Affordable Windfall dwellings
	<b>Third Monitoring Period</b> 13 Affordable Windfall dwellings
	<b>Second Monitoring Period</b> 29 Affordable Windfall dwellings
	<b>First Monitoring Period:</b> 4 Affordable Windfall Dwellings
	<b>Comment:</b> The annual target of 3 windfall Affordable Housing dwellings being granted planning permission per annum has been exceeded for three consecutive years. 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.  In this monitoring period 1 windfall affordable dwelling was granted consent at Rear of the Old School in Bethlehem and 3 windfall affordable dwellings at Ty Mawr near Pennorth.
	<b>Recommendation:</b> The indicator will continue to be monitored.

Figure 11

Number of Affordable dwellings on Exception Sites	
Continue Monitoring	<b>Fourth Monitoring Period</b> 0 Dwellings granted permission on Affordable Housing Exception sites.
	<b>Third Monitoring Period</b> 0 Dwellings granted permission on Affordable Housing Exception sites.
	<b>Second Monitoring Period</b> 0 Dwellings granted permission on Affordable Housing Exception sites.
	<b>First Monitoring Period:</b> 0 Dwellings granted permission on Affordable Housing Exception sites.
	<b>Comment:</b>



	<p>Whilst the annual target of 4 Affordable 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><b>Recommendation:</b> 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	
<b>Completed during previous monitoring period</b>	<p>The allocated Gypsy and Traveller site has been developed and occupied by the family.</p>
	<p><b>Comment:</b> Further to the granting of planning permission on 27<sup>th</sup> March 2012 for a proposed permanent Gypsy and Traveller site the 14 pitches granted consent have been developed.</p>
	<p><b>Recommendation:</b> 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.</p>

Figure 13

Supplementary Planning Guidance	
<b>Completed during previous monitoring period</b>	<p>Supplementary Planning Guidance has been produced in relation to the following:</p> <ul style="list-style-type: none"> <li>• Affordable Housing</li> <li>• Planning Obligations Strategy</li> <li>• CYD LP1: Appropriate Development in the Countryside</li> </ul>
	<p><b>Comment:</b> 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><b>Recommendation:</b> The relevant Supplementary Planning Guidance has been completed. Accordingly, no further monitoring is required.</p>

## Economic Wellbeing

Figure 14

Development of Employment Land	
<b>Monitoring Complete</b>	<p><b>Fourth Monitoring Period</b> During the period 1/4/17 – 31/3/18 permissions were granted for 0.14 hectares of B Use Class development falling within allocated employment sites.</p>

	<p><b>Third Monitoring Period</b> During the period 1/4/16-31/3/17 permissions were granted for 1.16 hectares of B Use Class development falling within allocated employment sites.</p> <p>A total of 0.8 hectares of employment land has been developed since the adoption of the LDP.</p>
	<p><b>Second Monitoring Period</b> During the period 1/4/15-31/3/16 permissions were granted for 0.135 hectares of B Use Class development falling within allocated employment sites.</p>
	<p><b>First Monitoring Period:</b> Permissions granted for a total of 0.491 Hectares of B Use Class development falling within allocated employment sites.</p>
	<p><b>Comment:</b> The trigger for assessment in relation to this indicator is that less than 0.5 hectares of employment land allocated is developed by 2017 and 0.75 hectares by the end of the Plan period. As referred to above, a total of 1.926 hectares of employment land has been granted planning permission for B1, B2 and B8 uses during the monitoring period.</p> <p>It should also be noted that a total of 0.56 hectares of employment development has taken place since the adoption of the LDP – a total of 1.36 hectares overall.</p> <p>In support of the Local Development Plan Review which commenced in December 2017, the Authority has commissioned evidence gathering work to commence in the form of a comprehensive Employment Land Review. This will form a key piece of evidence for the Review and will set out options relating to the required level of new employment land required for allocation for the replacement LDP period of 2017 to 2032.</p>
	<p><b>Recommendation:</b> This indicator requires at least 0.5ha of employment land to be developed by 2017, and 0.75 hectares over the Plan period. Accordingly, the requirements of this indicator have been met.</p>

Figure 15

Loss of Employment Land	
<b>Continue Monitoring</b>	<p><b>Fourth Monitoring Period</b> 0 permissions granted for non-employment uses on allocated or identified employment land</p>
	<p><b>Third Monitoring Period</b> 0 permissions granted for non-employment uses on allocated or identified employment land</p>
	<p><b>Second Monitoring Period</b> 0 permissions granted for non-employment uses on allocated or identified employment land</p>
	<p><b>First Monitoring Period</b> 0 permissions granted for non-employment uses on allocated or identified employment land</p>
	<p><b>Comment:</b></p>

	None.
	<p><b>Recommendation:</b> 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	<p><b>Fourth Monitoring Period</b> 0 permissions granted for employment generating development within Sennybridge</p>
	<p><b>Third Monitoring Period</b> 0 permissions granted for employment generating development within Sennybridge</p>
	<p><b>Second Monitoring Period</b> 0 permissions granted for employment generating development within Sennybridge</p>
	<p><b>First Monitoring Period:</b> 0 permissions granted for employment generating development within Sennybridge</p>
	<p><b>Comment:</b> 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><b>Recommendation:</b> As no permissions have been granted for employment land uses to date, the indicator will be monitored for a further year or until the monitoring target has been reached.</p> <p>The matter will also be addressed as part of the LDP Review.</p>

Figure 17

Employment development in Hay-On-Wye	
Continue Monitoring	<p><b>Fourth Monitoring Period</b> 0 permission has been granted for employment generating development within Hay on Wye.</p>
	<p><b>Third Monitoring Period</b> 1 permission has been granted for employment generating development within Hay on Wye.</p>
	<p><b>Second Monitoring Period</b></p>

	0 permissions granted for employment generating development within Hay on Wye
	<b>First Monitoring Period:</b> 0 permissions granted for employment generating development within Hay on Wye
	<b>Comment:</b> 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.  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.  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.
	<b>Recommendation:</b> This indicator was to be monitored until the end of 2017. As no permissions have been granted for employment land uses to date, the indicator will be monitored for a further year or until the monitoring target has been reached.  The matter will also be addressed as part of the LDP Review.

Figure 18

Supplementary Planning Guidance	
<b>Completed during previous monitoring period</b>	Members have endorsed the Farm Diversification Supplementary Planning Guidance for use in the determination of relevant planning applications.
	<b>Comments:</b> None.
	<b>Recommendation:</b> 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	
<b>Continue Monitoring</b>	<b>Fourth Monitoring Period</b> 1 permission has been granted by way of departure to CYD LP1 with land in the Countryside lost to development.
	<b>Third Monitoring Period</b>

	0 permissions granted by way of departure to CYD LP1 with land in the Countryside lost to development.
	<p><b>Second Monitoring Period</b></p> <p>One permission granted by way of departure to CYD LP1 amounting to a Change of use of lay by land by virtue of Temporary Consent requested for 3 years - positioning of unit (4.175m x 2.02m) for serving snacks/drinks</p>
	<p><b>First Monitoring Period:</b></p> <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><b>Comment:</b></p> <p>Development Management Officers were provided with training from the Strategy and Policy Team following the first monitoring period to ensure that the policy was being interpreted appropriately.</p> <p>To this end, it should be noted that instances of departure from this policy reduced significantly during the second and third monitoring periods and in this monitoring period is at 1.</p> <p>The departure within this period was for 40 holiday cabins in Garwnant in the South of the National Park. Although a departure from LDP policy it was considered that its contributions to sustainable tourism and the local economy outweighed the policy position.</p>
	<p><b>Recommendation:</b></p> <p>It is recommended that the monitoring of this indicator continues.</p>

**Figure 20**

Development with an adverse impact on Historic Landscape Designations	
<b>Continue Monitoring</b>	<p><b>Fourth Monitoring Period</b></p> <p>No planning permissions have been granted which would result in an adverse impact on Historic Landscape Designations.</p>
	<p><b>Third Monitoring Period</b></p> <p>No planning permissions have been granted which would result in an adverse impact on Historic Landscape Designations.</p>
	<p><b>Second Monitoring Period</b></p> <p>No planning permissions have been granted which would result in an adverse impact on Historic Landscape Designations.</p>
	<p><b>First Monitoring Period:</b></p>

	No planning permissions have been granted which would result in an adverse impact on Historic Landscape Designations.
	<b>Comments:</b> None.
	<b>Recommendation:</b> 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	
<b>Continue Monitoring</b>	<b>Fourth Monitoring Period</b> No planning permissions have been granted which would result in an adverse impact on sites designated for nature conservation.
	<b>Third Monitoring Period</b> No planning permissions have been granted which would result in an adverse impact on sites designated for nature conservation.
	<b>Second Monitoring Period</b> No planning permissions have been granted which would result in an adverse impact on sites designated for nature conservation.
	<b>First Monitoring Period:</b> No planning permissions have been granted which would result in an adverse impact on sites designated for nature conservation.
	<b>Comments:</b> None.
	<b>Recommendation:</b> 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"> <li>▪ Listed Building</li> <li>▪ Conservation Area</li> <li>▪ Site/area of Archaeological Significance</li> <li>▪ Historic Landscape, Park and Garden</li> </ul>
<b>Continue Monitoring</b>	<b>Fourth Monitoring period:</b> No relevant planning permissions have been granted.
	<b>Third Monitoring period:</b> No relevant planning permissions have been granted.
	<b>Second Monitoring Period</b> 2 planning permissions have been granted which would have a minor impact on the conservation area, and have been permitted against Senior Building Conservation Area.
	<b>First Monitoring period:</b> No relevant planning permissions have been granted.
	<b>Comments:</b> None.

	<p><b>Recommendation:</b> 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 23

Number of Conservation Areas with up-to-date assessments	
<b>Continue Monitoring</b>	<p><b>Fourth Monitoring Period</b> 0 Conservation Area Assessments completed within the period of this AMR.</p>
	<p><b>Third Monitoring Period</b> 3 Conservation Area Assessments completed within the period of this AMR.</p>
	<p><b>Second Monitoring Period</b> 0 Conservation Area Assessments completed within the period of this AMR.</p>
	<p><b>First Monitoring Period:</b> 0 Conservation Area Assessments completed.</p>
	<p><b>Comment:</b> Appraisals have been completed for Brecon, Hay-On-Wye and Talgarth Conservation Areas.</p> <p>The remaining 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.</p> <p>Consideration is currently being given to additional conservation area designations.</p>
	<p><b>Recommendation:</b> This assessment would be triggered for this indicator should the Conservation Area Assessments not be completed by the end of 2017. However work on the Crickhowell and Llangattock Conservation Area Assessment is currently being undertaken. Therefore this indicator will be monitored for an additional year.</p>

Figure 24

Supplementary Planning Guidance	
<b>Completed in part during previous monitoring period.</b>	<p>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:</p> <ul style="list-style-type: none"> <li>• Obtrusive Lighting</li> <li>• Biodiversity Audit</li> </ul>
<b>Biodiversity Audit Completed in 2016.</b>	<p>The proposed Supplementary Planning Guidance relating to Best Practice in Biodiversity has published and endorsed for use in the determination of relevant planning applications. The publication of this SPG was delayed, due in part 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 (which has also been endorsed).</p>
	<p><b>Comment:</b> None.</p>

	<p><b>Recommendation:</b> The relevant Supplementary Planning Guidance has been completed. Accordingly, no further monitoring is required.</p>
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**Climate Change, Sustainable Design and Renewable Energy**

**Figure 25**

Development in C1 and C2 flood areas not meeting Technical Advice Note 15 tests	
<b>Continue Monitoring</b>	<p><b>Fourth Monitoring Period</b> No permissions were granted planning permission in a C1 or C2 floodplain area, not meeting Technical Advice Note 15 tests.</p>
	<p><b>Third Monitoring Period</b> No permissions were granted planning permission in a C1 or C2 floodplain area, not meeting Technical Advice Note 15 tests.</p>
	<p><b>Second Monitoring Period</b> No permissions were granted planning permission in a C1 or C2 floodplain area, not meeting Technical Advice Note 15 tests.</p>
	<p><b>First Monitoring Period:</b> No permissions were granted planning permission in a C1 or C2 floodplain area, not meeting Technical Advice Note 15 tests.</p>
	<p><b>Comments:</b> None.</p>
	<p><b>Recommendation:</b> 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 26**

Planning consents contrary to advice of Natural Resources Wales and Dwr Cymru Welsh Water regarding water quality/quantity	
<b>Continue Monitoring</b>	<p><b>Fourth Monitoring Period</b> No permissions granted planning permission contrary to the advice of Natural Resources Wales or Dwr Cymru Welsh Water regarding water quality or quantity.</p>
	<p><b>Third Monitoring Period</b> No permissions granted planning permission contrary to the advice of Natural Resources Wales or Dwr Cymru Welsh Water regarding water quality or quantity.</p>
	<p><b>Second Monitoring Period</b> No permissions granted planning permission contrary to the advice of Natural Resources Wales or Dwr Cymru Welsh Water regarding water quality or quantity.</p>
	<p><b>First Monitoring Period:</b> No permissions granted planning permission contrary to the advice of Natural Resources Wales or Dwr Cymru Welsh Water regarding water quality or quantity.</p>
	<p><b>Comments:</b> None.</p>
	<p><b>Recommendation:</b> 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 27**

Number of applications which consider climate change adaptation techniques within Design and Access Statements
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<b>Continue Monitoring</b>	<b>Fourth Monitoring Period</b> 0 applications for major development have been received where climate change was not considered within the Design and Access Statement.
	<b>Third Monitoring Period</b> 0 applications for major development have been received where climate change was not considered within the Design and Access Statement.
	<b>Second Monitoring Period</b> 0 applications for major development have been received where climate change was not considered within the Design and Access Statement.
	<b>First Monitoring Period:</b> 0 applications for major development have been received where climate change was not considered within the Design and Access Statement.
	<b>Comments:</b> None.
	<b>Recommendation:</b> 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**

<b>Number of applications for larger developments that fail to provide 20% of their energy from low or zero carbon resources</b>	
<b>Ceased Monitoring following previous monitoring period</b>	Ceased monitoring.
	<b>Previous Monitoring Period:</b> 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 utilised LCZ technology within their design.  Employment Generating – No applications of more than 500sqm floor space permitted within the period.
	<b>Comment:</b> 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.  Essentially, there is no policy in the Plan to enforce this requirement and, accordingly, it is recommended that this indicator ceases to be monitored.  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.
	<b>Recommendation:</b> Ceased monitoring following previous monitoring period.

Figure 29

Development of renewable energy schemes	
<b>Continue Monitoring</b>	<b>Fourth Monitoring Period</b> The National Park issued 4 permissions within the period for renewable energy schemes (1 consent was for biomass, 1 for ground/water/air heat pumps and 2 solar). None of these permissions were considered to have a significant adverse impact on the special qualities of the National Park.
	<b>Third Monitoring Period</b> The National Park issued 3 permissions within the period for renewable energy schemes (1 consent was for Ground/Water/Air heat pump, 1 hydropower and 1 solar). None of these permissions were considered to have a significant adverse impact on the special qualities of the National Park.
	<b>Second Monitoring Period</b> The National Park issued 11 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.
	<b>First Monitoring Period:</b> 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.
	<b>Comments:</b> None.
	<b>Recommendation:</b> The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.

Figure 30

Permitted and installed capacity (MW) of renewable electricity and heat projects	
<b>Continue Monitoring</b>	<b>Fourth Monitoring Period</b> Permissions amount to an increase of 0.26 megawatts capacity of energy from renewable energy schemes
	<b>Third Monitoring Period</b> Permissions amount to an increase of 0.02 megawatts capacity of energy from renewable energy schemes
	<b>Second Monitoring Period</b> Permissions amount to an increase of 0.3 megawatts capacity of energy from renewable energy schemes
	<b>First Monitoring Period:</b> Permissions amount to an increase of 0.41 megawatts capacity of energy from renewable energy schemes
	<b>Comments:</b> None.
	<b>Recommendation:</b> The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.

Figure 31

Ecological footprint of listed settlements	
	<b>Fourth Monitoring Period</b>

<b>Continue Monitoring</b>	This data is unavailable for this year.
	<b>Third Monitoring Period</b> This data is unavailable for this year.
	<b>Second Monitoring Period</b> This data is unavailable for this year.
	<b>Previous Monitoring Period:</b> This data is unavailable for this year.
	<b>Comments:</b> None.
	<b>Recommendation:</b> Consider whether it is realistic for the Authority to gather the necessary data for this indicator.

Figure 32

<b>Supplementary Planning Guidance</b>	
<b>Completed during previous monitoring period</b>	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: <ul style="list-style-type: none"> <li>• Sustainable Development in the National Parks of Wales</li> <li>• Small Scale Renewable Energy Developments</li> </ul>
	<b>Comments:</b> None.
	<b>Recommendation:</b> The relevant Supplementary Planning Guidance has been completed. Accordingly, no further monitoring is required.

## Retail

Figure 33

<b>Annual vacancy rates of the Town Centres</b>	
<b>Continue Monitoring</b>	<b>Fourth Monitoring Period</b> Brecon vacancy rate at 10% Crickhowell vacancy rate at 4% Hay on Wye vacancy rate at 4% Talgarth Vacancy rate at 4%
	<b>Third Monitoring Period</b> Brecon vacancy rate at 7% Crickhowell vacancy rate at 3% Hay on Wye vacancy rate at 3% Talgarth Vacancy rate at 9%
	<b>Second Monitoring Period</b> Brecon vacancy rate at 8% Crickhowell vacancy rate at 4% Hay on Wye vacancy rate at 2% Talgarth Vacancy rate at 11%
	<b>First Monitoring Period:</b> Brecon vacancy rate at 9% Crickhowell vacancy rate at 6% Hay on Wye vacancy rate at 2% Talgarth Vacancy rate at 8%

	<p><b>Comment:</b></p> <p>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 have remained within the target of below 10%. A 10% rate was recorded when the assessments took place earlier this year – the vacancy rate has increased from 7% in the 2016-2017 monitoring period.</p> <p>At 4%, 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 4%. The vacancy figure is relatively low, mainly due to a number of units being converted into C3 use.</p> <p>At 4%, Crickhowell is on course to meet its vacancy target of below 5%.</p>
	<p><b>Recommendation:</b></p> <p>This indicator will be monitored for a further year.</p>

## Sustainable Tourism

Figure 34

Number of new or improved tourism facilities		
<b>Continue Monitoring</b>	<b>Fourth Monitoring Period</b>	
	The NPA granted 26 planning permissions within the period for new or improved tourism facilities.	
	<b>Third Monitoring Period</b>	
	The NPA granted 13 planning permissions within the period for new or improved tourism facilities.	
	<b>Second Monitoring Period</b>	
	The NPA granted 7 planning permissions within the period for new or improved tourism facilities.	
<b>First Monitoring Period:</b>		
1 new tourism facility granted planning permission within the period (Bryncoch fishing and campsite)		
<b>Comments:</b>		
<b>Address</b>	<b>Ref</b>	<b>Description of Development</b>
Garwnant, Coed Taff Forest, Merthyr Tydfil	15/12957/FUL	Creation of new Holiday Cabin site at Garwnant, including 40 no. timber cabins; a central retreat; cycle store; managers accommodation; maintenance area; new tracks; parking and services.
Former County Primary School, Clydach	16/13499/FUL	Conversion of disused former County Primary School in Clydach to holiday accommodation. (6 units+1 disabled +1 caretakers dwelling+1 store with parking provision)

	Plas y Ffynnon Great House Lane Triley	17/14500/FUL	Resubmission of application 16/14134/FUL. Change of use of stable block to holiday accommodation.
	Former Chapel Of Ease Gwynfe Llangadog	17/14504/FUL	Proposed conversion of former chapel of ease (& church hall) to holiday let unit
	Black Cat Row Twyn Wenallt Gilwern	17/14699/FUL	Conversion of domestic outbuilding to holiday letting unit, with proposed porch and extension, plus construction of two garden buildings and replacement septic tank
	Pen Coed Barn Patrishow Abergavenny	17/14747/FUL	Conversion of redundant barn into holiday let.
	Rhyd Lanau Barn Rhyd-Llanau Fforest Coalpit	17/14831/FUL	Change of use from residential curtilage to mixed use as residential curtilage and siting of holiday shepherds hut and ancillary facilities.
	Gilestone Farm Talybont-On-Usk Brecon	17/15005/FUL	Four proposed units of holiday accommodation and installation of associated sewage treatment
	15 Castle Street Hay-On-Wye	17/15021/FUL	Retrospective change of use from A3 to a self-contained holiday let/bed and breakfast.
	Tregod Llangenny Lane Crickhowell	17/15152/FUL	Conversion of existing Garage into Annex/Holiday Let.
	Nyport Gate Opposite Lamb House Wyeford Road Hay-On-Wye	17/15157/FUL	Erection of detached two storey holiday home at Nyport Gate opposite Lamb House
	Vine Tree Cottage Common Road Gilwern	17/15237/FUL	Change of use of existing domestic outbuilding to holiday let
	The Coach House Cynghordy Pennorth	17/15248/FUL	Placement of two shepherds huts for holiday accomodation.
	Hendy Gwyn Llangors Brecon	17/15284/FUL	Side extension to provide a holiday accommodation annex
	Lower Mill Cwmdu Crickhowell	17/15354/FUL	Retention of the use of the outbuilding (previously ancillary residential accommodation) as a holiday let.
	Pantygelli Mission Hall Old Hereford Road Pantygelli	17/15405/FUL	Change of use of a former mission hall and its conversion into a 2-bed holiday let

	Gwrlodau Llanbedr Crickhowell	17/15413/FUL	Change of use of existing annexe and stables to form one holiday letting unit.
	Cwmmeilwch Glanrhyd Gwynfe	17/15438/FUL	Siting of 2 shepherds huts and composting toilet for holiday accommodation
	Soar Chapel Chapel Road Penderyn	17/15480/FUL	Proposed change of use of B8 storage and distribution to mixed use, including B8 storage and distribution with ancillary A1 retail sales, single-storey extension, and conversion of first floor to 2 holiday letting units (C3 use)
	Penwern Penpont Brecon	17/15512/FUL	Proposed shepherd's hut for holiday letting
	Trewalter Trewalter House Trefeinon	17/15576/FUL	Change of use of tree house from ancillary accommodation to self contained holiday accommodation use and use ancillary to the main dwelling house (including retaining B and B use).
	Pencerrig Isaf Pontsticill Merthyr Tydfil	18/15775/FUL	Retention of change of use from annexe to holiday let
	Public Convenience Ystradfellte Aberdare CF44 9JF	17/14489/FUL	Material change of use of land to a seasonal site for three shepherds huts and the demolition of former public toilet block and replacement with new sanitary block for associated site use.
	Ty Twlch Talybont-on-Usk Brecon	17/14543/FUL	Change of use of land - 2 shepherds huts (non-permanent accommodation) at Ty Twlch, Talybont-on-Usk
	Car Park off A470 at Pont ar Daf	15/11835/FUL	Improvements to existing car park and extension of car park into area of cleared conifer plantation
	Cantref House Cantref Brecon	17/15095/FUL	Construction of shower block at existing campsite
<b>Recommendation:</b>			
The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.			

## Sustainable Communities

Figure 35

Number of applications approved resulting in the loss of community facilities	
Fourth Monitoring Period	

<b>Continue Monitoring</b>	No applications approved contrary to Strategic Policy SP15 and the protective aim of Policy 50 resulting in the loss of community facilities
	<b>Third Monitoring Period</b> No applications approved contrary to Strategic Policy SP15 and the protective aim of Policy 50 resulting in the loss of community facilities
	<b>Second Monitoring Period</b> No applications approved contrary to Strategic Policy SP15 and the protective aim of Policy 50 resulting in the loss of community facilities
	<b>First Monitoring Period:</b> No applications resulting in the loss of a community facility.
	<b>Comments:</b> None.
	<b>Recommendation:</b> The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.

## Infrastructure

Figure 36

Amount of new development providing SUDS	
<b>Continue Monitoring</b>	<b>Fourth Monitoring Period</b> All relevant applications approved considered the requirement for SUDS.
	<b>Third Monitoring Period</b> All relevant applications approved considered the requirement for SUDS.
	<b>Second Monitoring Period</b> All relevant applications approved considered the requirement for SUDS.
	<b>First Monitoring Period:</b> The data is not readily available at this time.
	<b>Comment:</b> There has been development granted planning permission within the period utilising Sustainable Drainage Systems. In consultation with the constituent drainage authority and Dwr Cymru Welsh Water, other means of the disposal of surface water is considered in cases where SUDS aren't possible.  It is advocated in <i>Technical Advice Note 12: Design</i> that criteria for development layout and approaches that can be included within a design could include sustainable drainage measures through layout and design features which enable the consequences of flooding to be acceptably managed.  An appropriate way of justifying the appropriate means of dealing with surface water would be within an accompanying Design and Access Statement. However, the secondary legislation arising from the Planning (Wales) Act 2015 has determined that a DAS is no longer required for planning applications unless they fall within the 'Major' category (i.e. 10 dwellings or more).  On the basis that relevant minor applications will be determined in consultation with the relevant drainage authority and DCWW in any event, it is considered that Figure 26 above provides an appropriate indicator for monitoring this issue. Accordingly, it is recommended that Figure 36 will continue to be monitored, but specifically in relation to major applications where a DAS has been submitted addressing, amongst other matters, sustainable drainage.

	<p><b>Recommendation:</b> This is considered to be an important indicator and will continue to be monitored in relation to major planning applications.</p>
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## Waste

Figure 37

Amount of vacant units within the identified B Class sites suitable to accommodate a local waste facility	
<b>Continue Monitoring</b>	<p><b>Fourth Monitoring Period</b> 3 vacant units in Ffrwdgrech Industrial Estate, Brecon (total of 697.86 m<sup>2</sup>) 1 vacant unit in Talgarth Business Park (total of 330.5 m<sup>2</sup>)</p>
	<p><b>Third Monitoring Period</b> 2 vacant units in Ffrwdgrech Industrial Estate, Brecon (total of 417.4 m<sup>2</sup>) 2 vacant units Granada Park Crickhowell, (total of 258.3 m<sup>2</sup>)</p>
	<p><b>Second Monitoring Period</b> 0.5Ha Vacant Land Brecon and 5 vacant units (total of 540.3 m<sup>2</sup>) 0.1Ha Vacant Land Talgarth and 1 unit (324.8m<sup>2</sup>) 20 vacant units Granada Park Crickhowell, (total of 0.27Ha) 1 vacant unit Forest Road Hay (101.71m<sup>2</sup>)</p>
	<p><b>First Monitoring Period:</b> 0.5Ha Vacant Land Brecon 0.1Ha Vacant Land Talgarth and 1 unit (316m<sup>2</sup>) 6 vacant units Granada Park Crickhowell, total of( 758m<sup>2</sup>)</p>
	<p><b>Comments:</b> It should be noted that the vacant land identified within Brecon has been subject to a planning permission for the development of a new B1 unit which was granted planning permission on the 12<sup>th</sup> April 2016. Development has commenced on this site and, consequently, this land will not be 'available' to accommodate a local waste facility in following years.</p>
	<p><b>Recommendation:</b> 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 38

Number of new licensed waste management facilities permitted	
<b>Continue Monitoring</b>	<p><b>Fourth Monitoring Period</b> No permissions granted within the period for new waste management facilities.</p>
	<p><b>Third Monitoring Period</b> No permissions granted within the period for new waste management facilities.</p>
	<p><b>Second Monitoring Period</b> No permissions granted within the period for new waste management facilities.</p>
	<p><b>First Monitoring Period:</b> No permissions granted within the period for new waste management facilities.</p>
	<p><b>Comments:</b> 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.</p>
	<p><b>Recommendation:</b> This indicator will be monitored for a further year until 2017.</p>

## Minerals



Figure 39

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

### 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	Yes	Yes		Refused	
SALT 061 – Land Adj to Llangenny Lane, Crickhowell	20	N/A	N/A	Yes	Yes	Yes	Yes

DBR-HOW-A – Land Opposite the Meadows, Hay	62	N/A	N/A	Yes	Yes	Yes	Yes
SALT 059 – Land adj. Brecon Pharmaceuticals, Hay	5	N/A	N/A	Yes			
SALT 037 – Proposed extension to T9, Talgarth	15	Yes	Yes	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, Libanus	3	N/A	N/A	Yes	Yes	Yes	No
DBR-LBD-A – Land adj. St Peter’s Close	8	N/A	N/A	Yes	Yes	Yes	Yes
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	Yes	Yes	Yes	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	Yes	
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	Yes	Yes	No	Refused	
DBR-CR-A – Land above Televillage, Crickhowell	20	N/A	N/A	Yes	Yes	Yes	Yes
CS138 – Glannau Senni, Defynnog	15	N/A	N/A	No			
DBR-HOW-C – Land adj Fire Station	13						
CS42 – Land at Crai, Crai	9	N/A	N/A	Yes	Yes	Yes	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	Yes (part of site)	
CS120 – Land South of Ty Melys, Pencelli	6	N/A	N/A	Yes	Yes	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	Yes		Yes	
CS91 – Land west of Pontsticill House, Pontsticill	6	N/A	N/A	Yes			
CS127 – Maesmawr Farm, Talybont	57	N/A	N/A	No			

CS111 Former Mid Wales Hospital	-	93	No	No	No			
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### ***The First 5 Years***

It is noted that 10 sites for this period have been progressed to the planning application stage, with 4 developers having commenced development on site. A further 5 sites have moved forward within the consideration and determination stages of a planning application. As the Review of the Local Development Plan has now commenced, works on the call for candidate sites process is likely to commence in the autumn of 2018 in line with the draft Delivery Agreement.

### ***The Rest of the Plan Period***

As expected, there has been less activity in relation to these sites with seven being progressed to an application stage, four of which have been permitted. Of the four permissions granted, one development site of 22 units has been completed as of this monitoring period. It is appreciated that a number of these sites have been restricted by the issues relating to water infrastructure, however a number of the water improvement works have now been completed.

### ***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, Hay Road and Land Opposite High School. The Draft Development Brief for the Mid Wales Hospital site in Talgarth has been submitted to the Authority and agreement to go out to consultation on the document was made at the National Park Authority Committee in June 2018.

## **Recommendations**

### ***Monitoring Complete***

The requirements of a number of the indicators were met during the first monitoring phase of the Local Development Plan and, accordingly, these no longer require monitoring. These were:

- 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

During the second monitoring period, the requirements of the following indicators were met:

- The review of the Brecon, Talgarth and Hay-On-Wye Conservation Areas
- Supplementary Planning Guidance relating to:
  - The Biodiversity Audit

- Biodiversity

During the 2016-2017 monitoring period, the requirements of the following indicators were met:

- 0.75 Hectares of allocated employment land developed

During the 2017-2018 monitoring period, the requirements of the following indicators were met:

- 781 dwellings have been completed from the beginning of the Plan period, achieving the assessment trigger which requires between 696 and 1044 dwellings to be developed by 2017.

### ***Cease Monitoring***

It is also recommended during the first monitoring phase 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 was 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 to 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. Nevertheless, numerous Climate Change, Sustainable Design and Renewable Energy indicators have continued to be monitored in addition to the monitoring requirements of the Strategic Environmental Assessment.

For the second and third monitoring phases, it was recommended that monitoring continued on all of the relevant indicators (save for those where the requirements are complete as set out above).

### ***Future Monitoring and Additional Work***

#### *Work Arising from Previous Monitoring Periods*

Following the first monitoring phase it was determined that the vast majority of the indicators, as required by the Local Development Plan Monitoring Framework, will continue to be monitored. Of these, there were a small number that required some additional work in the form of policy research, Supplementary Planning Guidance and Officer/Member training which was carried out during the second monitoring phase.

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 at the time 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. Whilst this has not been carried out as described to date, analysis of the availability of land for housing delivery across Wales showed that 19 of the 25 Planning Authority did not at that time have a 5 year supply (with the Wales average being 3.0 years supply). Given that all 25 Authorities have a current development plan (not all of which are

Local Development Plans), this suggested that there was a widespread issue with regard to housing delivery.

Following the first phase of monitoring it was reasonable to suggest that the implementation of the Local Development Plan's Strategy was progressing well. Whilst it is acknowledged that this was 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 was recommended to be undertaken. Accordingly, officers made direct contact with the landowners with a view to receiving an 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. Officers were advised by the relevant landowners that the sites will be progressed in the near future and, in fact, one application was subsequently submitted during the second monitoring period.

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 was required following the first monitoring period:

- 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, the provision of additional training and Supplementary Planning Guidance was recommended in relation to this particular issue. This, however, would be dependent on the results yielded from the suggested research.

The research found that the policy was being implemented correctly by officers. Nevertheless, officer training was provided by the Strategy and Policy team to ensure that all officers (particularly new members of staff) were aware of the potential implications to the LDP.

The final indicator requiring additional policy research following the first phase of monitoring was 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 suggested 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.

As a result of the second monitoring phase, further policy research was recommended in relation to the following indicators:

- Number of consents granted and completions of dwellings annually
- Dwelling density
- Affordable Housing contribution percentage
- Development with an adverse impact on heritage assets

In the Third Monitoring Period, the annual indicators suggested that housing completions were not up to the level required. It was suggested that some further research and investigation is required in the form of undertaking comparison research with other Local Planning Authorities into the delivery of housing. Whilst some research had already been carried out as set out above, it was considered

that more specific research is required in relation to housing delivery across other comparable authority areas. To this end, the 2016 Joint Housing Land Availability Studies across Wales showed that as at 1 April 2016 19 out of the twenty-five local planning authorities were unable to demonstrate a five year housing land supply. By comparison, 19 local planning authorities were unable to demonstrate a five year housing land supply in 2016, most of which remain without a five year supply in 2017. Furthermore, 14 local planning authorities have had less than five years housing land supply for three or more consecutive years.

To this end, it is clear that difficulties in relation to housing delivery is a national issue and not exclusive to the Brecon Beacons National Park Area. Indeed, the figures for 2017 show that housing land supply as reported in Joint Housing Land Availability Study reports has declined for many LPAs, including for some with recently adopted Local Development Plans. Research commissioned by the Welsh Government (Longitudinal viability study of the planning process undertaken by Arcadis (UK) Ltd) indicates that one of the main reasons is the allocation of sites for housing which are essentially undeliverable or only likely to come forward at later stages of the LDP period. Viability was identified as a key reason for delays in delivery, covering issues such as affordable housing requirements, sites being located in low value market areas, poor quality sites or specific infrastructure requirements.

Within this monitoring period (2017-2018), there has been a considerable improvement in the number of completions, with the final figure being 203. This is a vast increase from the 52 completions within the third monitoring period. The annual requirement of completed dwellings within the Brecon Beacons National Park is 174 (+/- 20%); the Authority have therefore fallen within the annual requirement within the fourth monitoring period.

The **dwelling density** indicator again suggests that this policy is not wholly being implemented so far as in that not all sites are being developed at a rate of 30 dwellings per hectare. Of course, it is noted that there is flexibility within the policy that allows development to take place at a density below 30 dwellings per hectare but it would, nevertheless, be prudent to undertake some further research to determine the specific reasons for allowing a lower level of dwelling density. The result of this research showed that, once again, the policy is being implemented appropriately. In each case, the lower density provision could be justified by on site environmental constraints and/or local patterns in relation to layout and density.

With regard to the **Affordable Housing contribution target** percentage, the Land Registry data, together with the Development Appraisal Toolkit data, suggests a significant overall increase in house prices in the Heads of the Valleys area, albeit a reduction in 2015/16. Accordingly, 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. It should be noted that this work has commenced as the Authority has commissioned Dr Andrew Golland to carry out the necessary viability testing for the entire National Park Area. This information is likely to be submitted to the Authority in draft by July 2018.

The requirements of the **'development with an adverse impact on heritage assets'** indicator were not wholly being met in the Second Monitoring Period. Accordingly, further investigation was required into planning permission reference 15/12267/FUL and Advertisement Consent 15/12591/ADV to ascertain the particular circumstances of each case. It was determined in both instances that no additional officer training was required in relation to this indicator given that the issues raised were very minor. There have been no further issues in relation to this indicator in the subsequent two monitoring periods.

#### ***Policy Research Arising from the 2017/18 Monitoring Period***

As a result of the fourth monitoring period, it is determined that continued policy research is required in relation to the following indicators:

- Number of units granted and completed in each settlement tier
- All applications granted planning consent to achieve a density of 30 dwellings per hectare

It is recommended that the monitoring relating to the location of dwellings within the settlement hierarchy is continued and the landowners of allocated sites (without planning permission) within the Primary Key Settlement and Key Settlements are contacted with a view to ascertaining the likely timescales for the progression of their sites. The Authority notes, however, the constraints associated with sewerage and water infrastructure in the Primary Key Settlement of Brecon. Here, it is envisaged that the issues will be addressed further to the completion of Dwr Cymru Welsh Water's Asset Management Programme in March 2018.

One of the indicators also suggests that the dwelling density 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 to determine the specific reasons for allowing a lower level of dwelling density. Previous research into this policy (as a result of consents below the 30 dwelling per hectare threshold) demonstrated that the policy was, in fact, being implemented as required.

#### ***Additional Supplementary Planning Guidance***

As referred to above, depending on the results of the policy research relating to **dwelling density**, it may have been required to develop relevant supplementary guidance. However, the results of the policy research thus far suggested that the policy has been implemented appropriately. Nevertheless, this stance may change further to additional policy research.

No additional supplementary planning guidance is recommended as a result of the 2017-18 monitoring phase indicators.

The Householder Design Guide, Allotments and Crickhowell Community Plan were completed and endorsed by Members for use in the determination of relevant planning applications within this monitoring period.

At this time, no further Supplementary Planning Guidance is scheduled as a result of performance against the monitoring indicators. Nevertheless, work has commenced on the following:

- Brecon Town Plan
- Talgarth Town Plan

#### ***Officer and Member Training***

No additional Officer and Member training was proposed as a result of the 2016-17 monitoring phase. This is also the case for this monitoring phase, save for the potential training in relation to dwelling density arising from further research.



## Appendices

### 1. Joint Housing Land Availability Study 2018

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

### 2. Additional SA indicators

*Please note, at the meeting of the National Park Authority 21<sup>st</sup> September 2018, Members drew attention to the issues with the data that is reported within this Appendix. The data is gathered from the State of the Park Report (2014) which is currently under review. The data will be updated as more detailed information becomes available. .*

SA Topic	Indicators	Findings	Overall Trend
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).</p> <p>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>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. <b>However</b>, it should be noted that there were more biological features in unfavourable condition in 2014 than there were in 2006, due in part to the total number of biological features doubling since 2006. Nevertheless, management measures are in place to ensure that the percentage trend referred to above continues. (SOPR)</p>	Positive

	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. Of the 19 lakes in the Park 11 are in good condition (58%) and 8 (42%) are in moderate condition. None of the lakes require assessment for chemical status.</p>	Neutral
	Air quality	Data for 2010 shows that particulate matter (PM <sub>10</sub> ) is between 10 and 15 ug/m <sup>3</sup> . This is below Air Quality Standards (Wales) 2010 Regulations limit values for PM <sub>10</sub> are a concentration less than 40ug/m <sup>3</sup> . There are no air quality management areas within the National Park.	Neutral
	Water quantity	<p>Catchment Area Management Strategies (CAMs) are in place for the whole of the National Park area.</p> <p>Water is available for abstraction in the majority of the Carmarthenshire area of the National Park.</p> <p>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.</p>	Neutral
	Geodiversity	<p>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:-</p> <ul style="list-style-type: none"> <li>3% - Poor</li> <li>5% - Degrading</li> <li>9% - Stable</li> <li>67% - Good</li> <li>16% - Excellent</li> </ul> <p>In 2006 all 11 sites were in good condition (data source SOPR).</p>	Neutral
	Phase One Species (Habitat)	Over half (55%) of the grassland habitats were improved grassland. Just over 1% of the National Park was built environment. 57,347 hectares of	Neutral

		<p>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)</p>	
	Scheduled Ancient Monuments (SAMs)	<p>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 an unstable or unfavourable 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)</p>	Positive
	Listed buildings at risk	<p>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. In 2016 the number of listed buildings had increased to 1951, with 5.4%</p>	Positive

		of those being at risk. (data source SOPR and CADW)	
	% historic landscape with up to date character appraisal	100% of Historic Landscape Areas have up to date characterisations.	Neutral
	Archaeological Protection	During the period of this AMR 191 planning applications have been screened for their potential impact on archaeological resources. This has resulted in a total of 142 applications requiring works to ensure the protection of the National Park's Archaeology.	Neutral
	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.	Neutral
	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"> <li>- Swansea</li> <li>- Llanelli</li> <li>- Brecon</li> <li>- Merthyr Tydfil</li> <li>- Hereford</li> </ul>	Neutral
	Length and condition of public rights of way	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.  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.	Positive
	Public transport routes in the park	There are 10 local bus routes operating within the National Park.  24 – Ponsticill-Merthyr Tydfil 30- Brynmawr- Blaenavon-Pontypool-Newport 39-Brecon-Hay on Wye – Kingstone – Hereford	Neutral

		<p>80- Brecon –Llandoverly-Carmarthen</p> <p>X75-Merthyr Tydfil- Hirwaun- Glynneath- Neath-Swansea</p> <p>T4- Newtown-Llandrindod Wells-Brecon- Merthyr Tydfil-Cardiff</p> <p>X4- Hereford-Abergavenny-Merthyr Tydfil- Cardiff</p> <p>X33- Abergavenny-Pontypool-Cwmbran- Cardiff</p> <p>X43-Brecon-Crickhowell-Abergavenny</p> <p>X63-Brecon-Ystradgynlais-Neath-Swansea</p> <p>7 – Cwmaman - Penderyn</p>	
	Cycle routes in the park	<p>2 Long-distance National Cycle Routes cross the BBNP</p> <p>-National Cycle Route 8, the Taff Trail</p> <p>-National Cycle Route 42, Lon Las Cymru</p>	Neutral
	Welsh Indices of Multiple Deprivation	The National Park area mostly comprises 50% least deprived LSOA. Areas around the heads of the valley demonstrate higher levels of overall deprivation.	Neutral
	Crime Statistics	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.	Neutral
	Knowledge of Welsh Language	See Table 1 below for data gathered at Ward level from both the 2001 and 2011 census.	Negative
	Visitor satisfaction	<p>In November 2013, the Brecon Beacons Marketing and Coordination Group published the results of the annual Brecon Beacons Visitor Survey. Further information on the Visitor Survey can be found here. <a href="http://www.beacons-mpa.gov.uk/communities/tourism-new/tourism-facts-and-figures-1/">http://www.beacons-mpa.gov.uk/communities/tourism-new/tourism-facts-and-figures-1/</a></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</p>	Neutral

		from London & South East (53%) and overseas (52%) said that expectations were exceeded.																										
	Education standards	<p>The National School Categorisation detailed that of the schools serving the National Park area as follows:-</p> <table border="1"> <thead> <tr> <th>Category</th> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> </tr> </thead> <tbody> <tr> <td>Red</td> <td>3%</td> <td>2%</td> <td>0%</td> <td>0%</td> </tr> <tr> <td>Amber</td> <td>18%</td> <td>23%</td> <td>5%</td> <td>26%</td> </tr> <tr> <td>Yellow</td> <td>50%</td> <td>41%</td> <td>46%</td> <td>22%</td> </tr> <tr> <td>Green</td> <td>29%</td> <td>34%</td> <td>49%</td> <td>52%</td> </tr> </tbody> </table>	Category	2014	2015	2016	2017	Red	3%	2%	0%	0%	Amber	18%	23%	5%	26%	Yellow	50%	41%	46%	22%	Green	29%	34%	49%	52%	Positive (The % within Green has increased by 3% respectively. The % within yellow reduced by 24%. The percentage within amber has increased by 21%, with those in red remaining at 0.)
Category	2014	2015	2016	2017																								
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	Number of farms and farmers	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)	Negative																									
	Tourist Spending	Tourism Spend in 2009 was £197 million increasing to £216 million by 2013 and £247 million by 2016 (STEAM data).	Positive																									

**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
Brynmaur	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/>