

Crickhowell Community Plan

June 2017

Supplementary Planning Guidance

CRICKHOWELL COMMUNITY PLAN

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Introduction

This is the Community Plan for Crickhowell.

The plan reflects the issues and objectives identified by residents and stakeholders. It also addresses key concerns relating to the vitality and sustainability of the Town.

The Community Plan process, brought together those stakeholders with an interest in the future of Crickhowell, to agree sustainable development whilst balancing often conflicting aspirations and needs.

The plan sets out detailed policies addressing issues of importance for the Town. In so doing, due regard has been taken of the following strategic policies by fitting their aims to Crickhowell's specific local circumstances: -

- Brecon Beacons National Park Management
Plan: <http://www.beacons-npa.gov.uk/the-authority/who-we-are/npmp/>
- Brecon Beacons National Park Authority adopted Local Development Plan: <http://www.beacons-npa.gov.uk/planning/draft-strategy-and-policy/brecon-beacons-national-park-local-development-plan/>
- Powys County Council One Powys
Plan: <http://www.powys.gov.uk/en/democracy/one-powys-plan/>
- Well-being of Future Generations Act (2015) and the 7 Well-being Goals - <http://gov.wales/topics/people-andcommunities/people/future-generations-act/?lang=en>
- The 7 Well-being Goals are:
 1. A prosperous Wales
 2. A resilient Wales
 3. A healthier Wales
 4. A more equal Wales
 5. A Wales of cohesive communities
 6. A Wales of vibrant culture and thriving Welsh language
 7. A globally responsible Wales

Process and Programme

This draft plan has been developed through a detailed programme of consultation and stakeholder participation.

The consultation process started with a stakeholder event that identified those issues facing the town that should be included in a survey of Crickhowell residents. The Crickhowell population was then invited to an Open Day at the Clarence hall to deliver comments on a range of topics. Those

comments then formed the basis of a questionnaire which was delivered to every person on the electoral role. The survey had a 25% response rate with 267 questionnaires being returned. A summary of the results of the survey is available on the Crickhowell Town Council website (www.crickhowelltowncouncil.org.uk)

The analysis of that survey resulted in an action plan which was then presented to a second stakeholder event. The outcomes of that meeting allowed the document to be refined. This current version is now entering the final process of consultation.

Next Steps

Once the final draft has been completed a wider consultation process with statutory bodies and the National Park will commence and hopefully culminate in the adoption of the Community Plan as Supplementary Planning Guidance by the BBNPA. It is anticipated that if work progresses to our planned timescales the Town Plan will be presented to the BBNPA for adoption as Supplementary Planning Guidance in July 2017.

Once complete the Plan will have a dual function:

1. It will provide clear guidance for the work of the Town Council and their partners over the next 5 years to ensure that we are meeting resident's needs. A review of the plan will then be undertaken.
2. It will, then be adopted by the National Park Authority, so becoming a key document in the determination of appropriate planning applications within Crickhowell.

Having a Town Plan in place also opens up opportunities to gain funding to help with the delivery of the plan.

The plan is divided into five (5) sections but many of the actions overlap.

The sections are:

- Community
- Economic Development
- Environment
- Parking
- Housing

Crickhowell Community Plan as Supplementary Planning Guidance

Crickhowell lies within the Brecon Beacons National Park Local Planning Authority area. This means that all planning decisions are made by the National Park Authority. The National Park Authority has an adopted Local Development Plan, which sets out planning policy and defines areas of land to meet housing and employment needs up until 2015. Crickhowell is identified as a Key Settlement within this Local Development Plan. This Community Plan has been prepared, in part, to provide further context to that definition for the National Park Authority, to ensure that all future planning applications within Crickhowell, where relevant, are compliant with the community defined actions of the Town Plan.

To deliver this, it is proposed that Crickhowell Community Plan will be endorsed as Supplementary Planning Guidance to the Local Development Plan. This is proposed in accordance with the Welsh Government's provisions for Place Plans (*Positive Planning Implementation Plan*, Welsh Government, December 2015)

What is Supplementary Planning Guidance?

Supplementary Planning Guidance is prepared in order to provide greater detail on policy than can be contained within the Local Development Plan. This additional detail provides clarity on the issues that will be considered by the NPA in the determination of a planning application. Supplementary Planning Guidance can be place or policy specific, for example it could provide further detail regarding the implementation of a specific planning policy, or provide a development brief for future development sites

In this instance the Community Plan provides supplementary planning guidance to Local Development Plan policy K LP2 as relates to Crickhowell. It is intended that any planning application submitted within Crickhowell, will be considered against the relevant areas of the Town Plan. Only proposals that are compliant with the relevant areas of the Crickhowell Community Plan will be granted planning permission. Further detail regarding the policy this document supplements is set out below.

Local Development Plan Context for Crickhowell

As set out above Crickhowell is listed as a Key Settlement within the Local Development Plan. These are Towns which fulfil a role in serving both their resident population and surrounding Settlements, providing links and influence to larger service areas outside of the National Park boundary. The LDP focuses development within Key Settlements to provide new housing and employment opportunities.

The Local Development Plan addresses each Key Settlement in some detail setting out the issues and objectives that were identified facing the town in terms

of future development needs. These issues for Crickhowell are set out at Appendix 2 of this document

These issues resulted in the following vision being developed for the future development of Crickhowell:

Crickhowell 15 Year Vision

Crickhowell will continue to thrive as an important centre for those living and working within the eastern area of the National Park. The strong sense of place engendered from its position within stunning scenery, combined with the important cultural & historic heritage of the area will continue to shape and mould the growth of the town.

Development will contribute positively respecting and relating to the architectural styles and landscape context which make the area unique and valued. New development opportunities will enhance the attractiveness of the town as a good place to live. A mix of future dwelling types will be enabled, with a strong emphasis on providing affordable housing ensuring that Crickhowell attracts a greater demographic mix of residents to build strong communities for the future.

All new development will be built to ensure environmental impact is minimal, and positive contributions to mitigating the likely and predicted effects of climate change are incorporated.

The town centre will grow as a vibrant destination where people will choose to come on holiday to experience the atmosphere of a bustling rural market town with a range of independent specialist retailers and restaurants capitalising on the abundance of quality locally produced food stuffs.

The vision for Crickhowell is in part implemented through Policy K LP1 which sets out the forms of development which are considered acceptable within Crickhowell thus:-

K LP2 Key Settlement Appropriate Development

Proposals for development within Key Settlements will be required to contribute positively to their setting and enhance the quality of the landscape without adverse impact on the wildlife, natural beauty, cultural heritage, environmental assets or biodiversity of the area.

All proposals for development within Key Settlements must demonstrate how they respond to issues relevant to their location to the satisfaction of the NPA, and how the scheme will contribute to achieving the 15 Year Vision¹ relevant to their location.

Within Key Settlements all proposals for development or change of use of land or buildings must be located within the Settlement Boundary as shown on the Proposal Map (with the exception of those developments covered by Policies which enable development outside of limits). Within the Settlement boundary the following forms of development will be considered acceptable:-

- 1. Proposals that strengthen and enhance the mix of housing types and tenure options within the Town , including provision of housing meeting**

¹ As set out above

- Lifetime Homes standards* where appropriate, on land identified as being within environmental limits².**
- 2. Proposals that strengthen and enhance the retail provision appropriate to the Key Settlement character and in accordance with the defined retail centre for the town (see Policy 42).**
 - 3. Proposals that strengthen and enhance the tourism offer within the Key Settlement in accordance with the sustainable tourism strategy for the NP including appropriate new guest accommodation and creation of appropriate new visitor attractions / facilities.**
 - 4. Proposals that strengthen and enhance the appropriate development of a night-time economy for the Settlement. Such proposals will be judged on their contribution to enhancing the vibrancy of the town as a destination location, through the increased provision of restaurants and bars specialising in local produce.**
 - 5. Proposals that strengthen and enhance the provision of community facilities serving the town and region providing support for existing community action groups to meet their stated aims.**
 - 6. Proposals for live-work schemes and/or mixed use developments incorporating innovative and sustainable approaches to the provision of employment facilities serving the town and region.**
 - 7. Proposals that strengthen and enhance sustainable forms of access to the town and wider region, including increased provision for modes of transport other than the private car.**
 - 8. Proposals which work to reduce the carbon and ecological footprint of the town and its region of an appropriate scale and type relevant to the Settlements form and character.**

** including affordability criteria (for the purposes of this SPG, reference to this has been included at this point)*

This consultation draft Supplementary Planning Guidance is intended to aid in the delivery of the 15 year vision and the above policy.

In addition to the above, the following table sets out the cross references between the Community Plan and the detailed policy of the Local Development Plan. Where a planning application is to be considered against a policy listed below, the determination should take into consideration how the proposal has addressed the contents of the relevant chapter of the Local Development Plan.

Local Development Plan Policy	Community Plan Chapter
K LPI Key Settlement (criteria 5) Policy 50 Retention of Existing Community Facilities	Community

² All new housing units should be designed to Lifetime Homes standards where appropriate. Where an applicant considers that compliance with this may not be feasible, this should be clearly demonstrated in their Design and Access Statement.

Local Development Plan Policy	Community Plan Chapter
Policy 51 Development of New or Extended Community Facilities Policy 53 Planning Obligations	
K LPI Key Settlement (criteria 6) Policy 35 Employment Generating Development Policy 36 Enabling B Use Class Employment Use outside Settlement Boundaries and Settlement Extents Policy 37 Protection of Employment Sites and Buildings	Economic Development
Policy 42 Development in Retail Centres	Economic Development
K LPI Key Settlement (principle requirements) Policy 1 Appropriate Development in the National Park Policy 6 Biodiversity and Development Policy 8 Trees and Development Policy 12 Light Pollution Policy 15 Listed Buildings Policy 16 Demolition of Listed Buildings Policy 17 The Setting of Listed Buildings Policy 18 Protection of Buildings of Local Importance Policy 19 Development affecting Conservation Areas Policy 21 Historic Landscapes	Environment
K LPI Key Settlement (criteria 7) Policy 59 Impacts of Traffic Policy 60 Provision for Cycling and Walking	Parking
K LPI Key Settlement (criteria 1) Policy 1 Appropriate Development in the National Park SP5 Housing (allocations DBR-CR-A, SALT 061) Policy 28 Affordable Housing Contributions Policy 29 Enabling Affordable Housing Exception Sites	Housing

Section 1: Community

The Existing Position

The town is served by many sports and other associations including the Crickhowell and Community Partnership/

There are a number of places available for meetings, large and small.

The town has a car park which is often full

There is significant migration of young people out of the County.

What you told us about Community Facilities

Library services were supported by over 90%.

98% felt that Events were good for the town that they brought in visitors and money to the town, that they were good for local businesses, good for creating community spirit and for raising the profile of the town.

There was an overwhelming view that public toilets were essential for both tourists and residents and that paying for use should be investigated.

Crickhowell as a whole does not suffer from anti-social behaviour but there are some areas that do.

Car Parking was specified as a large problem with over 95% respondents. More than half of respondents favoured funding a parking consultant.

Library services were supported by over 90%.

Those who replied to Access issues were bothered by signs and other obstructions in the town area.

82% would like a litter scheme and 113 residents offered to help with the scheme.

Dog fouling was seen as a large problem in some areas but not in others.

A skate park was cited as a need.

How to address the issues

The issues identified by the Action Plan will be taken forward as below:

TERM	AIM	ACTION	WHO	WHEN
Short term	C1	Take action to address dog fouling (cross ref. E1) Discuss successful outcomes with other towns	CTC, Community Group Other councils	Within 12 months

*Brecon Beacons National Park Authority Supplementary Planning Guidance
Crickhowell Community Plan*

TERM	AIM	ACTION	WHO	WHEN
	C2	Continue to support Local events	CTC, Community groups	Ongoing
	C3	Keep watching brief over the Library development	CTC, Library group	
	C4	Investigate charging for toilets	CTC	
	C5	Designate further areas for pollinator friendly plants	Crickhowell in Bloom	
	C6	Establish litter picking group	CTC, Community groups	
Medium term	C7	Set up neighbourhood watch areas	CTC, Police	
	C8	Set up Community Safety Partnership	CTC, Police	
Long term	C9	Investigate a Skate Park	CTC, Community groups	

Local Public Services

The Existing Position

Powys County Council (PCC), in common with many other local authorities, has stated that it is unable to continue funding most non- statutory services. The county council is intending to transfer the responsibility for delivery of these services to community/town councils or other community groups who are willing to take them on.

Crickhowell Town Council has already been in contact with PCC with regard to the Public Conveniences and is already partly financing them. The County Council intend to withdraw all finance in the next few years.

It is likely that delivery of other services may also be affected in future if the Town Council or other groups are unable or unwilling to take on responsibility for them.

What you told us about Local Public Services

Parking, Public Conveniences and the Library were viewed as the three most important services for the town. There was overwhelming support to keep the Public conveniences and the library open. Only 4.5% felt that parking was not a problem. 2.7% felt the toilets should be closed and 9% felt the library should be closed.

What does that mean for the future?

It is likely that as budgets are cut at County Council level communities will be asked to take on responsibility for the delivery of certain non- statutory services. Although Crickhowell Town Council is committed to maintaining services for its residents, resources will be an issue. There is no doubt that in many cases delivery of services at local level is a more cost effective option but the “behind the scenes” work to manage and administer these services will be a huge burden on the town councillors who are all unpaid volunteers.

The delivery in services may, in many cases, have to be undertaken by community groups or other organisations working in partnership with the Town Council. A Town Plan Steering Group with representatives from various community groups will work together to organise and monitor the delivery of the plan.

How are we going to address the issues?

We will work with relevant groups to ensure that suitable resources are in place for the effective delivery of services.

Term		Aim	Action	Who	When
Short	PS1	To keep the public conveniences open	Investigate payment option	CTC PCC	2016-2018
Medium	PS2	To endeavour to get clarity from PCC over the transfer of further assets/services	To ensure the continuation of necessary services	CTC PCC	2020
Ongoing	PS3	Partnership Working	Powys County Council will work with partners to deliver local services as appropriate.	PCC	Ongoing

Older Citizens

The Existing Position

The majority of respondents (59%) to the resident's survey were over 65 years of age. This is somewhat indicative of the demographic of Crickhowell with a population estimate from 2012 (statistics provided by Office National Statistics (ONS)) suggesting 26.7% were in the over 65 age range. This is above the UK national average of 18%.

This percentage is likely to increase over the coming years based on information published by the ONS. The peaks in the numbers of births after both world wars and the longer baby boom during the 1960s is contributing to the continuing increase in the percentage of older people in the general population.

The cohort of people born just after World War II, are now aged in their late 60s and the 1960s subsequent 'baby boomers' are currently aged around 50. As these birth cohorts age further they will contribute to the continuing ageing of the UK population and to that of Crickhowell.

There are some activities in place targeted at older citizens, for example the U3A (University of the Third Age, specifically aimed at retired and semi-retired individuals). However many activities whilst not specifically targeting an older age group may well attract retired/semi-retired people because of the timing of activities.

What does that mean for the future?

If the population of Crickhowell follows the demographic trends of the UK then the number of people in the over 65 age group will increase. However, given the rise in the State pension age and the removal of a compulsory retirement age there will not necessarily be a corresponding decrease in economic activity. Many people continue to work well beyond the age of 65 with 'semi-retirement' becoming more of a norm.

People are staying active for longer and life expectancy generally is increasing. However at some point for a number of people poor health, reduced mobility and the loss of a partner do present themselves.

This does pose a number of issues around access to services, appropriate housing and keeping older people engaged and involved in the community.

An expanding older age group will present challenges in terms of demands for services delivered by the Public, Private and Voluntary sectors.

How are we going to address the issues?

- Ensure that information on activities available for over 60s is easily available in one place.

- Enable older residents to access and attend events and social activities more readily
- Provision of Community facilities that are central, easily accessible and suitable for a variety of uses.
- Ensure communication from Crickhowell Town Council is accessible

TERM	AIM	ACTION	WHO	WHEN
Short term	OC1	Undertake an audit of activities, publish on council website (could just be links to organizations) (Y1 cross ref:)	CTC Volunteers	Within 12 months
	OC2	Set up a range of regular council communications: e.g. More frequent Local articles	CTC Community newsletter	
Medium term	OC3	Explore with existing community groups/charities how their service could be extended to provide volunteers to accompany residents to events	CTC, community groups, charities	12-18 months

Section 2 Economic Development

The Existing Position

Statistics from the ONS show that in 2011 of those people resident in Crickhowell that were in employment 54% were working full time, 26% part time and 20% were self-employed. There were 61% retired residents. More than 50% of residents had the benefit of a higher education.

Crickhowell has a mix of employment activities within the town: tourism, retail, light industrial manufacturing, service industry, and the public sector. It is estimated that 33% of the work force stay within the Crickhowell area which includes the Glanusk estate, the Timber Craft industrial park, the Elvicta industrial estate, Upper Farm Courtyard or working from home.

This has the knock on effect of many jobs being seasonal and/or paying at or just above the minimum wage.

The majority of businesses in Crickhowell are independent and employ small numbers of people.

The majority of people in employment within Crickhowell work within managerial and professional occupations where more flexible working arrangements, such as working from home, can be enabled. There are also significant numbers of low income jobs available for both local and incoming workforce.

It is through the successful deployment of an economic plan that Crickhowell town will prosper and become increasingly self-sufficient and will meet the needs of diverse demographics. Oversized development might harm the fabric that makes Crickhowell attractive in the first place. Crickhowell needs Small and Medium Enterprises in clean high tech industries.

How are we going to address the issues?

In order to encourage economic development Crickhowell Town Council:

- Investigate opportunities for supporting the development of Cwrt y Gollen as a high quality employment site that can benefit the town:
 - Support the independent traders
 - Provide support to existing businesses to encourage expansion/sustainability
 - Promote opportunities/initiatives to businesses to encourage them to provide access to additional employment opportunities
- Encourage/support the development of new sustainable businesses
- Ensure that the technology infrastructure is available to enable business expansion/ development.

*Brecon Beacons National Park Authority Supplementary Planning Guidance
Crickhowell Community Plan*

TERM	AIM	ACTION	WHO	WHEN
Short term	Econ 1	Support the principle of economic development within the Town whilst resisting development which would results in its loss	BBNPA, CTC	Ongoing
	Econ 2	Work with the existing business community to create a mentoring scheme for start up/new businesses in their first three years	CTC, PCC, BBNPA, Business Wales	Within 12 months
	Econ 3	Communicate details of initiatives to local businesses that enable them to offer additional employment opportunities.	CTC, PCC, Business Wales, Careers Wales	Ongoing
Medium term	Econ 4	a) Support the improvement of Telecommunications Infrastructure b) Encourage local businesses to work with Powys County Council and Business Wales for enterprise support opportunities and potential funding	PCC, BBNPA, CTC, WG, Business Wales	Ongoing
	Econ 5	Review employment need within the town and allocate additional land to meet the identified need	BBNPA, PCC with support from residents	2017
Longer term	Econ 6	Investigate opportunities for supporting the development of Cwrt y Gollen as a high quality employment site	CTC, PCC	2020

Section 3: Environment

The Existing position

Crickhowell is a picturesque town nestling in the beautiful Usk Valley and lying to the south of the Black Mountains, the eastern range of the Brecon Beacons National Park. The town has enticements for all visitors to this wonderful corner of Wales.

Bull pit meadow and the Castle grounds are a substantial green space asset for people and wild life.

There are two children's parks, one in the castle grounds and one in the North of the town. There is also a shelter for the older teenagers adjacent to the High School.

What you told us about environmental issues

80% responded that they supported the expansion to the planting of "pollinator-friendly" flowers around Crickhowell. 17% commented on the "untidy" appearance of the areas already planted and the need for better management. The most commonly identified areas for further planting were Castle grounds, Roadside verges, Bullpit meadow, Llanbedr Road

82% of responders felt there should be a litter picking scheme with 48% willing to volunteer.

A high percentage (74% of respondents felt that dog fouling was an issue but only 20% felt that graffiti was of concern. It was felt that more bins were needed and there were a number of comments made in relation to the amount of litter left behind by the refuse collectors.

The focus groups felt there was a need for a community energy scheme and cycle tracks.

250 respondents were aware that Crickhowell was in a Conservation area, 239 felt that this was important and 226 agreed with the additional planning regulations for buildings in the area.

How are we going to address the issues?

- Take action to address the dog fouling problem in key locations
- Ensure that new housing be built in a managed and time-phased manner to minimise sudden impacts on the environment where viability issues allow

- Encourage community projects to boost renewable energy consumption and energy saving in the town, and be aware of our carbon footprint as a community
- Promote cycle routes
- Support the exploration of community energy efficiency initiatives
- Manage and enhance access to the natural environment to support wellbeing
- Work with partners to support the improvement of public transport.
- Continue with tree and pollinator-friendly planting

TERM	AIM	ACTION	WHO	WHEN
Short term	Env 1	Take action to address dog fouling Cross ref (C1)	CTC, community group	Within 12 months
	Env 2	Involve stakeholders in discussion of community energy efficiency actions and group purchasing of energy	CTC, Llangattock Green Valleys group BBNPA – sustainable development fund	
	Env 3	Contact volunteers who had volunteered to litter-pick.	CTC. Eco committee at High School. Volunteer bureau	
	Env 4	Explore Sustrans routes. Work with PCC to improve active travel links. Explore funding for a cycling feasibility study.	CTC BBNPA PCC	
	Env 5	Crickhowell to Abergavenny station	Community groups CTC	

		Continue with tree and flower-pollinating plants		
Medium term	Env 6	Support the maintenance of a high quality townscape through LDP policy and Development Control decisions and review the Conservation area, maximising opportunities for development contributions	BBNPA Townscape Heritage Lottery Fund	Ongoing
	Env 7	Support the maintenance of a high quality natural environment through LDP policy and Development Control decisions, maximising opportunities for development contributions	BBNPA	

Section 4: Parking

The Existing Position

Crickhowell has one pay-and-display car park which is owned and operated by Powys County Council. On some days or specific times during the day finding a car parking space can be problematic. Charges were increased by the County Council in June 2016.

In order to avoid car parking charges, quite a few shop assistants, hotel staff, shoppers, walkers and tourists use residential streets for parking - sometimes all day, much to the chagrin of residents who then have nowhere to park themselves. To some extent, parking in residential streets leads to hazardous conditions: cars turning into Llanbedr Road from the A 40, for example, risk collisions with vehicles coming down the road towards the A 40, having to drive practically in the right-hand lane past the cars parked on the left. Other issues are cars parked in residential streets causing severe obstruction to pedestrians and other cars alike.

For quite a number of residents (Lamb Lane, Castle Street) parking is a problem per se.

There are two laybys just outside Crickhowell on the A 40, within walking distance to the town which used to be available without any time restriction. However, the Welsh Government has restricted their use to a one-hour parking limit which does not make it attractive or possible for shoppers to use them.

There are some car parking spaces outside the Clarence Hall and Post Office and on the opposite side of Beaufort Street, as well as in the High Street, restricted to one hour parking. They are always occupied. Retailers from the High Street very often occupy the High Street parking spaces for much longer than an hour, and, on the whole, there do not seem to be sufficient spaces available for those shoppers who just wish to shop for a short time.

After school hours, parking is allowed/tolerated in the High School car park in New Road. However, if there are events on, the car park fills up very quickly and leaves no spaces for shoppers or tourists.

What you told us about parking

Only 4.5% respondents to our questionnaire felt that Crickhowell did not have a parking problem. All the rest thought there were issues, particularly in the town centre and in the residential areas around it. The majority of comments mentioned Llanbedr Road as a particularly specific area, followed by Standard Street, Bellfountain Road, Everest Drive and High Street.

Asked if residents would support the Town Council in lobbying and funding a parking consultant, responses were relatively evenly split between 'yes' and 'no' -

with the 'yes' respondents qualifying their opinion stating that a consultant should only be employed after lobbying first and only if there is enough funding available.

Your comments on the parking issues were:

- Vehicles persistently parking on double yellow lines in the town centre and/or double-parking in a way that causes an obstruction to pedestrians.
- People not using the car park but parking in residential areas, sometimes all day.
- Inconsiderate parking in residential areas with access to residents' properties being restricted or causing them safety issues (poor visibility pulling out into the road).
- Town car park not having sufficient spaces or charges were felt to be excessive.

Here are some of the solutions suggested by respondents to our survey:

- Moving the recycling facility just outside Crickhowell, remove the grass verges and release more than 15 parking spaces.
- Flatten the old police station and use it as a residents' only car park.
- Reduced or free parking for everyone coming into Crickhowell to work.
- Create additional parking space behind the fire station.
- Free parking at the weekend for visitors and shoppers at the town car park.
- Make laybys available again for visitors and shoppers over one hour.
- Relocate the allotments out of town and provide free parking instead.

What does this mean for the future?

Crickhowell definitely has a parking problem which is likely to increase in the near future. Parking needs to be looked at in terms of regeneration of the town, not as a separate issue. Parking issues affect the community as well as the economy of the town.

How are we going to address the issues?

The Town Council will work with Powys County Council and traders to free more parking space which should be provided free of charge for the first hour.

The Town Council will work together with locals to lobby the Welsh Government to make the two laybys to the east of the town available for longer-term parking.

TERM	AIM	ACTION	BY WHOM	BY WHEN
Short term	P1	Object to any planning application that does not provide one car parking space for every bedroom of newly developed houses or of extensions to existing houses.(up to three spaces)	CTC, Highways, BBNPA	Ongoing
	P2	Undertake an audit of the current car park use at different days of the week and times of the days over a period of several months.	CTC, Civic Society, Volunteer Groups, Stakeholders	Within 6 months
	P3	Lobby Powys County Council to introduce financially sustainable resident parking permits to interested residents	PCC, Civic Society	Within 6 months
	P4	Lobby Powys County Council to remove yellow lines from one side of Greenhill Way, and to add double yellow lines on both sides of Llanbedr Road from the A 40 up to behind Ty'r Berllan.	CTC, PCC, Lobby Group	Within 12 months
Medium term	P5	Initiate a campaign and put pressure on the Welsh Government to increase the parking limit to at least 3 hours of free parking on the two laybys to the east of Crickhowell	working group of CTC, Civic Society, local residents, business reps, local press	Within 24 months

	P6	Investigate the possibility to develop a feasibility study of different realistic possibilities to increase further car parking space for the next 5+ years.	Working Group of CTC, PCC, Civic Society, BBNPA, Stakeholders	Within 24 months
	P7	Investigate opportunities for the police station to be removed and the space to be developed for residents' parking only (Bridge Street, Lamb Lane, Castle Street and High Street). Ownership of site to be clarified.	Police Commissioner, PCC, lobby group of residents	Within 24 months
	P8	Investigate the process for removing the recycle facilities and additional parking space to be created (first hour free of charge; special reduced charges for staff and employees in businesses); equally remove the grass verges and shrub areas	CTC, PCC, Civic Society, lobby group of local retailers and businesses	Within 24 months

Section 5: Housing

The Existing Position

In 2001 there were 742 dwellings within the Town Council area, by the 2011 census this had risen to 1039 a rise of 239 dwellings, or a growth of approximately 40%. Based on Welsh Government projections a minimum 1.4% increase of dwellings is needed across the National Park area by 2023 to house the growing population. If we apply that factor to Crickhowell, we would need at least 15 dwellings by 2023. However based on past trends within Crickhowell, and taking into consideration the Crickhowell's Strategic Settlement Status this figure is more likely to be double that, somewhere around an additional 30 homes.

Through the Local Development Plan, land has been identified for approximately 50 new dwellings within Crickhowell, 30 of which are to be local needs affordable homes. This accounts for more than Welsh Government's 2011 projected increases, however it is still likely that the area will have a shortfall in land available to meet the demand for homes. This is in part due to the hidden demands for additional dwellings as follows.

- Demand for second/holiday homes - In 2001 there were 68 dwellings without permanent household residents (either empty or utilised as holiday homes). Now the number of such dwellings has increased to 102 houses. That means that 10% of the available dwellings in the Town are not being used for housing (the National empty dwelling rate is 6%). Moreover, this represents a 50% increase in the number of dwellings with no usual permanent residents in the period 2001-2011.
- There are difficulties in identifying numbers of second homes as opposed to unoccupied properties. Previously there has been no requirement to ask council tax payers to specify if the property was a second home. From 1st April 2017 Powys County Council under section 12A of the Local Government Finance Act 1992 inserted by Housing (Wales) Act 2014 shall charge a premium of 50% on long term empty and periodically occupied properties i.e. a council tax charge of 150%.
- Decrease in household size - The number of people living in each dwelling has been steadily falling across Wales for a number of years. The average household size within Crickhowell is 2.19 persons. Moreover, in Crickhowell 34% of all households are 1 person households, this is on a par with the Powys average, although slightly above Welsh National Average.
- Hidden housing need made up from non-dependent children still living with parents because they cannot afford to get on the property ladder. In 2001 these accounted for 78 of the 937 households (8%), in 2011 that had risen to

93 households with one or more non-dependent children living with them (10%).

Powys County Council own and manage the following social rented homes in Crickhowell:

- 17 x 1 bed flats
- 20 x 2 bed flats
- 8 x Bungalows
- 29 x 3 bed houses

In addition, Wales & West Housing Association own and manage the following social rented housing stock in Crickhowell:

- 12 x 1 bed flats
- 15 x 2 bed houses,
- 9 x 3 bed houses.

Melin Homes own and manage a housing site at Gerdd y Mynydd which comprises affordable homes let to local people.

PCC also estimate that a number of intermediate houses are needed, for people who need some assistance to pay their rent, or qualify for a shared ownership scheme. There is also an assumed need for low cost open market housing, which you might traditionally refer to as a starter home for people in employment but not earning enough to access the existing property market in Crickhowell.

What you told us about housing

At the stakeholder event it was very clear that housing was an issue for the town, specifically the issue of lack of affordable housing within Crickhowell. When we asked residents about Housing, 5% felt that Second Homes were an issue. 52.5% expressed a wish for 2 bedroom homes, particularly by those wishing to “downsize”.

What does this mean for the future?

There will be a population growth in Crickhowell over the lifetime of this plan that requires the development of new dwellings. The community is keen to support the development of affordable housing, and housing to support those that need help with their housing needs, and to provide 2 bedroom homes for those wishing to downsize which will release the larger homes onto the property market.

How are we going to address the issues?

- Support the delivery of at least 30 affordable homes to meet the needs of Crickhowell community. When the new homes are allocated this would provide a more accurate picture of future affordable need,
- Define an empty homes strategy to turn empty properties into homes.
- Ensure that housing allocations are linked in proportion to the types of houses needed.

TERM	AIM	ACTION	BY WHOM	BY WHEN
Short term	H1	Object to any planning application that doesn't provide 30% of the development as affordable housing, unless independently verified that such a level would be unviable.	CTC, PCC BBNPA	Ongoing
		Undertake an Empty Homes Audit within Crickhowell, including determining 'living above a shop' opportunities.	CTC PCC and BBNPA	Within 6 months
	H3	Develop Empty Homes Strategy for Crickhowell.	CTC, PCC BBNPA	Within 12 months
	H4	Ensure that all future housing schemes within Crickhowell provide balanced housing options in accordance with housing need as defined by the Housing Authority.	BBNPA, PCC	From adoption of Plan
	H5	Encourage owners of empty properties to access funding to be used to fund improvements aimed at creating affordable housing, which would be let for an agreed period at LHA rent levels.	BBNPA PCC	Within 12 months
	H6	Seek to ensure that all affordable housing provided within the town is allocated to local people in need.	PCC BBNPA Relevant Housing Association	From adoption of plan as SPG

Delivering the Action Plan for Crickhowell

It is important to note that the Community Plan once adopted is not simply a project for the current Town Council to deliver. It is a plan that has been developed with, and for, the residents of Crickhowell and it will provide a blueprint for the development of the town over at least the next five (5) years if not longer. Subsequent Town councils will also use it to guide their work and it will be reviewed regularly to ensure that it remains appropriate.

The Town Council will retain a monitoring and co-ordinating role but the delivery of the plan will be reliant on a number of stakeholders getting involved in developing and agreeing objectives and taking responsibility for their delivery.

The next stage of the process is to gather resident feedback on the plan and incorporate it into the final version. The BBNPA will also undertake consultation with statutory and regulatory stakeholders. The final plan will be presented to the authority in July 2017. They will, hopefully, adopt it so that it will be incorporated as supplementary planning guidance. See appendix for information on Supplementary Planning Guidance.

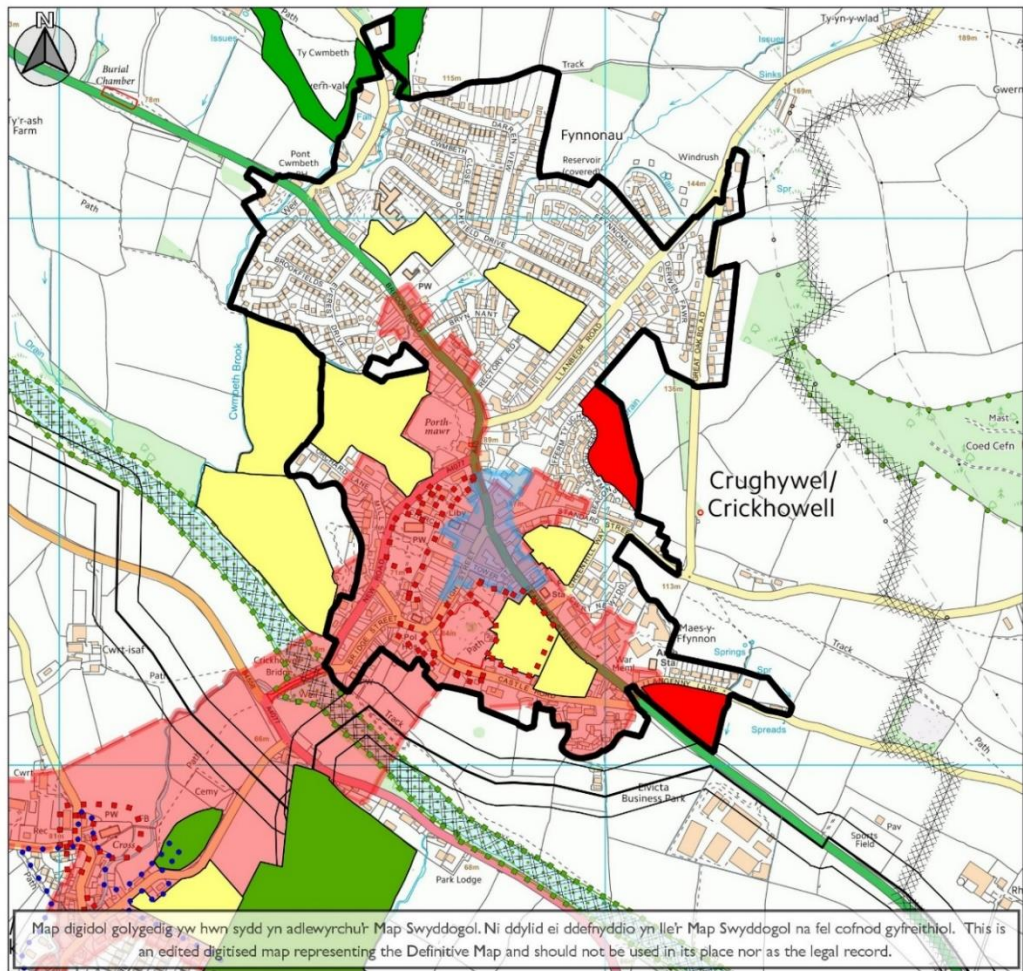
A number of interested stakeholders have already come forward to offer their assistance by sitting on the Town Plan Steering Group and contributing to the plan delivery.

The Town Council is interested to hear from anyone who feels that they are able to contribute to the delivery of the plan.

General Actions to support the delivery of the plan

Reference	Actions
GA1	Set up a database to record name and contact details for residents wishing to volunteer their services including what activities they are interested in supporting.
GA2	Appoint interested parties to join the Town Plan Working Group.
GA3	Ensure regular communication on the progress of the various elements of the plan utilizing a variety of media.

Appendix 1 Crickhowell Local Development Plan Proposals Map



- Brecon Beacons NP boundary
 - Commitments
 - Brecon Gypsy and Traveller site
 - School sites
 - Existing industrial estates
 - AAEs
 - Community use land
 - Historic park and gardens
 - Blaenavon VHS
 - Notifiable installations
 - Retail centres
 - SAMs
 - SSSIs
 - SINCs
 - Conservation areas
 - SACs
 - Ancient woodland
 - Quarry with planning permission and buffer zones
 - Outside park
- Development Boundary**
- Allocated brown field Sites Development Boundary
 - Level 4 settlement extent
 - Level 3 development boundary
 - Level 2 development boundary
 - Level 1 development boundary
- Allocations**
- Housing allocations - first 5 years
 - Housing allocations - rest of LDP period
 - Employment allocations
 - Mixed use allocations

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Dyddiad / Date: 01/12/2016
Graddfa / Scale: 1:9,336



Appendix 2 Local Development Plan Issues and Objectives

Local Development Plan – Settlement Overview

Crickhowell	Location & Population	Crickhowell is located in the east of the National Park, strategically placed along the A40 trunk road to serve a range of smaller Settlements and provide linkages to Merthyr and Abergavenny beyond the Park Boundary. At the last census the community population was approximately 2000, forming one of the National Park’s larger communities. It is an historic market town, overlooked and dominated by the slopes of Pen Cerrig Calch and the flat topped hill Crug Hywel. The main town of Crickhowell developed from the medieval period onwards centering around the (now partial) Castle. This area now forms a busy and diverse shopping area made up of a range of retail provision, predominately independent retailers.
	Townscape	The townscape comprises a mix of architectural styles from the Medieval period onwards set within the picturesque landscape of the Usk Valley. The architectural merit of the area is recognised at a national level with the majority of the retail centre being designated a Conservation Area.
	Economy	In terms of economic generation, retail and hospitality services relating to tourism dominate, however a small industrial estate has developed just east of the main town along the A40 at the Elvicta site, accommodating light industry and warehousing with subsidiary retail function.
	Services	The town provides regional services to the area being the location of junior and secondary schools, a library, health centre and a customer-service-point for accessing Powys County Council services. Crickhowell has a strong 3 rd Sector community, actively working to raise the profile of the town and support local residents, through events, festivals and small business support. The focus of this activity is the Crickhowell Information and Resource Centre (CRiC) which encompasses services for community and tourists alike, as well as housing a local arts and crafts gallery and local historic archive.

Table 4.6 Crickhowell Issues and Objectives			
No.	Objective	LDP Strategic Objective	Issue
1	Strengthening Crickhowell Sustainable Community	Sustainable Communities	In recent years Crickhowell has seen a shift in the prevailing demographic, with the town becoming a popular location for the immigration of affluent retirees. This has heightened the wider effects of rural depopulation. House prices within Crickhowell are approximately £50k more than the Powys and Wales average, significantly beyond the capabilities of the average first time buyer and as such younger people are being forced out of the housing market within the town and surrounding communities. In recent years the Ffynonnau development of 24 affordable homes provided through Registered Social Landlord has made some progress in addressing these issues. However there remains a high need for affordable, intermediate and accessible dwellings within the Town to meet the twin needs of retaining younger people within the area, and providing best options for future accommodation for the older generation. Providing homes of a range of size, tenure, accessibility and affordability is a priority for Crickhowell to ensure a vital future within the plan period and beyond.
2	Avoiding areas of flood risk within the town	Flooding	Crickhowell, although one of our most sustainable locations and larger Settlements, has significant constraints upon the levels of new development it can accommodate due to limitations on environmental capacity. The main capacity issue relates to the extent of areas designated as flood zones, relating to the southern, lower-lying area of town. New development will be significantly limited within this area.
3	Improving Crickhowell's economy	Employment	Existing employment designations within the town are located within the flood zone, and in accordance with the strategy for the LDP, would be unsuitable locations to accommodate any extension to this provision. The need to consider innovative solutions to the concept of employment land provision to meet the needs of Crickhowell and its locality is therefore necessary, including considerations relating to the strength of the tourism industry, improvements in night time economies within the hospitality and catering industry to support tourism, and the movement towards flexible and home working through improved ICT provision, all of which are not so land-hungry as traditional forms of employment provision.
4	Respecting Crickhowell's sense of place.	Landscape; Cultural Heritage; Built Environment	Continued protection and enhancement of the architectural merit and unique townscape for Crickhowell both within and beyond the boundaries of statutory protection in the Conservation Area is integral to the successful development of Crickhowell and a key area where negative impact from future development must be carefully considered and controlled. This is particularly salient in the context of providing future growth to accommodate strategic levels of growth necessary to sustain Crickhowell as a Key Settlement. The level of constraint within the town has resulted in development options looking to the north of the town, extending the Settlement into open countryside in potentially prominent locations. Potential impacts on the high quality landscape setting of the town must be carefully controlled by the development of sensitive designs which respond to the historic character of the Settlement within the outstanding landscape
5	Promoting Crickhowell as	Retail And Town Centres	The town centre focusing on High Street currently provides a small but diverse retail offer with a mix of boutique shops, cafes, bars and general retailers. There is a strong potential for the town to capitalise on the existing mix of uses to become a specialist retailing centre, focusing on local crafts and food production to provide visitors and tourists with a positive experience of local culture. Future development within the retail centre should contribute towards the high quality retail offer; independent retailers selling local produce should be encouraged. The overall objective is to

*Brecon Beacons National Park Authority Supplementary Planning Guidance
Crickhowell Community Plan*

	a Vibrant Market Town		ensure that Crickhowell provides an interesting retail experience to attract visitors and tourists to spend time within the town and surrounding region as well as servicing the needs of the resident population.
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