

# Brecon Beacons National Park Authority

## Local Development Plan



## Annual Monitoring Report

1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022

## **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 objectives;
- Identify gaps in the evidence base, perhaps through a change legislation or national policy, 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 of the Local Development Plan 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 several 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 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.

The requirements of several 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 due to this issue being a matter for Part L of the Building Regulations.

Notwithstanding this, many 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 Officer/Member training and Supplementary Planning Guidance.

On 26 March 2020, the Minister for Housing and Local Government wrote<sup>1</sup> to the National Park Authority advising the Welsh Government's five-year housing land supply policy was to be replaced and that the housing trajectory, as set out in the adopted LDP (Local Development Plan), would be the basis for monitoring the delivery of development plan housing requirements as part of LDP Annual Monitoring Reports (AMRs).

The Development Plans Manual (Edition 3) provides additional guidance on the process of monitoring. A graph and table of completions against the Annual Average Requirement is now included in Appendix 1.

Other key contextual changes include:

- A change to the 'Development Plan,' with Future Wales: the national plan 2040 having been published in 2021;
- The establishment of Corporate Joint Committees as a new tier of regional government in Wales with responsibility for preparing 'Strategic Development Plans;'
- Natural Resources Wales publishing the State of Natural Resources Report and Area Statements in 2020;
- Publication of the 'State of the Park Report' in 2020;
- New environmental evidence published in Jan 2021; Natural Resources Wales' Compliance Assessment of Welsh River SACs (Special Areas of Conservation) against Phosphorus Targets and associated practice guidance issued by Natural Resources Wales having a significant bearing on the scope for development in much of the National Park (Evidence Report 489); and,
- Confirmation that the Brecon Beacons Local Development Plan 2007 – 2022 (Adopted 2013) retains 'Development Plan' status beyond the plan period until such time a decision is taken to abandon it<sup>2</sup>.
- Preparation of LDP2 (Local Development Plan2) having been 'paused', mainly in response to the issues presented by NRW (Natural Resources Wales) Evidence Report 489.

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<sup>1</sup> [https://gov.wales/sites/default/files/publications/2020-03/changes-to-planning-policy-and-guidance-on-the-delivery-of-housing\\_0.pdf](https://gov.wales/sites/default/files/publications/2020-03/changes-to-planning-policy-and-guidance-on-the-delivery-of-housing_0.pdf)

<sup>2</sup> <https://gov.wales/local-development-plan-ldp-end-dates-letter-local-authorities-html>

## **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 (Sustainability Appraisal) 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 and through the updated Scoping Report available from the NPA's website.

## Strategy Monitoring

Key:

	Action required
	Complete
	Continue Monitoring
	Policy Research / SPG (Supplementary Planning Guidance) / Officer and Member Training
	Cease Monitoring

## Delivering Housing

Figure 1

Completions relative to LDP Annual Average Requirement.	
Plan Review	<p><b>Eighth Monitoring Period (1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022)</b> Monitoring shows completions have not kept pace with the <i>Annual Average Requirement</i> of the LDP (See table in appendix 1). Total completions being 59 against an Annual Average Requirement of 133.</p>
	<p><b>Seventh Monitoring Period (1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021)</b> Monitoring shows completions have not kept pace with the <i>Annual Average Requirement</i> of the LDP (See table in appendix 1). Total completions being 67 against an Annual Average Requirement of 133.</p>
	<p><b>Sixth Monitoring Period (1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020)</b> Monitoring shows completions have not kept pace with the <i>Annual Average Requirement</i> of the LDP (See table in appendix 1). Total completions being 30 against an Annual Average Requirement of 133.</p>
	<p><b>Fifth Monitoring Period (1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019)</b> The Authority's Joint Housing Land Availability Study 2019 (Appendix 1) confirms a <b>2.1-year land supply</b>.</p>
	<p><b>Fourth Monitoring Period (1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018)</b> The Authority's Joint Housing Land Availability Study 2018 (Appendix 1) confirms a <b>3.9-year land supply</b>.</p>
	<p><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>.</p>
	<p><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>.</p>
	<p><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</p>
	<p><b>Comments:</b> The Authority retained a 5-year supply of land for the first 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>

	<p>The 2018-2019 Joint Housing Land Availability returned a figure of 2.1 years – 2.9 years below the ‘threshold’ of 5 years.</p> <p>The 2019-2020 Joint Housing Land Availability returned a figure of 2.7 years – 2.3 years below the ‘threshold’ of 5 years.</p> <p>The 2020-2021 Housing Land Availability returned a figure of 2.7 years – 2.6 years below the ‘threshold’ of 5 years.</p> <p>The 2021-2022 Housing Land Availability returned a figure of 2.7 years – 1.2 years below the ‘threshold’ of 5 years.</p>
	<p><b>Recommendation:</b> In accordance with the Development Plans Manual Edition 3, housing delivery is now monitored against the Annual Average Requirement of the LDP. A new graph is included in Appendix 1.</p> <p>New environmental evidence published in Jan 2021; Natural Resources Wales’ Compliance Assessment of Welsh River SACs (Special Areas of Conservation) against Phosphorus Targets and associated practice guidance is likely to have a significant bearing on the scope for development in much of the National Park (Evidence Report 489). Whilst there is no definite date for when this evidence will be updated, it is not likely to be soon, furthermore there are no guarantees that when updated, the evidence will show <i>Phosphate Targets</i> (Critical Limits) are being met. The extent of this environmental constraint on the delivery of new development cannot be underlined strongly enough. It is very likely until such actions are taken by external parties to resolve the issue annual completions will fall significantly below those anticipated by the Local Development Plan.</p>

**Figure 2**

Number of dwellings for which planning permission has been granted.	
<b>Policy Research</b>	<b>Eighth Monitoring Period</b> Planning permission granted for 2 new dwellings  Completions 2021-2022 = 59
	<b>Seventh Monitoring Period</b> Planning permission granted for 29 new dwellings  Completions 2021-2022 = 67
	<b>Sixth Monitoring Period</b> Planning permission granted for 86 new dwellings  Completions 2021-2022 = 30
	<b>Fifth Monitoring Period</b> Planning permission granted for 161 new dwellings  Completions 2018-2019 = 89
	<b>Fourth Monitoring Period</b> Planning permission granted for 57 new dwellings

	Completions 2017-2018 = 203
	<b>Third Monitoring Period</b> Planning permission granted for 276 new dwellings
	Completions 2016-2017 = 52
	<b>Second Monitoring Period</b> Planning permission granted for 117 new dwellings
	Completions 2015-2016 = 58
	<b>First Monitoring Period:</b> Planning permission granted for 106 new dwellings, plus 64 and 45 completions for 2013/14 and 2014/15 respectively.
	<b>Comment:</b> As monitoring the 5-year land supply has been amended to monitoring annual completions against the LDP Annual Average Requirement, this indicator will now focus on the number of homes (net-gain) for which planning permission has been granted in the year.  In the year which this report covers, planning permission has been granted for 115 new homes.
	<b>Recommendation:</b> The annual indicator shows that permission for new homes is not keeping pace with the Plan's Annual Average Requirement for completions. Further research and investigation is required on the reasons for this, in particular on a pathway to meeting Phosphorus Targets in the catchments of riverine Special Areas of Conservation in the National Park and, where they are not currently, on bringing SAC designated features back into Favourable Condition. Engaging with regional development viability, housing market and housing needs work will also be important. Sub-national 2018-based population and household projections are now available for the National Park and these need to be built into Regional and Local Housing Market Assessments.

Figure 3

Number of units granted and completed in each settlement tier	
<b>Completed/ Policy Research</b>	<b>Eighth Monitoring Period</b>
	<b>Permissions 2021 - 2022</b> Brecon Primary Key Settlement: 0% Key Settlements: 50% Settlements: 0% Limited Growth Settlements: 0% Countryside: 50% Allocated Brownfield Sites: 0%  <b>Completions 2021 – 2022</b> Brecon Primary Key Settlement: 90% Key Settlements: 0%

	<p>Settlements: 5%  Limited Growth Settlements: 2%  Countryside: 3%  Allocated Brownfield Sites: 0%</p>
	<p><b>Seventh Monitoring Period</b></p> <p><b>Permissions 2020 - 2021</b>  Brecon Primary Key Settlement: 0%  Key Settlements: 83%  Settlements: 17%  Limited Growth Settlements: 0%  Countryside: 0%  Allocated Brownfield Sites: 0%</p> <p><b>Completions 2020 – 2021</b>  Brecon Primary Key Settlement: 78%  Key Settlements: 9%  Settlements: 1%  Limited Growth Settlements: 0%  Countryside: 12%  Allocated Brownfield Sites: 0%</p>
	<p><b>Sixth Monitoring Period</b></p> <p><b>Permissions 2019 - 2020</b>  Brecon Primary Key Settlement: 53.5%  Key Settlements: 28%  Settlements: 17%  Limited Growth Settlements: 0%  Countryside: 0%  Allocated Brownfield Sites: 0%</p> <p><b>Completions 2019 – 2020</b>  Brecon Primary Key Settlement: 10%  Key Settlements: 6.5%  Settlements: 30%  Limited Growth Settlements: 20%  Countryside: 26.5%  Allocated Brownfield Sites: 0%</p>
	<p><b>Fifth Monitoring Period</b></p> <p><b>Permissions 2018 - 2019</b>  Brecon Primary Key Settlement: 89%  Key Settlements: 3.5%  Settlements: 2.5%  Limited Growth Settlements: 0.5%  Countryside: 4.5%  Allocated Brownfield Sites: 0%</p>



	<p><b>Completions 2018 – 2019</b>  Brecon Primary Key Settlement: 2%  Key Settlements: 47%  Settlements: 31%  Limited Growth Settlements: 14%  Countryside: 7%  Allocated Brownfield Sites: 0%</p>
	<p><b>Fourth Monitoring Period</b></p> <p><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%</p> <p><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)</p>
	<p><b>Third Monitoring Period</b></p> <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%</p>

Countryside: 5%  
Allocated Brownfield Sites: 0

**Completions 2015-2016**

Brecon-9%  
Key Settlements 9%  
Settlements: 54%  
Limited Growth Settlements 20%  
Countryside: 9%  
Allocated Brownfield Sites: 0

**First Monitoring Period:**

**Permissions**

Brecon Primary Key Settlement: 1%  
Key Settlements: 8%  
Settlements: 88%  
Limited Growth Settlements: 3%  
Countryside: 0  
Allocated Brownfield Sites: 0

**Completions 2013-2014**

Brecon-0  
Key Settlements 0  
Settlements: 45%  
Limited Growth Settlements 0  
Countryside: 55%  
Allocated Brownfield Sites: 0

**Completions 2014-2015**

Brecon-0  
Key Settlements 14%  
Settlements: 16%  
Limited Growth Settlements 24%  
Countryside: 46%  
Allocated Brownfield Sites: 0

**Comments:**

***Permissions:***

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 most 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.

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.

In previous monitoring reports the Authority have set out the constraints placed on development within Brecon because of the lack of capacity within Dwr Cymru Welsh Water’s sewerage and water infrastructure. Works on the assets management programme in Brecon were completed in March 2018. As we have previously predicted the improvements in infrastructure have had a positive impact on the numbers of residential planning permissions being granted within Brecon, in particular the ‘Beacons Gate’ permission for 119 homes, Maes Maendu for 32 homes, the conversion of the former Court for 21 homes and outline permission for allocated land to the North of Camden Crescent, each in the Primary Key Settlement of Brecon, made a significant impact.

**Completions:**

This indicator requires the following locational proportion of completions:

- Primary Key Settlement – 20%
- Key Settlements – 27%
- Settlements – 28%
- Allocated Brownfield Sites – 0%

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)
2018/19	89	2 (2)	47 (41)	31 (27)	0 (0)
2019/20	30	10 (3)	6.5 (2)	30 (9)	0 (0)
2020/21	67	78 (52)	9 (6)	1 (1)	0 (0)
2021/22	59	90 (53)	0 (0)	3 (5)	0 (0)
<b>TOTAL</b>	<b>667</b>	<b>20%</b>	<b>27%</b>	<b>28%</b>	<b>0%</b>
<b>3 yr. Total</b>	<b>156</b>	<b>70%</b>	<b>5%</b>	<b>10%</b>	<b>0%</b>

The monitoring framework states that the 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 the significant contribution of completions in the Primary Key Settlement of Brecon in 2021/2022.

It should be noted that the completions data does not correlate particularly well with the permissions data. To this end, it is suggested that the completions element of this indicator has limited scope beyond ‘for information’ purposes.

**Recommendation:**

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

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Figure 4

Number of dwellings granted consent on mixed use sites	
Continue Monitoring	<b>Eighth Monitoring Period</b> 0 Dwellings granted planning permission on mixed use sites.
	<b>Seventh Monitoring Period</b> 0 Dwellings granted planning permission on mixed use sites.
	<b>Sixth Monitoring Period</b> 0 Dwellings granted planning permission on mixed use sites.
	<b>Fifth Monitoring Period</b> 119 Dwellings granted planning permission on mixed use sites.
	<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.
	<b>Comments:</b> Full planning permission has been permitted at appeal for 119 dwellings and employment facilities at land at Cerrigcochion Road, Penlan, Brecon.  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). Permission has also been granted for 15 homes on the site 'SALT 037 – Proposed extension to T9, Talgarth'.  A development brief has also been approved for CS111 – Former Mid Wales Hospital, Talgarth (125).
	<b>Recommendation:</b> There is no assessment trigger for this indicator. Accordingly, this will be monitored over the remainder of the plan period.

Figure 5

All applications granted planning consent to achieve a density of 30 dwellings per hectare	
Policy Research	<b>Eighth Monitoring Period</b> 1 residential permission was granted below 20 dwellings per hectare 0 residential permission was granted at 20-30 dwellings per hectare 0 residential permission was granted at 30 dwellings per hectare
	<b>Seventh Monitoring Period</b> 1 residential permission was granted below 20 dwellings per hectare 1 residential permission was granted at 20-30 dwellings per hectare 1 residential permission was granted at 30 dwellings per hectare
	<b>Sixth Monitoring Period</b> 6 residential permissions were granted below 20 dwellings per hectare 0 residential permissions were granted at 20-30 dwellings per hectare

	5 residential permissions of residential applications were granted at 30 dwellings per hectare
	<p><b>Fifth Monitoring Period</b> 6 residential permissions were granted below 20 dwellings per hectare 4 residential permissions were granted at 20-30 dwellings per hectare 0 residential permissions of residential applications were granted at 30 dwellings per hectare</p>
	<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:</p> <p><i>“All residential development will be required to be developed at a minimum density of 30 dwellings to the hectare, where this is compatible with the existing character of the area.</i></p> <p><i>Only where it is proven that this density cannot be achieved due to the incorporation of measures to improve the sustainability of the scheme which cannot be located on land outside of the allocation, will levels less than the minimum target be permissible.”</i></p> <p>There is some flexibility in this policy that would allow development to be approved at a level of density below 30 dwellings per hectare, such as the character of the surrounding area. Furthermore, there have been instances where a lower level of density has been agreed due to abnormal conditions on site – topography and access constraints for example.</p> <p>It was recommended in the Report for the first monitoring period that:</p> <p><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</i></p>

	<p><i>allows development to take place at a density below 30 dwellings per hectare. Accordingly, further research is required in relation to the following:</i></p> <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> <li>• <i>Determine the specific reasons for allowing a lower level of dwelling density</i></li> </ul> <p><i>Depending on the results of this policy research, it may be required that Development Management Officers and Authority Members be 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 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.</p>

**Figure 6**

Affordable Housing percentage target	
<b>Continue Monitoring</b>	<p><b>Eighth Monitoring Period</b></p> <p>The Land registry House Price Index for Merthyr Tydfil demonstrates that there has been a +22.7% change in house prices for the period of this AMR (Annual Monitoring Report).</p>
	<p><b>Seventh Monitoring Period</b></p> <p>The Land registry House Price Index for Merthyr Tydfil demonstrates that there has been a +11.1% change in house prices for the period of this AMR (Annual Monitoring Report).</p>
	<p><b>Sixth Monitoring Period</b></p> <p>The Land registry House Price Index for Merthyr Tydfil demonstrates that there has been a +5.23% change in house prices for the period of this AMR.</p>
	<p><b>Fifth Monitoring Period</b></p> <p>The Land registry House Price Index for Merthyr Tydfil demonstrates that there has been a +0.2% change in house prices for the period of this AMR.</p>
	<p><b>Fourth Monitoring Period</b></p>

	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.
	<b>Recommendation:</b> 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, it will be necessary for the Authority to consider additional viability testing with a view to modifying the Affordable Housing contribution targets (if appropriate) as part of the development of LDP2.

Figure 7

Number of affordable dwellings granted consent	
<b>Continue Monitoring</b>	<b>Eighth Monitoring Period</b> Permission was granted for 0 affordable dwellings. This accounts for 0% of all residential permissions.
	<b>Seventh Monitoring Period</b> Permission was granted for 19 affordable dwellings. This accounts for 66% of all residential permissions.
	<b>Sixth Monitoring Period</b> Permission was granted for 55 affordable dwellings. This accounts for 64% of all residential permissions.
	<b>Fifth Monitoring Period</b> Permission was granted for 21 affordable dwellings. This accounts for 13% of all residential permissions.
	<b>Fourth Monitoring Period</b> Permission was granted for 9 affordable dwellings. This accounts for 12% of all residential permissions.
	<b>Third Monitoring Period</b> Permission was granted for 63 affordable dwellings. This accounts for 23% of all residential permissions.
	<b>Second Monitoring Period</b> Permission was granted for 45 affordable dwellings. This accounts for 38% of all residential permissions.

	<p><b>First Monitoring Period:</b> Permission was granted for 24 affordable dwellings. This accounts for 17% of all residential permissions.</p>
	<p><b>Comment:</b> 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.</p> <p>Over the past two years 2019/20 and 2020/21 planning permission was granted for 74 affordable homes, with 55 granted in 2019/20. However no permissions were granted for affordable homes in the 2021/22 period and therefore fails to meet the target indicator.</p> <p>This is likely due to the phosphate situation that the National Park Authority is facing and until a solution or methods of mitigations are found, the targets set out within the LDP are unlikely to be met in upcoming annual monitoring reports.</p>
	<p><b>Recommendation:</b> This indicator is to be monitored for a further year.</p>

**Figure 8**

Number of affordable dwellings completed	
<b>Continue Monitoring</b>	<b>Eighth Monitoring Period Completions 2020-2021: 32</b>
	<b>Seventh Monitoring Period Completions 2020-2021: 21</b>
	<b>Sixth Monitoring Period Completions 2019-2020: 2</b>
	<b>Fifth Monitoring Period Completions 2018-2019: 28</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:  Completions 2013-2014: 31 Completions 2014-2015: 6</b>
	<b>Comment:</b>



	<p>The target indicator (20 units) were met during this monitoring period (2021/22).</p> <p>The second assessment trigger requires more than 15 Affordable Housing dwellings to be completed annually for three consecutive years. The total number of completions for affordable housing over the last 3 monitoring periods is 51 units, an average of 17 a year.</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>	<p><b>Eighth 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.</p>
	<p><b>Seventh Monitoring Period</b> 10 market units (amounting to the loss of 2 affordable dwellings on the ground) were permitted on 2 sites where it was demonstrated that the provision of onsite affordable housing was not viable at the appropriate affordable housing target.</p>
	<p><b>Sixth Monitoring Period</b> 5 market units (amounting to the loss of 2 affordable dwellings on the ground) were permitted on 1 site where it was demonstrated that the provision of onsite affordable housing was not viable at the appropriate affordable housing target.</p>
	<p><b>Fifth Monitoring Period</b> 119 units (amounting to the loss of 23 affordable dwellings on the ground) were permitted on 1 site where it was demonstrated that the provision of onsite affordable housing was no viable at the appropriate affordable housing target</p>
	<p><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.</p>
	<p><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.</p>
	<p><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</p>
	<p><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.</p>
	<p><b>Comment:</b> Policy 28 of the LDP seeks to enable affordable housing on sites where there is a net gain in housing at a set target levels, however provision is made within the</p>

	<p>policy to enable the level of affordable housing to be reduced below target levels because of robust evidence demonstrating target levels are not viable.</p> <p>This indicator seeks to monitor the extent to which permitted residential schemes can meet target levels of affordable housing. This indicator provides information in relation to the potential gap between policy aspirations and market delivery by seeking to monitor the number of affordable housing 'lost' because of viability testing.</p> <p>Policy level affordable housing targets will be reviewed as part of LDP2 preparation.</p>
	<p><b>Recommendation:</b> The indicator will continue to be monitored.</p>

**Figure 10**

Number of Affordable windfall dwellings	
<b>Policy Research</b>	<p><b>Eighth Monitoring Period</b> 0 Affordable Windfall dwellings</p>
	<p><b>Seventh Monitoring Period</b> 0 Affordable Windfall dwellings</p>
	<p><b>Sixth Monitoring Period</b> 0 Affordable Windfall dwellings</p>
	<p><b>Fifth Monitoring Period</b> 1 Affordable Windfall dwellings</p>
	<p><b>Fourth Monitoring Period</b> 4 Affordable Windfall dwellings</p>
	<p><b>Third Monitoring Period</b> 13 Affordable Windfall dwellings</p>
	<p><b>Second Monitoring Period</b> 29 Affordable Windfall dwellings</p>
	<p><b>First Monitoring Period:</b> 4 Affordable Windfall Dwellings</p>
	<p><b>Comment:</b> The annual target of 3 windfall Affordable Housing dwellings being granted planning permission per annum has not been met for three consecutive years and this triggers an assessment into the reasons. Although the assessment is yet to commence, the small number of planning permissions granted in 2021/22 for new homes (just 2) indicate this trend may not be specific to Affordable Windfall Permissions.</p> <p>In this monitoring period, 0 windfall affordable dwellings were granted planning permission.</p>
	<p><b>Recommendation:</b></p>

	<p>The indicator will continue to be monitored and an assessment be made of the reasons why the annual target of 3 windfall Affordable Housing dwellings being granted planning permission per annum has not been met in any of the previous 3 years</p> <p>Although unfavourable market conditions are likely to be a significant factor in the development of windfall affordable housing, it must also be noted that the phosphate issue will be compounding factors against delivery of this target.</p>
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**Figure 11**

Number of Affordable dwellings on Exception Sites	
<b>Continue Monitoring</b>	<b>Eighth Monitoring Period</b> 0 Dwellings granted permission on Affordable Housing Exception sites.
	<b>Seventh Monitoring Period</b> 0 Dwellings granted permission on Affordable Housing Exception sites.
	<b>Sixth Monitoring Period</b> 0 Dwellings granted permission on Affordable Housing Exception sites.
	<b>Fifth Monitoring Period</b> 0 Dwellings granted permission on Affordable Housing Exception sites.
	<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> Whilst the annual target of 4 Affordable dwellings being granted planning permission has not been met, it should be noted that this is not because of the refusal of any planning application. No ‘exception site’ applications were received during the period which can 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.  See also commentary above relating to windfall affordable housing sites, market conditions and the phosphate crisis.
<b>Recommendation:</b> Continue monitoring but consider whether this indicator should continue to be monitored in the future.	

Figure 12

Occupation of the allocated Gypsy and Traveller site	
<b>Completed during previous monitoring period</b>	The allocated Gypsy and Traveller site has been developed and occupied by the family.
	<p><b>Comment:</b></p> <p>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></p> <p>The monitoring framework required this site to be occupied by 2017. The site has already been developed and occupied so no further monitoring is required.</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 Strategy</li> <li>• Affordable Housing SPG</li> <li>• Planning Obligations Strategy</li> <li>• CYD LP1: Appropriate Development in the Countryside</li> <li>• Addendum to CYD LP1: Appropriate Development in the Countryside</li> </ul>
	<p><b>Comment:</b></p> <p>In line with the requirements of the Local Development Plan Monitoring Framework, Members have endorsed the above Supplementary Planning Guidance. These 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></p> <p>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>Eighth Monitoring Period</b></p> <p>During the period 1/4/21-31/3/22 permissions were granted for 0.0582 hectares of B Use Class development falling within allocated employment sites.</p>
	<p><b>Seventh Monitoring Period</b></p> <p>During the period 1/4/20 – 31/3/21, 0 permissions were granted of B Use Class development falling within allocated employment sites.</p>
	<p><b>Sixth Monitoring Period</b></p> <p>During the period 1/4/19 – 31/3/20, 3 permissions were granted for 0.47 hectares of B Use Class development falling within allocated employment sites.</p>

	<p><b>Fifth Monitoring Period</b> During the period 1/4/18 – 31/3/19 no permissions were granted of B Use Class development falling within allocated employment sites.</p>
	<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 0.62 hectares of employment development has taken place since the adoption of the LDP – a total of 1.42 hectares overall.</p> <p>In support of the Local Development Plan Review which commenced in December 2017, the Authority 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>Further assessments (<i>A Mid Wales Employment Sites and Premises Needs Assessment and Action Plan</i>) have been prepared undertaken to inform the portfolio of the Mid Wales Growth Deal.</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	
Policy Research	<b>Eighth Monitoring Period</b> 0 permissions granted for non-employment uses on allocated or identified employment land
	<b>Seventh Monitoring Period</b> 1 permission granted for non-employment uses on allocated or identified employment land (Ref: 20/18408/FUL – B8 to D2, Ffrwdgrech Industrial Estate, Brecon)
	<b>Sixth Monitoring Period</b> 0 permissions granted for non-employment uses on allocated or identified employment land
	<b>Fifth Monitoring Period</b> 0 permissions granted for non-employment uses on allocated or identified employment land
	<b>Fourth Monitoring Period</b> 0 permissions granted for non-employment uses on allocated or identified employment land
	<b>Third Monitoring Period</b> 0 permissions granted for non-employment uses on allocated or identified employment land
	<b>Second Monitoring Period</b> 0 permissions granted for non-employment uses on allocated or identified employment land
	<b>First Monitoring Period</b> 0 permissions granted for non-employment uses on allocated or identified employment land
	<b>Comment:</b> None.
	<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. 1 permission have been granted with the loss of Units 8, 9 And 10, Penyfan Business Park, Ffrwdgrech Industrial Estate, Brecon from Use Class B8 to a rehabilitation and wellness centre (D2 use class). Accordingly, this indicator will continue to be monitored and will be the subject of Policy Research

Figure 16

Employment development in Sennybridge and Defynnog	
Continue Monitoring	<b>Eighth Monitoring Period</b> 1 permissions granted for employment generating development within Sennybridge and Defynnog, leading to 0.12ha of B8 use (Ref: 20/19074/FUL - Proposed change of use of existing yard and barn from Agricultural Use (Sui Generis) to a Mixed Use of Agriculture and B8 storage and distribution (animal feeds and bedding) and installation of a feed hopper).
	<b>Seventh Monitoring Period</b> 0 permissions granted for employment generating development within Sennybridge

	<p><b>Sixth Monitoring Period</b> 0 permissions granted for employment generating development within Sennybridge</p>
	<p><b>Fifth Monitoring Period</b> 0 permissions granted for employment generating development within Sennybridge</p>
	<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 because 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> 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 through preparation of the replacement LDP.</p>	

Figure 17

Employment development in Hay-On-Wye	
<b>Continue Monitoring</b>	<b>Eighth Monitoring Period</b> 0 permissions have been granted for employment generating development within Hay on Wye.
	<b>Seventh Monitoring Period</b> 1 permission has been granted for employment generating development within Hay on Wye.
	<b>Sixth Monitoring Period</b> 0 permission has been granted for employment generating development within Hay on Wye.
	<b>Fifth Monitoring Period</b> 1 permission has been granted for employment generating development within Hay on Wye.
	<b>Fourth Monitoring Period</b> 0 permission has been granted for employment generating development within Hay on Wye.
	<b>Third Monitoring Period</b> 1 permission has been granted for employment generating development within Hay on Wye.
	<b>Second Monitoring Period</b> 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> The permission granted within the seventh monitoring period comprised a change of use from 1st floor residential to business use B1. This resulted in an additional 0.0088ha of additional employment land (ref: 20/19309/FUL).  The permission granted within the fifth monitoring period comprised the change of use from a former bank (A2) to part business (B1) and part residential (C3).  This indicator was included because 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>



	<p>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 replacement LDP.</p>
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**Figure 18**

<b>Supplementary Planning Guidance</b>	
<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**

<b>Land in the Countryside lost to development by way of departure from CYD LP1</b>	
<b>Continue Monitoring</b>	<b>Eighth Monitoring Period</b> 0 permissions granted by way of departure to CYD LP1 with land in the Countryside lost to development.
	<b>Seventh Monitoring Period</b> 0 permissions granted by way of departure to CYD LP1 with land in the Countryside lost to development.
	<b>Sixth Monitoring Period</b> 0 permissions granted by way of departure to CYD LP1 with land in the Countryside lost to development.
	<b>Fifth Monitoring Period</b> 0 permissions granted by way of departure to CYD LP1 with land in the Countryside lost to development.
	<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.
	<b>Second Monitoring Period</b>

	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
	<b>First Monitoring Period:</b> Temporary permission for siting of shipping containers for storage for Community Facility amounting to the temporary loss of 0.15 hectares of countryside.
	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.
	Permission granted regularising extension of residential curtilage into open countryside amounting to the loss of 0.16 hectares land designated as countryside.
	In total 0.15Ha temporary loss and 0.17 hectares permanent loss
<b>Comment:</b> 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.  To this end, it should be noted that instances of departure from this policy reduced significantly since the first monitoring period, with all development permitted in the Countryside (as defined by the LDP) being in accordance with LDP Policy CYD LP1.	
<b>Recommendation:</b> It is recommended that the monitoring of this indicator continues.	

Figure 20

Development with an adverse impact on Historic Landscape Designations	
<b>Continue Monitoring</b>	<b>Eighth Monitoring Period</b> No planning permissions have been granted which would result in an adverse impact on Historic Landscape Designations.
	<b>Seventh Monitoring Period</b> No planning permissions have been granted which would result in an adverse impact on Historic Landscape Designations.
	<b>Sixth Monitoring Period</b> No planning permissions have been granted which would result in an adverse impact on Historic Landscape Designations.
	<b>Fifth Monitoring Period</b> No planning permissions have been granted which would result in an adverse impact on Historic Landscape Designations.
	<b>Fourth Monitoring Period</b> No planning permissions have been granted which would result in an adverse impact on Historic Landscape Designations.
	<b>Third Monitoring Period</b> No planning permissions have been granted which would result in an adverse impact on Historic Landscape Designations.

	<p><b>Second Monitoring Period</b> No planning permissions have been granted which would result in an adverse impact on Historic Landscape Designations.</p>
	<p><b>First Monitoring Period:</b> No planning permissions have been granted which would result in an adverse impact on Historic Landscape Designations.</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 21**

<b>Development with an adverse impact on designated sites for nature conservation</b>	
<b>Continue Monitoring</b>	<p><b>Eighth Monitoring Period</b> No planning permissions have been granted which would result in an adverse impact on sites designated for nature conservation.</p>
	<p><b>Seventh Monitoring Period</b> No planning permissions have been granted which would result in an adverse impact on sites designated for nature conservation.</p>
	<p><b>Sixth Monitoring Period</b> No planning permissions have been granted which would result in an adverse impact on sites designated for nature conservation.</p>
	<p><b>Fifth Monitoring Period</b> No planning permissions have been granted which would result in an adverse impact on sites designated for nature conservation.</p>
	<p><b>Fourth Monitoring Period</b> No planning permissions have been granted which would result in an adverse impact on sites designated for nature conservation.</p>
	<p><b>Third Monitoring Period</b> No planning permissions have been granted which would result in an adverse impact on sites designated for nature conservation.</p>
	<p><b>Second Monitoring Period</b> No planning permissions have been granted which would result in an adverse impact on sites designated for nature conservation.</p>
	<p><b>First Monitoring Period:</b> No planning permissions have been granted which would result in an adverse impact on sites designated for nature conservation.</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, particularly considering Natural Resources Wales' Compliance Assessment of Welsh River SACs against Phosphorus Targets (Evidence Report 489), which has a significant bearing on the scope for development in much of the National Park.</p>

Figure 22

<b>Development with an adverse impact on:</b>	
<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>Eighth Monitoring period:</b> No relevant planning permissions have been granted.
	<b>Seventh Monitoring period:</b> No relevant planning permissions have been granted.
	<b>Sixth Monitoring period:</b> No relevant planning permissions have been granted.
	<b>Fifth Monitoring period:</b> No relevant planning permissions have been granted.
	<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.
	<b>First Monitoring period:</b> No relevant planning permissions have been granted.
	<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 23

<b>Number of Conservation Areas with up-to-date assessments</b>	
<b>Completed during 7<sup>th</sup> monitoring period</b>	<b>Ceased Monitoring</b>
	<b>Seventh Monitoring Period</b> 2 Conservation Area Assessments completed within the period of this AMR.
	<b>Sixth Monitoring Period</b> 0 Conservation Area Assessments completed within the period of this AMR.
	<b>Fifth Monitoring Period</b> 0 Conservation Area Assessments completed within the period of this AMR.
	<b>Fourth Monitoring Period</b> 0 Conservation Area Assessments completed within the period of this AMR.
	<b>Third Monitoring Period</b> 3 Conservation Area Assessments completed within the period of this AMR.
	<b>Second Monitoring Period</b> 0 Conservation Area Assessments completed within the period of this AMR.
	<b>First Monitoring Period:</b> <b>0 Conservation Area Assessments completed.</b>
	<b>Comment:</b>

	Following consultation, Crickhowell and Llangattock Conservation Area Appraisals were approved by the National Park Authority during the 7 <sup>th</sup> Monitoring period (2020/2021).
	<p><b>Recommendation:</b></p> <p>This assessment would be triggered for this indicator should the Conservation Area Assessments not be completed by the end of 2017. Appraisals have now been completed for Brecon, Hay-On-Wye, Talgarth, Crickhowell and Llangattock Conservation Areas. Accordingly, no further monitoring is required.</p>

**Figure 24**

Supplementary Planning Guidance	
<b>Completed in part during previous monitoring period.</b>	In line with the requirements of the LDP Monitoring Framework, Members have endorsed the following Supplementary Planning Guidance for use in the determination of relevant planning applications: <ul style="list-style-type: none"> <li>• Obtrusive Lighting</li> <li>• Biodiversity Audit</li> </ul>
<b>Biodiversity Audit Completed in 2016.</b>	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><b>Comment:</b></p> <p>None.</p>
	<p><b>Recommendation:</b></p> <p>The relevant Supplementary Planning Guidance has been completed. Accordingly, no further monitoring is required.</p>

## 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>Eighth Monitoring Period</b></p> <p>No planning permissions were granted planning permission in a C1 or C2 floodplain area, not meeting Technical Advice Note 15 tests</p>
	<p><b>Seventh Monitoring Period</b></p> <p>No planning permissions were granted planning permission in a C1 or C2 floodplain area, not meeting Technical Advice Note 15 tests</p>
	<p><b>Sixth Monitoring Period</b></p> <p>No planning permissions were granted planning permission in a C1 or C2 floodplain area, not meeting Technical Advice Note 15 tests</p>

	<p><b>Fifth Monitoring Period</b> 3 planning permissions were granted planning permission in a C1 or C2 floodplain area, not meeting Technical Advice Note 15 tests</p>
	<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> During this monitoring period, no planning permissions were granted in a C1 or C2 flood zone against the advice and tests contained in Technical Advice Note 15: Development and flood risk.</p> <p>During the period covered by this monitoring report, following a committee resolution to permit vulnerable development by supporting a Change of Use within a C2 flood zone, an application was called in for determination by the Welsh Ministers and was refused.</p>
	<p><b>Recommendation:</b> We note that a revised TAN15 (Technical Advice Note 15) is due for publication within the 10<sup>th</sup> Monitoring period, on the 1<sup>st</sup> June 2023 and that NRW will be revising their position in relation to assessment of FCA (Flood Consequences Assessment) in areas of flood. Considering contextual changes, we will continue to monitor the implementation of this policy.</p>

Figure 26

Planning consents contrary to advice of Natural Resources Wales and Dwr Cymru Welsh Water regarding water quality/quantity	
Continue Monitoring	<p><b>Eighth 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>Seventh 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>Sixth 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>Fifth 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>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>

	<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.
	<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.
	<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.
	<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 particularly considering Natural Resources Wales' Compliance Assessment of Welsh River SACs against Phosphorus Targets (Evidence Report 489) and associated practice guidance, which has a significant bearing on the scope for development in much of the National Park.

Figure 27

Number of applications which consider climate change adaptation techniques within Design and Access Statements	
<b>Continue Monitoring</b>	<b>Eighth Monitoring Period</b> 0 applications for major development have been received where climate change was not considered within the Design and Access Statement.
	<b>Seventh Monitoring Period</b> 0 applications for major development have been received where climate change was not considered within the Design and Access Statement.
	<b>Sixth Monitoring Period</b> 0 applications for major development have been received where climate change was not considered within the Design and Access Statement.
	<b>Fifth Monitoring Period</b> 0 applications for major development have been received where climate change was not considered within the Design and Access Statement.
	<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.
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Figure 28

Number of applications for larger developments that fail to provide 20% of their energy from low or zero carbon resources	
Ceased Monitoring following previous monitoring period	Ceased monitoring.
	<b>Comment:</b> This indicator arose because 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.  There is no policy in the Plan to enforce this requirement and, accordingly, it is recommended that this indicator ceases to be monitored.
	<b>Recommendation:</b> Ceased monitoring.

Figure 29

Development of renewable energy schemes	
Continue Monitoring	<b>Eighth Monitoring Period</b> The National Park issued 4 permissions within the period for renewable energy schemes (3 solar schemes, and 1 for air source heat pumps). None of these permissions were considered to have a significant adverse impact on the special qualities of the National Park.
	<b>Seventh Monitoring Period</b> The National Park issued 4 permissions within the period for renewable energy schemes (3 solar schemes, 3 for biomass and 1 for air source heat pumps). None of these permissions were considered to have a significant adverse impact on the special qualities of the National Park.
	<b>Sixth Monitoring Period</b> The National Park issued 4 permissions within the period for renewable energy schemes (2 solar schemes, including permission for installing solar panels on one of the National Park Authority owned visitor centres, 1 for biomass and 1 for ground source heat pumps). None of these permissions were considered to have a significant adverse impact on the special qualities of the National Park.
	<b>Fifth Monitoring Period</b> The National Park issued 3 permissions within the period for renewable energy schemes (1 consent was for a borehole and water storage facility, 2 solar and 2 hydroelectric schemes). None of these permissions were considered to have a significant adverse impact on the special qualities of the National Park.
	<b>Fourth Monitoring Period</b>



	<p>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.</p>
	<p><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.</p>
	<p><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.</p>
	<p><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.</p>
	<p><b>Comments:</b>  During the 7<sup>th</sup> monitoring period, Community Energy Audits were undertaken across the National Park, alongside CO2 emissions reduction analysis (November 2020) and more recently an energy only Paris Aligned Carbon Budget. The emissions reduction analysis showed just one Lower Super Output Area (New Inn 4) across the whole National Park had met the Welsh Government’s emissions reduction target of 3% per annum between 2010 and 2018. During this period emissions in one Lower Super Output Area (Goetre Fawr 1) had increased.</p> <p>Furthermore, for the National Park to make its ‘fair’ contribution towards the Paris Agreement, the area-based Carbon Budget identifies a need to:</p> <ul style="list-style-type: none"> <li>• Stay within a maximum cumulative carbon dioxide emissions budget of 1,557 thousand tonnes (ktCO2), for the period of 2020 to 2100;</li> <li>• Initiate an immediate programme of CO2 mitigation to deliver annual cuts in emissions averaging 14% to deliver a Paris Agreement aligned carbon budget; and,</li> <li>• Reach zero or near zero carbon no later than 2039.</li> </ul> <p>The report behind the budget recommends the National Park should:</p> <ul style="list-style-type: none"> <li>• increase sequestration of CO2 through land use, land-use change and forestry (LULUCF), for example aligning with Committee on Climate Change’s high-level ambition of tree planting, forestry yield improvements and forestry management; and.</li> <li>• ensure such CO2 sequestration is also sufficient to help compensate for non-CO2 emissions within the National Park.</li> </ul>
	<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 30

Permitted and installed capacity (MW) of renewable electricity and heat projects	
<b>Continue Monitoring</b>	<b>Eighth Monitoring Period</b> Permissions amount to an increase of 1.287 megawatts capacity of energy from renewable energy schemes
	<b>Seventh Monitoring Period</b> Permissions amount to an increase of 0.087 megawatts capacity of energy from renewable energy schemes
	<b>Sixth Monitoring Period</b> Permissions amount to an increase of 0.32 megawatts capacity of energy from renewable energy schemes
	<b>Fifth Monitoring Period</b> Permissions amount to an increase of 0.15 megawatts capacity of energy from renewable energy schemes
	<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

Supplementary Planning Guidance	
<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 32

Annual vacancy rates of the Town Centres	
Further research	<b>Eighth Monitoring Period</b> Brecon vacancy rate at 9% Crickhowell vacancy rate at 1% Hay on Wye vacancy rate at 5% Talgarth Vacancy rate at 0%
	<b>Seventh Monitoring Period</b> Brecon vacancy rate at 9% Crickhowell vacancy rate at 3% Hay on Wye vacancy rate at 7% Talgarth Vacancy rate at 0%
	<b>Sixth Monitoring Period</b> Brecon vacancy rate at 12% Crickhowell vacancy rate at 5% Hay on Wye vacancy rate at 7% Talgarth Vacancy rate at 2%
	<b>Fifth Monitoring Period</b> Brecon vacancy rate at 11% Crickhowell vacancy rate at 8% Hay on Wye vacancy rate at 7% Talgarth Vacancy rate at 4%
	<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%
	<b>Comment:</b> The purpose of this indicator is to address the 'health' of the retail centres in the National Park. Vacancy rates are monitored within defined areas of the town where there is a strategic objective to support the predominance of retail or town centre uses. During this monitoring period temporary permitted development rights have been introduced, and licensing made more flexible in an attempt to support town centre vibrancy. Consultation was undertaken on draft Town Centre

	<p>Supplementary Planning Guidance and a decision will be taken on whether to introduce this if the temporary permitted development rights are not made permanent.</p> <p>Work is progressing through the Place Plan process to address the retail health of Brecon, however, plans for a “Business Improvement District” in Brecon were rejected by businesses in 2020. The Policy team will continue to work with external agencies to explore how to support our retail centres and work to develop best practice for the emerging LDP.</p>
	<p><b>Recommendation:</b>  This indicator will be monitored for a further year.  Further policy research undertaken for inclusion in LDP2.  Joint working between Policy team and town centre regeneration initiatives.</p>

## Sustainable Tourism

Figure 33

Number of new or improved tourism facilities		
<b>Continue Monitoring</b>	<b>Eighth Monitoring Period</b>	
	The NPA (National Park Authority) granted 10 planning permissions within the period for new or improved tourism facilities.	
	<b>Seventh Monitoring Period</b>	
	The NPA (National Park Authority) granted 22 planning permissions within the period for new or improved tourism facilities.	
	<b>Sixth Monitoring Period</b>	
	The NPA granted 29 planning permissions within the period for new or improved tourism facilities.	
	<b>Fifth Monitoring Period</b>	
	The NPA granted 24 planning permissions within the period for new or improved tourism facilities.	
	<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>Eighth Monitoring Period:</b>		
<b>Address</b>	<b>Ref</b>	<b>Description of Development</b>

	Court Bleddyn Farm, Folly Lane, Pontypool, Torfaen, NP4 8TS	20/19239/FUL	A modest tourism diversification of two seasonal small Shepherd Hut accommodation units
	Talsarn Farm Llanddeusant Llangadog Carmarthenshire SA19 9YW	20/19330/FUL	Conversion of 2 stone barns to 2 holiday lets and a construction of a building for housing Bats
	Autumn View Lower Common Gilwern Monmouthshire NP7 0EE	20/19398/FUL	Conversion of the existing residential annexe to include tourist accommodation (Holiday Let) and variation or discharge of S106 dated 11 August 2016 pertaining to 16/13183/FUL, to allow for the use of the building as a holiday let.
	Bolgoed Maen Farm Libanus Brecon Powys LD3 8EL	21/19717/FUL	Change of use of former agricultural buildings to 2no. holiday let units of accommodation (Use Class C3) including alterations and associated works.
	Cefnwaunynog Farm Penwylt Coelbren Neath Powys SA10 9NB	20/19258/FUL	Planning Application for Conversion of Attached Outbuilding to Holiday Let, Cefn-gwenynawg, Penwylt, Coelbren, Powys SA10 9NB
	Tyrywen Forest Coal Pit Abergavenny NP7 7LP	21/20223/FUL	Conversion of 2 existing barns to C3 use (residential annex to main dwelling and self-contained holiday accommodation)
	CwMBERACH Uchaf Llandeilo Road Garnant Ammanford SA18 2DZ	21/20315/FUL	Change of use of part of an agricultural barn for additional shower/toilet facilities to meet COVID-19 restrictions for campsites and facilities in support of a Brecon Beacons Local Nature Partnership initiative (BBNPA & Local Government Partners).
	Brecon Beacons Mountain Centre Visitors Centre Libanus Brecon LD3 8ER	21/20641/FUL	Installation of six additional pieces of play equipment adjacent to an existing piece of play apparatus
	Council Offices Hay-On-Wye Hereford Powys HR3 5BX	21/20072/FUL	Change of use of main house and annex from multiple activities (sui generis) to single dwelling (C3). Annex use to be ancillary to use of the main house.

Oldcastle Court Farm Old Castle Road Oldcastle Pandy NP7 7PH	20/19236/FUL	Proposed conversion of barn into a holiday unit.
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**Seventh Monitoring Period:**

Address	Ref	Description of Development
The Kennels, Lower Common, Gilwern, Monmouthshire NP7 OEE	19/17939/FUL	Conversion of play room and part of garage to a 2-person holiday let and division of garden.
The Bothy, The Neuadd Llanbedr, Crickhowell, Powys, NP8 1SP	20/18233/FUL	Conversion of existing building and construction of extension to provide a holiday let with associated drainage, landscaping, and associated works.
Neuaddfach, Cwm-du, Crickhowell, Powys, NP8 1RT	20/18335/FUL	Conversion of barn to holiday letting unit, alterations to vehicular access and installation of septic tank and drainage field
Ty Pencerrig Pontsticill Merthyr Tydfil CF48 2UN	20/18330/FUL	Erection of two wooden cabins to be used as holiday lets in the garden and associated infrastructure including septic tank and parking places with associated retaining works.
Coach House Trefecca Brecon	19/17972/FUL	Full planning application for the conversion of coach house to holiday let use
Holiday Let at Ty Taf Fechan, Dol-Y-Gaer Merthyr Tydfil, CF48 2UR	19/17990/FUL	Provision of residential annex associated with Ty Taf Fechan. Annex formed from building used as holiday let.
Penrheol Darren Hillside, Llangattock NP8 1LF	19/17779/FUL	Conversion of an existing unused barn into a holiday let with parking and patio
Lilac Cottage, Heol Bedd-Dyn-Hir, Govilon NP7 OHS	19/18108/FUL	Conversion of existing detached garage building to Holiday Let accommodation
Pen-Croeslan Uchaf Annexe, Ffawyddog, Crickhowell, Powys, NP8 1PY	20/19012/FUL	Conversion of redundant barn (previously converted to Outdoor Pursuits Centre) to 3-bedroom holiday let.
The Firs, Twyn Allwys Road, Govilon, Monmouthshire NP7 9RT,	20/19070/FUL	Proposed change of use land from agriculture to a low impact tourism site for the siting of one shepherd's hut.
Eisgar Feithgen, Myddfai, Llandovery	20/19103/FUL	Conversion of site to a music retreat, including reconstruction of

	Carmarthenshire, SA20 OQE		former dwelling for holiday accommodation, use of outbuildings and single storey extensions to the existing dwelling.
	Glannant, Talgarth Brecon, LD3 OER	20/18922/FUL	Proposed non-permanent holiday accommodation site, with associated installation of sewage treatment
	Tiryln House, Gwynfe Road, Ffairfach Llandeilo, SA19 6RH	20/19185/FUL	Conversion of barn to holiday accommodation (part retrospective)
	Pwll Court Farm Llangynidr Powys NP8 1NN	20/18688/FUL	Proposed demolition of some built elements and conversion (with some extensions to) existing agricultural outbuildings at Pwll Court Farm to 3 separate residential units for tourist use and associated works. Change of use of an existing agricultural building to provide ancillary storage associated with the new tourism use. Change of use of existing outbuilding into ancillary communal space to be used in conjunction with the new tourism use.
	Castell Pryddydyd, Coach House, Cefn Goleu Ninfa, Llanellen, NP7 9LE	20/18503/FUL	Change of use of previously approved annex accommodation to form one holiday letting unit.
	Pentwynmwyn, Llanddeusant, Llangadog, SA19 9EY	20/18583/FUL	Extension of the existing mono-pitched roof to the ancillary "home office" building to form link with stone barn and lean-to. Change of use of buildings to form holiday let.
	Units 2 & 3, Gremlin Lodge, 48 The Watton Brecon, LD3 7EG	20/18698/FUL	Application for permission to let holiday units on short-term letting contracts in addition to holiday letting
	Plas Dolygaer Pontsticll, Merthyr Tydfil, CF482UR	20/18779/FUL	Erection of timber hut for use as a shelter by campers in adjoining camping field.
	Primrose Haven Felindre Brecon Powys LD3 OST	20/18702/FUL	a) Change of use of veg store for processing fruit and produce including processing mushrooms and juicing top fruit and for educational demonstrations. b) Installation of solar panels. c) Erection of relocated veg store. d) Installation of a fifth shepherds Hut e) Use of the shepherd's huts for

		eco-tourism along with existing course accommodation
Great House Farm Great House Lane Triley Llantilio Pertholey NP7 6PB	20/18977/FUL	The conversion and change of use of a redundant stone agricultural outbuilding to provide self-catering holiday accommodation and the dismantling and re-siting of a modern steel framed agricultural building
Nantgarw, Station Road Talybont-On-Usk, Brecon, LD3 7JE	20/18978/FUL	Change of use of leisure moorings to a holiday let use
Cennen Arms Trapp Llandeilo SA19 6TP	20/18856/FUL	Change of use of first floor rooms to provide letting accommodation, alterations to ground floor rooms to provide additional ground floor letting suite, plus demolition of toilet block, front entrance porch & reconstruction of both

**Sixth Monitoring Period:**

Address	Ref	Description of Development
Pen-y-caeau Farm, Cwmdu, Crickhowell, Powys, NP8 1RT	18/16820/FUL	Use of part of Dwelling house as Self-contained Holiday Accommodation
Llanddetty Hall Farm, Llandetty, Brecon, Powys, LD3 7YR	19/16997/FUL	The change of use, refurbishment, and conversion of existing Grade 2 listed outbuildings to provide four new holiday lets including the provision of extended living accommodation for the existing Grade 2 listed farmhouse.
Gwydre, Penrhiw Road, Llanddeusant, Llangadog, Carms, SA19 9YS	19/17171/FUL	Proposed farm-based holiday accommodation with associated installation of sewage treatment
Penycae C P School Penycae, Swansea, SA9 1FA	18/16562/FUL	Conversion of former primary school to C1 use consisting of 14 no. rooms
Cottage At Former Lion Garage, Lion Street, Hay-On-Wye, Hereford, Powys, HR3 5AD	18/16892/FUL	Renovation (part retrospective) and change of use of former dwelling to C3 holiday let, as ancillary accommodation to the main garage dwelling to be used temporarily for two years as owner's accommodation and site office while adjacent main garage development (17/14725/FUL) is carried out.



	Pant Y Paerau, Llangynidr, Crickhowell, Powys, NP8 1NU	18/16453/FUL	Development of existing farmstead to form cycle touring business. Works consist of: - Alterations to a listed dwelling. - Addition of flue to listed attached barn in residential use. - Alterations of detached barn for use for the cycle touring business. - Conversion of pigstys to utility uses. - Upgrade and extension of existing outbuilding. - Erection of new outbuilding. - Erect new open lean-to structure for undercover cycle wash-down.
	Land Opposite 3 Lower Cross Cottages, Talybont-On-Usk, Brecon, LD3 7UQ	18/16979/FUL	Siting of 3 shepherd huts as non-permanent holiday accommodation.
	The Granary, Penishapentre, Llanspyddid, Brecon, LD3 8PB	19/17271/FUL	Conversion of Granary barn to holiday let accommodation, connection to existing septic tank and associated works. Retrospective planning permission is sought for works undertaken to re-roof the barn, installation of roof lights on the south-east and north-west elevations, installation of flue, installation of window frames on the south-east elevation and new timber cladding and openings on the south-west elevation.
	Radnor House Church Street, Hay-On-Wye, Hereford, HR3 5DQ	19/17036/FUL	Erection of one-storey tabernacle building to be used as an extension to an existing bed and breakfast business complete with associated works
	Llangorse Multi Activity Centre, The Gilfach, Llangorse, Brecon, Powys, LD3 7UH	18/16954/FUL	Construction of new single storey toilet / shower block and installation of five camping pods and associated works.
	Grawen Farm Cwm Taf, Merthyr Tydfil, CF48 2HS	18/16889/FUL	Conversion of existing Listed Grade II cattle shed and coach house into holiday lets with associated landscaping works
	Pentre House, Myddfai, Llandovery, SA20 0PQ	19/17911/FUL	Change of use from private dwelling to mixed use dwelling and associated residential use and siting of a touring caravan for the purpose of holiday letting.
	Ty Mawr Cwm-Du, Crickhowell, NP8 1RT	19/17804/FUL	Conversion of an existing ancillary domestic barn into a self-contained holiday let.

	The Kennels, Lower Common, Gilwern, Monmouthshire, NP7 0EE	19/17939/FUL	Conversion of play room and part of garage to a 2-person holiday let and division of garden.
	Great Blaenawey Farm, Bettws, Crucorney, Mons, NP7 7LG	19/17695/FUL	Change of use of land to site 2 no. shepherds huts and related decking, as a single unit of holiday accommodation on land at Great Blaenawe Farm, Bettws.
	Mount Street House, 5 Mount Street, Brecon, LD3 7LU	19/17825/FUL	Change of use to bed and breakfast accommodation with ancillary private residential use. Internal alterations to provide en-suite bathrooms. Demolition of existing external single skin/asbestos roof toilet
	40 Newport Street, Hay-On-Wye, Hereford, Powys, HR3 5BG	19/17658/FUL	Proposed farm-based holiday accommodation pods with associated installation of sewage treatment
	Penhenallt, Hay-On-Wye, Hereford, Powys, HR3 5RH	19/17349/FUL	Site 1 Shepherd's Hut for tourism rental
	Cwm Gwenllan Gwynfe, Llangadog, SA19 9PU	19/17722/FUL	Change of use of Barn to 4no. Holiday Letting Units.
	Neuadd Wen, Aber Village, Talybont on Usk	19/17713/FUL	Redundant farm buildings to be converted into two units of holiday let accommodation and bat house for bat mitigation measures
	Godrewaen, Llangadog, Carmarthenshire, SA19 9RN	19/17718/FUL	Change of use of existing building from a Water Bottling Plant to a 2-bedroom tourism let
	The Held, The Held Bunkhouse Cantref, Brecon, LD3 8LT	19/17573/FUL	Convert the 24-bed bunkhouse to a 3-bedroom holiday cottage sleeping up to 6 people and a shared laundry / drying room / information point. The training room, games room and drying room will be incorporated into the owner's accommodation and the original farmhouse that is currently part of the owner's accommodation will become a holiday cottage to sleep 4. Alterations to access and parking.
	Pen Y Borth Barn, Ystradfellte, Aberdare, Powys, CF44 9JF	19/17427/FUL	The retention of a shepherd's hut and decking used as tourist accommodation.
	Dolygaer Outdoor Pursuits Centre Dol-Y-	19/17798/FUL	Accommodation pods and the regrading of land used for camping

	Gaer, Merthyr Tydfil, CF48 2UR		/ activities field with associated works.
	Wellfield Old Road, Bwlch, Brecon, LD3 7RZ	19/17629/FUL	Conversion of redundant outbuilding into holiday let and use of garage/stables for parking and stabling
	Lilac Cottage Heol Bedd-Dyn-Hir, Govilon, NP7 0HS	19/18108/FUL	Conversion of existing detached garage building to Holiday Let accommodation
	Nantrhodyn Llandoverly, SA19 9AJ	19/17618/FUL	Conversion of existing barn to learning centre and coffee shop. Change of use of field to accommodate glamping facilities (3 canvas tents and 1 bell tent) and associated development. Provision of associated toilet/washing facilities in existing barn.
	Boars Head, Ship Street, Brecon, Powys, LD3 9AL	19/17674/FUL	Proposed conversion of upper floors from dwelling to holiday letting rooms. Single-storey extension to rear. Internal alterations including insertion of stair and reconfiguration of partition walls. Additional signage proposed, and alterations to access from St Michael's St.
	Ty Cooke Farm Old Abergavenny Road, Pencroesoped, Llanover, NP4 8QZ	19/17295/FUL	Conversion of redundant Agricultural barn to provide 1no (2 bed) Holiday let accommodation and 1no (3 bed) Caretaker/Manager dwelling. Alterations to existing agricultural barn.
	<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>		

## Sustainable Communities

Figure 34

Number of applications approved resulting in the loss of community facilities	
<b>Continue Monitoring</b>	<p><b>Eighth 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</p>
	<p><b>Seventh 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</p>
	<p><b>Sixth Monitoring Period</b></p>

	No applications approved contrary to Strategic Policy SP15 and the protective aim of Policy 50 resulting in the loss of community facilities
	<b>Fifth 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>Fourth 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>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> No planning applications have been approved contrary to the provisions of Strategic Policy SP15 and the protective aim of Policy 50 resulting in the loss of community facilities.
	<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 35

Amount of new development providing SUDS (Sustainable Urban Drainage Systems)	
Cease Monitoring	<b>Eighth Monitoring Period</b> All relevant applications approved considered the requirement for SUDS.
	<b>Seventh Monitoring Period</b> All relevant applications approved considered the requirement for SUDS.
	<b>Sixth Monitoring Period</b> All relevant applications approved considered the requirement for SUDS.
	<b>Fifth Monitoring Period</b> All relevant applications approved considered the requirement for SUDS.
	<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> From 7 <sup>th</sup> January 2019, all new developments with implications for drainage of more than 1 house or where the construction area is of 100m <sup>2</sup> or more will require sustainable drainage systems to manage on-site surface water. Surface water

	<p>drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers. The systems must be approved by the local authority for the area acting as a SuDS (Sustainable Urban Drainage Systems) Approving Body (SAB) role before construction work begins.</p> <p>Given development within National Policy it is felt that the objectives of the LDP in relation to the provision of SUDs (Sustainable Drainage Systems) are being addressed through national requirements out with the planning system. Accordingly, there is no longer a need to monitor this element of plan policy.</p>
	<p><b>Recommendation:</b> Cease monitoring</p>

## Waste

Figure 36

Number of vacant units within the identified B Class sites suitable to accommodate a local waste facility	
<b>Continue Monitoring</b>	<p><b>Eighth Monitoring Period</b></p> <p>1 vacant unit in Brecon Enterprise Park, Brecon (total of 1,207.33 m<sup>2</sup>)            7 vacant units in Ffrwdgrech Industrial Estate, Brecon (total of 1,729.75 m<sup>2</sup>)            1 vacant unit in Talgarth Business Park (total of 537.17m<sup>2</sup>)            1 vacant unit in Greenfield Business Park, Hay on Wye (total of 99.81 m<sup>2</sup>)            2 vacant unit in Sennybridge (total of 333.72 m<sup>2</sup>)            4 vacant units in Elvicta, Crickhowell (total of 1,703.61 m<sup>2</sup>)            2 vacant units in Granada Park, Llangattock (total of 205.53 m<sup>2</sup>)</p>
	<p><b>Sixth &amp; Seventh Monitoring Period</b></p> <p>3 vacant units in Brecon Enterprise Park, Brecon (total of 1,213.32 m<sup>2</sup>)            7 vacant units in Ffrwdgrech Industrial Estate, Brecon (total of 1,423.58 m<sup>2</sup>)            2 vacant unit in Talgarth Business Park (total of 867.68 m<sup>2</sup>)            1 vacant unit in Sennybridge (total of 456.52 m<sup>2</sup>)            5 vacant units in Elvicta, Crickhowell (total of 2,342.99 m<sup>2</sup>)            3 vacant units in Granada Park, Llangattock (total of 758.79 m<sup>2</sup>)</p>
	<p><b>Fifth Monitoring Period</b></p> <p>3 vacant units in Ffrwdgrech Industrial Estate, Brecon (total of 697.86 m<sup>2</sup>)            2 vacant unit in Talgarth Business Park (total of 867.68 m<sup>2</sup>)            5 vacant units in Sennybridge (total of 3,438.12 m<sup>2</sup>)            5 vacant units in Elvicta, Crickhowell (total of 2,342.99 m<sup>2</sup>)            3 vacant units in Brecon Enterprise Park, Brecon (total of 1,213.32 m<sup>2</sup>)</p>
	<p><b>Fourth Monitoring Period</b></p> <p>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></p> <p>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></p>

	0.5Ha Vacant Land Brecon and 5 vacant units (total of 540.3 m2) 0.1Ha Vacant Land Talgarth and 1 unit (324.8m2) 20 vacant units Granada Park Crickhowell, (total of 0.27Ha) 1 vacant unit Forest Road Hay (101.71m2)
	<b>First Monitoring Period:</b> 0.5Ha Vacant Land Brecon 0.1Ha Vacant Land Talgarth and 1 unit (316m2) 6 vacant units Granada Park Crickhowell, total of(758m2)
	<b>Comments:</b> There is capacity within allocated employment sites.
	<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 37

Number of new licensed waste management facilities permitted	
<b>Continue Monitoring</b>	<b>Eighth Monitoring Period</b> No permissions granted within the period for new waste management facilities.
	<b>Seventh Monitoring Period</b> No permissions granted within the period for new waste management facilities.
	<b>Sixth Monitoring Period</b> No permissions granted within the period for new waste management facilities.
	<b>Fifth Monitoring Period</b> No permissions granted within the period for new waste management facilities.
	<b>Fourth Monitoring Period</b> No permissions granted within the period for new waste management facilities.
	<b>Third Monitoring Period</b> No permissions granted within the period for new waste management facilities.
	<b>Second Monitoring Period</b> No permissions granted within the period for new waste management facilities.
	<b>First Monitoring Period:</b> No permissions granted within the period for new waste management facilities.
	<b>Comments:</b> No applications were received within the monitoring periods for new waste management facilities in the National Park.
	<b>Recommendation:</b> This indicator will continue to be monitored and the need for additional sites/capacity within employment sites addressed through appropriate allocation/policy as necessary in LDP2.

## Minerals

Figure 38

Number of consents for permanent, sterilising development within a minerals safeguarding area	
<b>Continue Monitoring</b>	<b>Eighth Monitoring Period</b> No permanent sterilising development has been permitted within mineral safeguarding areas.
	<b>Seventh Monitoring Period</b>

	No permanent sterilising development has been permitted within mineral safeguarding areas.
	<b>Sixth Monitoring Period</b> No permanent sterilising development has been permitted within mineral safeguarding areas.
	<b>Fifth Monitoring Period</b> No permanent sterilising development has been permitted within mineral safeguarding areas.
	<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 39

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	No	No	No

CS132 - Land Opposite High School, Brecon	30	Yes	Yes	Yes	Yes	Yes	Yes
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	Yes	Yes	No
SALT 037 – Proposed extension to T9, Talgarth	15	Yes	Yes	Yes	Yes	Yes	No
DBR-BCH-J - Land adj Bwlch Woods, Bwlch	15	N/A	N/A	No	No	No	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	Yes	No	No	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	No	No	No



CS66 – Former Army Camp, Cwrt Y Gollen	70	Yes	Yes	Yes	Yes	Yes	No
Rest of LDP Period							
CS93 – Slwch House Field, Brecon	23	N/A	N/A	No	No	No	No
DBR-BR-A – Site Located North of Camden Crescent, Brecon	38	N/A	N/A	Yes	Yes	Yes	No
DBR-BR-B – Land north of Cradoc Close, Brecon	33	N/A	N/A	Yes	Yes	Yes	Yes
CS132 – Land opposite High School, Brecon	107	Yes	Yes	Yes	Yes	Yes	Yes
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	No	No	No
DBR-HOW-C – Land adj Fire Station	13	N/A	N/A	No	No	No	No
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	Yes (part of site)	No	No	No
CS39/69/70/88/89/99 – Land at Ty Clyd, Govilon	93	N/A	N/A	Yes	Yes	Yes (part of site)	No
CS120 – Land South of Ty Melys, Pencelli	6	N/A	N/A	Yes	Yes	No	No
CS55 – Land at Penygarn, Pontsticill	6	N/A	N/A	No	No	No	No
DBR-PTSC/C – Land at end of	3	N/A	N/A	Yes	Yes	Yes	No

Dan-Y-Coed, Pontsticill								
CS91 – Land west of Pontsticill House, Pontsticill	6	N/A	N/A		Yes	No	No	No
CS127 – Maesmawr Farm, Talybont	57	N/A	N/A		No	No	No	No
CS111 – Former Mid Wales Hospital	93	Yes	Yes		No	No	No	No

### ***The First 5 Years***

It is noted that 11 sites for this period have been progressed to the planning application stage, with 5 developers having commenced development on site. A further 4 sites have moved forward within the consideration and determination stages of a planning application.

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

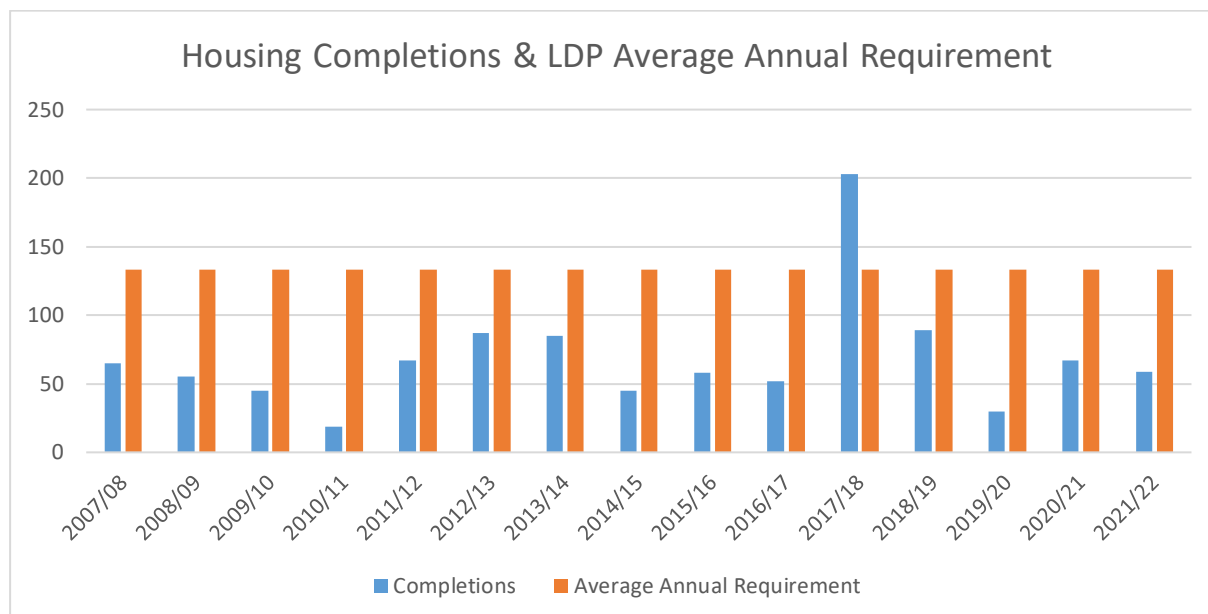
As expected, there has been less activity in relation to these sites with 10 sites being progressed to an application stage, seven of which, at least in part, have been permitted. Of the seven permissions granted, one development site of 22 units has been completed and two are under construction. It is appreciated that a number of these sites have been restricted by the issues relating to water infrastructure, however whilst a number of the water improvement works have now been completed, evidence demonstrating failures against SAC phosphate targets, particularly in the Usk and Wye presents a new challenge to be resolved for all remaining allocated sites other than those in Pontsticill, which need to be progressed with community involvement as a limited growth settlement.

### ***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. All sites now have adopted Development Briefs associated with them and only the site of the former mid Wales hospital remains without planning permission for redevelopment.

## Appendices

### Appendix 1. Graph and table of housebuilding completions against the LDP Annual Average Requirement:



Year	Completions	Average Annual Requirement
2007/08	65	133
2008/09	55	133
2009/10	45	133
2010/11	19	133
2011/12	67	133
2012/13	87	133
2013/14	85	133
2014/15	45	133
2015/16	58	133
2016/17	52	133
2017/18	203	133
2018/19	89	133
2019/20	30	133
2020/21	67	133
2021/22	59	133
	1026	1995*

**\*Note: Rounding of Average Annual Requirement will lead to a difference of 5 units (greater) than the total LDP Housing Requirement of 1990 in 2021/22.**

## Appendix 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 was gathered from the State of the Park Report (2014).*

*We now refer you to the State of the Park Report 2020:*

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

*In the future the National Park Doughnut will fulfil this role.*

SA Topic	Indicators	Findings	Overall Trend
Climatic Factors	Condition of Biological SSSIs (Sites of Special Scientific Interest)	<p>With varying levels of confidence, 47 out of 65 SAC features (&gt;72%) are in unfavourable conservation status (NRW indicative assessments 2020).</p> <p>Data source:  <a href="https://naturalresources.wales/evidence-and-data/research-and-reports/protected-sites-baseline-assessment-2020/?lang=en">https://naturalresources.wales/evidence-and-data/research-and-reports/protected-sites-baseline-assessment-2020/?lang=en</a></p> <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 in favourable condition, 51 (31%) were in unfavourable condition and for 19 (12%) the condition was unknown.</p> <p>In 2017 there were 163 biological features of importance in the National Park, 88 (54%) of which were currently in favourable condition, 55 (34%) were in unfavourable condition and for 20 (12%) the condition was unknown.</p> <p>The percentage of features in unfavourable condition has slightly increased and the percentage of features in favourable condition has slightly decreased,</p>	Not demonstrating the sharp improvement necessary.

Water quality	<p>In January 2021, Natural Resources Wales published <a href="#">‘Evidence report 489 - Compliance Assessment of Welsh River SACs (Special Areas of Conservation) against Phosphorus Targets’</a>.</p> <p>Of great concern is that it reports:  “The Usk is by some distance the worst performing SAC river in Wales with respect to its phosphorus targets, and is the only river where there are extensive failures in the headwaters.”</p> <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>As outlined within the SOPR 2020, most of the water bodies surveyed by NRW were not assessed until 2013. Between the years 2009 (baseline) 2012 the water bodies were not assessed. Between the years 2013 – 2015 all water bodies were of ‘Good’ chemical status, with all of them achieving ‘High’ status by 2017. All water bodies had declined to ‘Good’ status by 2018.</p> <p>When compared to the baseline of 2009, two of the water bodies have improved from moderate to good, two have remained the same, and one has declined from good to moderate.</p> <p>3 out of the 6 water bodies surveyed within the Park achieved an overall status of good. The other 3 water bodies only achieved moderate status. There has therefore been an improvement since the baseline data of 2009, where only 2 waterbodies achieved good status. However, there has not been an improvement since 2017, with no waterbodies improving.</p>	Not demonstrating the sharp improvement necessary.
Air quality	<p>Data on air quality exposure indicators have not been collected specifically for the National Park area, only for the 7 individual unitary authorities that make up the National Park however, the indicators show that all 7 unitary authorities have decreased from 2009-2017, indicating an improvement in air quality.</p> <p>Specifically, the 2 unitary authorities that make up the largest area of the Park, Powys, and</p>	Neutral

		<p>Carmarthenshire, are significantly lower than the other unitary authorities.</p> <p>There are no air quality management areas within the National Park</p> <p>However, recently released mapping by the Air Pollution Information Service makes clear that nitrogen and sulphur deposition (from long- and short-range sources) are exceeding, for some Special Areas of Conservation, site relevant critical loads.</p>	
	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 much of the Carmarthenshire area of the National Park. Most of the NP (National Park) 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>	Not demonstrating the improvement necessary.
	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 2014).</p>	Neutral
	Condition of Geological SSSI's	<p>There are 34 geological SSSIs wholly or partly within the National Park boundary.</p> <p>In 2014 there were 34 geological features of importance in the National Park, 31 (91%) of which were currently in favourable condition, 1 (3%) were in unfavourable condition and for 2 (5%) the condition was unknown.</p> <p>In 2017 there were 34 geological features of importance in the National Park, 30 (88%) of which were currently in favourable condition, 1 (3%) were in unfavourable condition and for 3 (9%) the condition was unknown.</p>	Neutral

		<p>The condition of the geological SSSIs in the Park remain fairly stable, this could be seen a positive however this also highlights that the condition of the SSSIs did not improve between 2014 and 2017.</p>	
	Phase One Species (Habitat)	<p>Over half (55%) of the grassland habitats were improved grassland. Just over 1% of the National Park was built environment. 57,347 hectares of the Brecon Beacons National Park are under statutory ownership. Of these 57, 347 hectares 39% is designated as Sites of Special Scientific Interest (SSSI), 33% is owned by the National Park, 15% is owned by Natural Resources Wales, 7% is owned by the National Trust, 4% is a Special Area of Conservation (SAC), 2% is National Nature Reserve (NNR) and less than 1% is owned by Brecknock Wildlife Trust. Natural Resources Wales have recently updated and released Phase I habitat mapping of Wales through the use of satellite imagery. The data was collected over the course of many years. Analysis of habitat change over time may now be conducted as long as certain caveats are considered when comparing the data. Updated Phase 1 data shows that Grassland now accounts for 57% of the principal habitat type across the National Park which shows a reduction of approximately 5%. Woodland now accounts for 17% of the principal habitat types, an increase of approximately 3%. Heathland now accounts for 10% of the principal habitat types across the park, a decrease of 1. (Data source SOPR 2014)</p>	Neutral
	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).</p> <p>In 2014 there were 357 SAMS (Scheduled Ancient Monuments) 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.</p> <p>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.</p>	Decline

		In 2019 there were 358 SAMs in the park – an increase of 1 since 2014. Of the 358 SAMs in the park, 72% were in a stable or favourable condition. This shows a 20% decrease from 2014 which indicates that the condition of the SAMs in the park are deteriorating. Further work is required to understand the reasons as to why this is the case and what can be done to prevent further deterioration. (Data source SOPR 2020)	
Listed buildings at risk		In 2006 there were 1,711 listed buildings. Of these 11% were at risk. The number of listed buildings increased by 2014 to 1,950 Listed Buildings. Of these 6.6% were at risk. The number of listed buildings has therefore increased whilst the proportion 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% of those being at risk. In 2019 the number of listed buildings had increased to 1952, however the data in relation to the Listed Buildings within the Park at risk is pending.  (Data source SOPR and CADW)	Positive
% Historic landscape with up-to-date character appraisal		100% of Historic Landscape Areas have up to date characterisations.	Neutral
Archaeological Protection		All planning applications are screened for their impact on 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 (Office of National Statistics) 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	<p>In 2006 there was a total of 1,983Km public rights of way within the park area. In 2013 that had increased to 2,009Km. By 2019, that had decreased to 1891Km.</p> <p>The percentage of rights of way that are easy to use was slightly lower in 2013 than in 2006, however there were 26km more rights of way. This has now increased by 2019. The number of rights of way that are easy to use has increased since 2010/2011 and this trend is expected to continue. Overall, the general condition of this indicator is good.</p>	Positive
	Public transport routes in the park	<p>There are 10 local bus routes operating within the National Park.</p> <p>24 – Ponsticill-Merthyr Tydfil  30- Brynmawr- Blaenavon-Pontypool-Newport  T14-Brecon-Hay on Wye – Kingstone – Hereford  X75-Merthyr Tydfil- Hirwaun- Glynneath-Neath-Swansea  T4- Newtown-Llandrindod Wells-Brecon-Merthyr Tydfil-Cardiff  X4- Hereford-Abergavenny-Merthyr Tydfil-Cardiff  X3 – Hereford – Abergavenny  X33- Abergavenny-Pontypool-Cwmbran-Cardiff  X43-Brecon-Crickhowell-Abergavenny  T6 -Brecon-Ystradgynlais-Neath-Swansea</p>	Neutral
	Cycle routes in the park	<p>2 Long-distance National Cycle Routes cross the BBNP (Brecon Beacons National Park)</p> <ul style="list-style-type: none"> <li>-National Cycle Route 8, the Taff Trail</li> <li>-National Cycle Route 42, Lon Las Cymru</li> </ul>	Neutral
	Welsh Indices of Multiple Deprivation	<p>The National Park area mostly comprises 50% least deprived LSOA (Lower Super Output Areas). Areas around the heads of the valley demonstrate higher levels of overall deprivation. The SOPR 2020 reports that this indicator continues to show a positive trend.</p>	Neutral
	Crime Statistics	<p>This information is not readily available at National Park level; however, crime statistics appear to be below average within the National Park compared with the rest of Wales.</p>	Neutral
	Knowledge of Welsh Language	<p>See Table 1 below for data gathered at Ward level from both the 2001 and 2011 census.</p>	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.</p>	Neutral

		<p><a href="http://www.beacons-npa.gov.uk/communities/tourism-new/tourism-facts-and-figures-1/">http://www.beacons- npa.gov.uk/communities/tourism-new/tourism-facts- and-figures-1/</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 from London &amp; South East (53%) and overseas (52%) said that expectations were exceeded.</p> <p>The Brecon Beacons National Park have published an updated visitor survey for 2016-17, can be found here: <a href="https://www.beacons-npa.gov.uk/wp-content/uploads/Brecon-Beacons-Visitor-Survey-Final-report-May-2017-English-.pdf">https://www.beacons- npa.gov.uk/wp- content/uploads/Brecon-Beacons-Visitor-Survey- Final-report-May-2017-English-.pdf</a>.</p> <p>Overall, 85% of visitors rate their visit to the park as 'very good' and 13% 'good'. There were no negative ratings recorded from the 1,700 participants. Customer service is all generally well received at various facilities, but accommodation, visitor attractions and eateries have the highest scores. Few give a negative opinion of customer service but 4% say shops are poor/very poor and 13% average. 87% say they are very likely to visit the area again, dropping to 64% of first-time visitors and most of the remainder are fairly likely to return. Very positive perception of the area with some areas for improvement Visitors most like the landscape, beauty, and unspoilt environment. Most feel the Park is well cared for, offers good value for money and that information is easy to access. Few suggest improvements, but these include provision for toilets, signage and information, general maintenance, parking, amenities, and connectivity. Two fifths would consider donating time or money to help the Park.</p>											
	Education standards	<p>The National School Categorisation detailed that of the schools serving the National Park area as follows: -</p> <table border="1" data-bbox="528 1989 1123 2029"> <thead> <tr> <th>Category</th> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Category	2014	2015	2016	2017						Positive (The % within Green has increased by 3%)
Category	2014	2015	2016	2017									

		<table border="1"> <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> </table>	Red	3%	2%	0%	0%	Amber	18%	23%	5%	26%	Yellow	50%	41%	46%	22%	Green	29%	34%	49%	52%	<p>respectively. The % within yellow reduced by 24%. The percentage within amber has increased by 21%, with those in red remaining at 0.)</p>
Red	3%	2%	0%	0%																			
Amber	18%	23%	5%	26%																			
Yellow	50%	41%	46%	22%																			
Green	29%	34%	49%	52%																			
	Number of farms and farmers	<p>Data from 2014 demonstrates that there were 1,445 jobs provided within agriculture, forestry, fishing within the Brecon Beacons National Park. However, this sector is decreasing within the National Park. Jobs in agriculture and fishery made up 10% of employment type in 1991. By 2001 this had reduced to 7.3% and by 2011 this sector accounted for 5.9% of employment types within the National Park. (Source SOPR 2014)</p> <p>SOPR 2020 reported that data requests for ‘area of farmed land by type’ within the National Park was sent to Welsh Government however, no information has been provided yet.</p>	Negative																				
	Tourist Spending	<p>Tourism Spend in 2009 was £197 million increasing to £216 million by 2013 and £247 million by 2016 (STEAM (Scarborough Tourism Economic Activity Monitor) data).</p> <p>According to the Visitor Survey (2016-17):  “Staying visitors typically spend around £270 on accommodation but more if staying outside the Park (£313) than within the Park (£219).  Daily spend on food and drink is higher for those staying in the park (£67) than outside (£52) and much higher than for locals (£13) or day visitors (£14).  Average party size is 3.2 people, larger for staying visitors (3.4) compared to locals (2.8) and day visitors (3.0).”</p>	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	
Ward Name	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
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
Brynawr	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

<b>Crucorney</b>	36%	12.0	7.3	14.29	7.45
<b>Goetre Fawr</b>	10%	14.3	8.0	15.71	8.23
<b>Llanelly</b>	100%	15.0	7.6	14.23	6.49
<b>Llanfoist Fawr</b>	17%	15.2	7.5	15.85	8.51
<b>Llanover</b>	3%	12.2	6.5	12.18	6.45
<b>Llanfoist Llanwenarth Ultra</b>	100%	14.3	7.1	13.61	6.36
<b>Llantilio Pertholey Mardy</b>	13%	14.2	7.4	16.27	7.61