

Brecon Beacons National Park Authority

Local Development Plan

Annual Monitoring Report

1st April 2015 – 31st March 2016

October 2016

Introduction

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

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

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

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

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

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

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

As part of the Annual Monitoring Report process, the National Park Authority will also include an update on the development of allocated sites. This will highlight what activity has taken place on the site in any given year including the preparation of studies or the progression of development. If a site is not being progressed as anticipated, this will be interpreted as a trigger and appropriate action (see above) will be taken by the National Park Authority if needed.

Executive Summary

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

Also included in the Annual Monitoring Report is an update on the development of allocated sites. This highlights what activity has taken place on the site in any given year including the preparation of studies or the progression of development. It is noted that 8 allocated housing sites for the first 5 year period have been progressed to the planning application stage, with two developers having commenced development on site. Officers have written to landowners to advise them that failure to progress these sites through the planning system may result in their de-allocation during the Review stage. Understandably, there has been less activity in relation to later sites with four being progressed to an application stage. Whilst the Authority appreciates that a number of these sites are restricted by a lack of water infrastructure, Officers intend to contact the landowners in order to seek an update together with a likely timeframe for the progression of the site through the planning process. Looking at the allocated mixed use sites, three Development Briefs have been adopted and one brief is in the process of being prepared by the landowner.

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

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

Sustainability Monitoring

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

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

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

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

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

Strategy Monitoring

Key:

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

Delivering Housing

Figure 1

Maintain a 5 year land supply	
Continue Monitoring	The Authority's Joint Housing Land Availability Study 2016 (Appendix 1) confirms a 5.0 year land supply .
	Previous Monitoring Period (17th Dec 2013 to 31st Mar 2015): 5.8 year land supply in 2015 5.3 year land supply in 2014
	Comments: The Authority has retained a 5 year supply of land for the three years since the adoption of the LDP.
	Recommendation: The annual monitoring target has been met. Accordingly, no further action is required other than to continue to monitor the Authority's housing land supply via the JHLAS process.

Figure 2

Number of consents granted and dwellings completed annually	
Policy Research	Planning permission granted for 117 new dwellings
	Completions 2015-2016 = 58
	Previous Monitoring Period:

	<p>Planning permission granted for 106 new dwellings, plus 64 and 45 completions for 2013/14 and 2014/15 respectively.</p>
	<p>Comment: The number of dwellings granted planning permission and the number of completions for the period falls short of the number of dwellings required annually (174 (+/-20%)). Whilst this is noted, the annual requirements seeks to represent an annual provision over a longer 5 year period. To this end, a consideration of fluctuations from year to year should be taken into account. Indeed, the second part of the assessment trigger requires between 696 and 1044 dwellings to be developed by 2017.</p> <p>It should be noted that the number of dwellings granted planning permission has increased by 11 from the 2014/15 return. Moreover, completions have also increased by 13.</p>
	<p>Recommendation: The annual indicators suggest that housing completions are not up to the level required. Further research and investigation is required as follows:</p> <ul style="list-style-type: none"> • Undertake comparison research with other Local Planning Authorities into the delivery of housing

Figure 3

Number of units granted and completed in each settlement tier	
Continue Monitoring	<p>Permissions Brecon Primary Key Settlement: 14% Key Settlements: 41% Settlements: 35% Limited Growth Settlements: 5% Countryside: 5% Allocated Brownfield Sites: 0</p> <p>Completions 2015-2016 Brecon-9% Key Settlements 9% Settlements: 54% Limited Growth Settlements 20% Countryside: 9% Allocated Brownfield Sites: 0</p>
	<p>Previous Monitoring Period:</p> <p>Permissions Brecon Primary Key Settlement: 1% Key Settlements: 8% Settlements: 88% Limited Growth Settlements: 3% Countryside: 0 Allocated Brownfield Sites: 0</p> <p>Completions 2013-2014 Brecon-0</p>

	<p>Key Settlements 0 Settlements: 45% Limited Growth Settlements 0 Countryside: 55% Allocated Brownfield Sites: 0</p> <p>Completions 2014-2015 Brecon-0 Key Settlements 14% Settlements: 16% Limited Growth Settlements 24% Countryside: 46% Allocated Brownfield Sites: 0</p>
	<p>Comments: Given the size and nature of a number of the sites in the Primary and Key Settlements, it is suggested that a single or indeed two years of monitoring is insufficient to make a reasoned assessment against the requirements of this indicator. Accordingly, it is to be monitored over a three year period.</p> <p>The 5% of permission given within the countryside relates to a single application which was minded to permit in 2011, at this time the development in question was within defined settlement limits in accordance with the UDP Proposals Map. Due to personal circumstances of the applicant the s106 agreement relating to the affordable housing element was only permitted in March of this year.</p>
	<p>Recommendation: This indicator is to be monitored over a period of 3 years with an assessment trigger being more than 50% of dwellings granted planning permission being located outside of the Level 1 and Level 2 Settlements. Accordingly, this will continue to be monitored over the next year.</p>

Figure 4

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

	100 dwellings will be provided on allocated mixed use sites during the first 5 years of the plan period.
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Figure 5

All applications granted planning consent to achieve a density of 30 dwellings per hectare	
Policy Research	<p>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>Previous Monitoring Period: 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>Comment: 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>Clearly, there is some flexibility in this policy that would allow development to be approved at a level of density below 30 dwellings per hectare, such as the character of the surrounding area. Furthermore, there have been instances where a lower level of density has been agreed due to abnormal conditions on site – topography and access constraints for example.</p> <p>It was recommended in the Report for the previous 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 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"> • <i>Investigation into the number of allocated sites that have been granted planning permission at a density of below 30 dwellings per hectare</i> • <i>Determine the specific reasons for allowing a lower level of dwelling density</i> <p><i>Depending on the results of this policy research, it may be required that Development Management Officers and Authority Members are provided with additional training in relation to the requirements of Policy 61. A further consideration will be the development of an additional piece of Supplementary Planning Guidance to address the issue of dwelling density and mix on housing and mixed-use allocations.”</i></p>

	<p>Further to this recommendation, an examination of the relevant application proposals was carried out and it was determined that all fell within the tolerance of Policy 61. That is, it is reasonable to suggest that planning permission was only granted for development proposals below a density of 30dph in instances where it could not be achieved or that a 30+dph density would not be compatible with the surroundings of the particular site.</p> <p>Notwithstanding this, Development Management Officers were provided with training from the Strategy and Policy Team to ensure that the policy was being interpreted appropriately.</p>
	<p>Recommendation:</p> <p>The indicator suggests that this policy is not wholly being implemented as required. However, it must be noted that there is flexibility within the policy that allows development to take place at a density below 30 dwellings per hectare. Accordingly, further research is required to determine the specific reasons for allowing a lower level of dwelling density.</p>

Figure 6

Affordable Housing percentage target	
Policy Research	<p>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.</p>
	<p>Previous Monitoring Period:</p> <p>Data from the Land Registry and derived from the Development Appraisal Toolkit suggests that house prices have risen somewhere between 9 and 17% in the Heads of the Valleys sub-market area during 2012-15.</p>
	<p>Comment:</p> <p>The assessment trigger for this indicator is a 2.5% change in house prices in the Heads of the Valley sub-market area and a 5% change across the rest of the National Park area.</p>
	<p>Recommendation:</p> <p>Given that the Land Registry data, together with the Development Appraisal Toolkit data, suggest a significant overall increase in house prices in the Heads of the Valleys area, albeit a reduction in 2015/16, it would be prudent for the Authority to consider additional viability testing with a view to modifying the Affordable Housing contribution targets (if appropriate) during the Review of the Local Development Plan.</p>

Figure 7

Number of affordable dwellings granted consent	
Continue Monitoring	<p>Permission was granted for 45 affordable dwellings. This accounts for 38% of all residential permissions.</p>
	<p>Previous Monitoring Period:</p> <p>Permission was granted for 24 affordable dwellings. This accounts for 17% of all residential permissions.</p>

	During the monitoring period, a total of £135,115.64 was secured in the form of commuted sum payments to be used exclusively for the provision of AH within the National Park area.
	<p>Comment:</p> <p>The target for this indicator is 47 Affordable Housing dwellings to be granted planning permission per annum (+/- 30%). There is also an assessment trigger of less than 38 Affordable Housing dwellings being provided annually for 3 consecutive years. Accordingly, the annual target has been met and the 3 year assessment trigger can be reset.</p> <p>Committed sums 'committed to' during the period from planning permissions was £43,899.73</p>
	<p>Recommendation:</p> <p>This indicator is to be monitored for a further year.</p>

Figure 8

Number of affordable dwellings completed	
Continue Monitoring	Completions 2015-2016: 10
	Previous Monitoring Period:
	Completions 2013-2014 31
	Completions 2014-2015 6
	<p>Comment:</p> <p>The second assessment trigger requires in excess of 15 Affordable Housing dwellings to be completed annually for three consecutive years. Accordingly, this indicator requires monitoring for a further year acknowledging that only 6 Affordable Housing dwellings were completed during 2014-15 and 10 for 2015-16.</p> <p>In order to meet the three year minimum of 45 affordable dwellings, at least 29 will be required to be completed in 2016-17. Given that 22 are expected to be completed at Land off Beacons Court, Crickhowell alone, it is reasonable to expect the target to be achieved.</p> <p>Reference is made above to the level of Affordable Housing contributions made via a commuted sum payment. Clearly, there will be a lag period between the receipt of such sums and the realisation of these in the form of the development of Affordable Housing units on the ground. Accordingly, there must be some acknowledgement of this.</p>
<p>Recommendation:</p> <p>This indicator is to be monitored over a period of 3 years with an overall target of 60 and with assessment trigger being less than 15 Affordable Housing dwellings being completed annually for 3 consecutive years. Accordingly, this indicator will be monitored for a further year.</p>	

Figure 9

Number of market dwellings coming forward on sites of 3 dwellings or more	
Continue Monitoring	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
	Previous Monitoring Period:

	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.		
	Comment: An assessment of the policy would only be triggered when in excess of 10 market dwellings are granted annually for three consecutive years. Accordingly, assessment will not be required for at least a further 3 years.		
	The level of equitable commuted sum payments in lieu of on-site contributions shall also be taken into account to offset the perceived impact. Eventually, these monies will be utilised exclusively for the provision of Affordable Housing on the ground.		
	REFVAL	Total Units	Policy target AH
	15/12579/REM	5	1
	07/01405/OUT	5	1
		Commentary	
		It was demonstrated that no RSL was interested in this site, accordingly a commuted sum equivalent to the provision of one dwelling was secured in lieu of onsite provision.	
		No RSL interested in the property, have enabled the provision of a low cost market dwelling (capped to affordable levels) in lieu of onsite provision through RSL.	
13/09861/FUL	11	2	No RSL able to take over management of flats within a private building. Commuted sum proven unviable due to conversion costs of listed building, Accordingly it has been agreed to cap 2 of the units to rental values equivalent to local housing allowance.
13/10034/FUL	4	1	No RSL able to take over management of flats within a private building. Commuted sum proven unviable due to conversion costs of listed building, Accordingly it has been agreed to cap 1of the units to rental values equivalent to local housing allowance.
Recommendation: The indicator will continue to be monitored.			

Figure 10

Number of Affordable windfall dwellings	
Continue Monitoring	29 Affordable Windfall dwellings
	Previous Monitoring Period: 4 Affordable Windfall Dwellings
	Comment: 16 Affordable dwellings granted at Land off Beacons Court, Crickhowell (i.e. 16 in excess of the 8 units expected as a result of policy level contributions associated with the allocation) and 13 at Land at School Lane, Talgarth were granted planning permission.

	<p>The annual target of 3 windfall Affordable Housing dwellings being granted planning permission per annum has been exceeded for two consecutive years. It should be noted that an assessment will be triggered should fewer than 2 windfall Affordable Housing dwellings be granted planning permission annually for three consecutive years.</p>
	<p>Recommendation: The indicator will continue to be monitored.</p>

Figure 11

Number of Affordable dwellings on Exception Sites	
Continue Monitoring	0 Dwellings granted permission on Affordable Housing Exception sites.
	<p>Previous Monitoring Period: 0 Dwellings granted permission on Affordable Housing Exception sites.</p>
	<p>Comment: It should be noted that a relatively narrow strip of land associated with the Land at Beacons Court, Crickhowell application extended beyond the LDP allocation boundary and into the Countryside. Technically, this element of the site could be considered as 'exceptional development'. However, it should also be noted that the strip of land in question included garden areas, highway and drainage infrastructure in the main and very little in the way of built development. Accordingly, the Affordable dwellings provided at this site has been recorded in Figures 7 and 10 above.</p> <p>Whilst the annual target of 4 AH dwellings being granted planning permission has not been met, it should be noted that this is not as a result of the refusal of any planning application. No 'exception site' applications were received during the period which, reasonably, can be considered to be beyond the control of the Authority. Accordingly, given that it relates to 'exceptional development', consideration will be given to whether this indicator will be monitored in the future.</p>
	<p>Recommendation: Continue monitoring but consider whether this indicator should continue to be monitored in the future.</p>

Figure 12

Occupation of the allocated Gypsy and Traveller site	
Completed during previous monitoring period	The allocated Gypsy and Traveller site has been developed and occupied by the family.
	<p>Comment: Further to the granting of planning permission on 27th March 2012 for a proposed permanent Gypsy and Traveller site 14no. pitches have been developed - 10 of which have been occupied with 4 remaining vacant. The 4 vacant pitches within the site have been set out with boundary treatments and foundations. These will be completed to accommodate the future needs of the family at the appropriate time.</p>

	Approximately a quarter of the allocation area has not been developed (the north western end of the site). It is envisaged that this could accommodate additional future growth.
	Recommendation: 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.

Figure 13

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

Economic Wellbeing

Figure 14

Development of Employment Land	
Continue Monitoring	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.
	Previous Monitoring Period: Permissions granted for a total of 0.491 Hectares of B Use Class development falling within allocated employment sites.
	Comment: The trigger for assessment in relation to this indicator is that less than 0.5 hectares of employment land allocated is developed by 2017. As referred to above, 0.491 hectares of employment land has been granted planning permission for B1, B2 and B8 uses during the monitoring period. Further monitoring will be required to take account of additional permissions as well as the implementation of those permissions. In terms of next year's AMR, it is worth noting at this stage that the BVG Airflo office building development at Brecon Enterprise Park (and allocated employment site) has since been granted planning permission and development has commenced on site. This site measures a total of 0.78 hectares. Since the adoption of the LDP, permissions have been granted for a total of 0.626 hectares.

	<p>Recommendation: This indicator is to be monitored for a period of 3 years in the first instance and it required at least 0.5ha of employment land to be developed by 2017. Accordingly, a further year of monitoring is required.</p>
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Figure 15

Loss of Employment Land	
Continue Monitoring	0 permissions granted for non-employment uses on allocated or identified employment land
	0 permissions granted for non-employment uses on allocated or identified employment land
	<p>Comment: None.</p>
	<p>Recommendation: The trigger for assessment for this indication is 1 application being granted planning permission on existing employment land for non-employment land uses. 0 permissions have been granted to date. Accordingly, this indicator will continue to be monitored.</p>

Figure 16

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

Figure 17

Employment development in Hay-On-Wye	
Continue Monitoring	0 permissions granted for employment generating development within Hay on Wye
	<p>Previous Monitoring Period: 0 permissions granted for employment generating development within Hay on Wye</p>
	<p>Comment: This indicator was included as a result of planning permission being granted for a community use on land allocated for employment use prior to the Adoption of the</p>

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

Figure 18

Supplementary Planning Guidance	
Completed during previous monitoring period	<p>Members have endorsed the Farm Diversification Supplementary Planning Guidance for use in the determination of relevant planning applications.</p> <p>Comments: None.</p> <p>Recommendation: The relevant Supplementary Planning Guidance has been completed. Accordingly, no further monitoring is required.</p>

Policy Monitoring

Environmental Protection

Figure 19

Land in the Countryside lost to development by way of departure from CYD LP1	
Continue Monitoring	<p>One permission granted by way of departure to CYD LP1 amounting to a Change of use of lay by land by virtue of Temporary Consent requested for 3 years - positioning of unit (4.175m x 2.02m) for serving snacks/drinks</p> <p>Previous Monitoring Period: Temporary permission for siting of shipping containers for storage for Community Facility amounting to the temporary loss of 0.15 hectares of countryside.</p> <p>Permission granted for the demolition of attached outbuildings, the formal change of use of the land upon which they stand to residential, the construction of a replacement extension to the existing dwelling and the retention of two windows amounting to the loss of 0.01 hectares land designated as countryside.</p>

	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
	<p>Comment: Development Management Officers were provided with training from the Strategy and Policy Team to ensure that the policy was being interpreted appropriately.</p> <p>To this end, it should be noted that instances of departure from this policy have reduced significantly, save for a temporary consent for a food/drink unit within a trunk road layby.</p>
	<p>Recommendation: It is recommended that the monitoring of this indicator continues.</p>

Figure 20

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

Figure 21

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

Figure 22

Development with an adverse impact on:	
	<ul style="list-style-type: none"> ▪ Listed Building ▪ Conservation Area ▪ Site/area of Archaeological Significance ▪ Historic Landscape, Park and Garden
Policy Research	2 planning permissions have been granted which would have a minor impact on the conservation area, and have been permitted against Senior Building Conservation Area.

	<p>Previous Monitoring period: No relevant planning permissions have been granted.</p>
	<p>Comments: Clearly, there is some subjectivity to the interpretation of this policy. In both scenarios where planning permission has been granted contrary to the advice of the Senior Heritage Officer, it is reasonable to suggest that the issues of contention were not fundamental. Indeed, with one of the permissions there was a disagreement between the case officer and Senior Heritage Officer concerning the colour of a soil pipe and, in the other instance, disagreement regarding the material and design of signage.</p> <p>Nevertheless, this indicator has been triggered and some policy research should be undertaken to ensure future instances are kept to a minimum.</p>
	<p>Recommendation: Clearly, the requirements of this indicator are not wholly being met. Accordingly, further investigation is required into planning permission reference 15/12267/FUL and Advertisement Consent 15/12591/ADV to ascertain the particular circumstances of each case.</p> <p>It may be the result of this investigation that additional officer training is required in relation to this indicator. This training would be delivered by the Senior Heritage Officers.</p>

Figure 23

Number of Conservation Areas with up-to-date assessments	
Continue Monitoring	0 Conservation Area Assessments completed within the period of this AMR.
	<p>Previous Monitoring Period: 0 Conservation Area Assessments completed.</p>
	<p>Comment: The Conservation Area at Crickhowell and Llangattock is currently being assessed. Further to discussion with local stakeholders (Town and Community Councils, Civic Society etc.), it has been agreed that the assessment will be taken forward as part of the Town/Village Plan process which is ongoing.</p> <p>The last assessment of the Talgarth Conservation Area took place in 2010. It was due to be reviewed in 2015 but this was not possible due to the Authority's Senior Heritage Officer being on an extended period of sick leave followed by a phased return to work. It was set out in the previous AMR that the review would take place in 2016 together with Brecon and Hay-on-Wye (which were last assessed in 2011). This has now taken place, requiring the next review to be carried out in 2021.</p> <p>Consideration will also be given to the review of the remainder of the National Park area in terms of further conservation area designations. It is anticipated that this will be progressed during 2017.</p>
	<p>Recommendation: This assessment will be triggered for this indicator should the Conservation Area Assessments not be completed by 2017. Accordingly, this measure will continue to be monitored while the assessments are carried out.</p>

Figure 24

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

Climate Change, Sustainable Design and Renewable Energy

Figure 25

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

Figure 26

Planning consents contrary to advice of Natural Resources Wales and Dwr Cymru Welsh Water regarding water quality/quantity	
Continue Monitoring	No permissions granted planning permission contrary to the advice of Natural Resources Wales or Dwr Cymru Welsh Water regarding water quality or quantity.
	Previous Monitoring Period: No permissions granted planning permission contrary to the advice of Natural Resources Wales or Dwr Cymru Welsh Water regarding water quality or quantity.
	Comments: None.
	Recommendation: The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.

Figure 27

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

Figure 28

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

Figure 29

Development of renewable energy schemes	
Continue Monitoring	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.
	Previous Monitoring Period: The National Park issued 22 permissions within the period for renewable energy schemes, the majority of these were for small scale hydro schemes. None of these permissions were considered to have a significant adverse impact on the special qualities of the National Park.
	Comments: None.
	Recommendation: The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.

Figure 30

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

Figure 31

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

Figure 32

Supplementary Planning Guidance	
Completed during previous monitoring period	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"> • Sustainable Development in the National Parks of Wales • Small Scale Renewable Energy Developments
	Comments: None.
	Recommendation: The relevant Supplementary Planning Guidance has been completed. Accordingly, no further monitoring is required.

Retail

Figure 33

Annual vacancy rates of the Town Centres	
Continue Monitoring	Brecon vacancy rate at 8% Crickhowell vacancy rate at 4% Hay on Wye vacancy rate at 2% Talgarth Vacancy rate at 11%
	Previous Monitoring Period: Brecon vacancy rate at 9% Crickhowell vacancy rate at 6% Hay on Wye vacancy rate at 2% Talgarth Vacancy rate at 8%
	Comment: The interim monitoring target for this indicator is to be monitored up to 2017. However, the Town Centres have been assessed to provide an update for this Annual Monitoring Report. Vacancy rates in the Primary Key Settlement of Brecon are on course to reach the target of below 10%. A 9% rate was recorded when the assessments took place earlier this year. At 2%, Hay-on-Wye is also on course to meet the vacancy target of below 5%. Talgarth has a significantly higher target of 25%, but is easily on course to achieve this having returned a vacancy figure of 8%. At 4%, Crickhowell is on course to meet its vacancy target of below 5%. Last year, Crickhowell was the only settlement that had a higher vacancy rate than the target – missing the target by 1%. The vacancy rate was, nevertheless, relatively low and did not exceed the assessment trigger for this indicator.
	Recommendation: This indicator will be monitored for a further year.

Sustainable Tourism

Figure 34

Number of new or improved tourism facilities										
Continue Monitoring	The NPA granted 7 planning permissions within the period for new or improved tourism facilities.									
	Previous Monitoring Period: 1 new tourism facility granted planning permission within the period (Bryncoch fishing and campsite)									
	Comments:									
	<table border="1"> <thead> <tr> <th>Address</th> <th>Ref</th> <th>Description of Development</th> </tr> </thead> <tbody> <tr> <td>Coel Bren Llandyfan Ammanford SA18 2TY</td> <td>14/11703/FUL</td> <td>Retrospective use of fishing lakes for recreational purposes associated track and parking area, use of agricultural land for seasonal camping and erection of wc and shower block</td> </tr> <tr> <td>Little Llwyn Gwyn Farm Old Hereford</td> <td>14/11716/FUL</td> <td>Conversion of barn into sport/recreational facility for bicycle</td> </tr> </tbody> </table>	Address	Ref	Description of Development	Coel Bren Llandyfan Ammanford SA18 2TY	14/11703/FUL	Retrospective use of fishing lakes for recreational purposes associated track and parking area, use of agricultural land for seasonal camping and erection of wc and shower block	Little Llwyn Gwyn Farm Old Hereford	14/11716/FUL	Conversion of barn into sport/recreational facility for bicycle
Address	Ref	Description of Development								
Coel Bren Llandyfan Ammanford SA18 2TY	14/11703/FUL	Retrospective use of fishing lakes for recreational purposes associated track and parking area, use of agricultural land for seasonal camping and erection of wc and shower block								
Little Llwyn Gwyn Farm Old Hereford	14/11716/FUL	Conversion of barn into sport/recreational facility for bicycle								

			maintenance with ancillary bunkhouse accommodation
	Cefn Cantref Cantref Brecon LD3 8LT	15/12500/FUL	Change of use. Establish a camp site for up to 30 pitches and convert part of an agricultural building to a camp site amenity block
	Ewan Brook Farm Cwm-Du Crickhowell NP8 1SB	15/12668/FUL	Change of use of land 2 shepherds' huts (holiday accommodation)
	Cwumberach Uchaf Llandeilo Road Garnant Ammanford SA18 2DZ	15/12672/FUL	5 semi-permanent tents for tourism accommodation and change of use of barn to shower block and honesty shop ancillary to tourism accommodation
	Cwmdu Caravan And Camping Site Cwmdu Crickhowell NP8 1RU	15/12852/FUL	Proposed toilet and shower block and installation of septic tank
	Cambrian Cruisers Ty Newydd Pencelli Brecon Powys LD3 7LJ	15/13039/FUL	Construction of detached WC and Shower Block
Recommendation: The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.			

Sustainable Communities

Figure 35

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

Infrastructure

Figure 36

Amount of new development providing SUDS	
Continue Monitoring	All relevant applications approved considered the requirement for SUDS.
	Previous Monitoring Period: The data is not readily available at this time.

	<p>Comment:</p> <p>There has been one development granted planning permission within the period utilising Sustainable Drainage Systems. In consultation with the constituent drainage authority and Dwr Cymru Welsh Water, it was considered that other means of the disposal of surface water was appropriate in other cases.</p> <p>It is advocated in <i>Technical Advice Note 12: Design</i> that criteria for development layout and approaches that can be included within a design could include sustainable drainage measures through layout and design features which enable the consequences of flooding to be acceptably managed.</p> <p>An appropriate way of justifying the appropriate means of dealing with surface water would be within an accompanying Design and Access Statement. However, the secondary legislation arising from the Planning (Wales) Act 2015 has determined that a DAS is no longer required for planning applications unless they fall within the ‘Major’ category (i.e. 10 dwellings or more).</p> <p>On the basis that relevant minor applications will be determined in consultation with the relevant drainage authority and DCWW in any event, it is considered that Figure 26 above provides an appropriate indicator for monitoring this issue. Accordingly, it is recommended that Figure 36 will continue to be monitored, but specifically in relation to major applications where a DAS has been submitted addressing, amongst other matters, sustainable drainage.</p>
	<p>Recommendation:</p> <p>This is considered to be an important indicator and will continue to be monitored in relation to major planning applications.</p>

Waste

Figure 37

Amount of vacant units within the identified B Class sites suitable to accommodate a local waste facility	
Continue Monitoring	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)
	Previous Monitoring Period: 0.5Ha Vacant Land Brecon 0.1Ha Vacant Land Talgarth and 1 unit (316m2) 6 vacant units Granada Park Crickhowell, total of(758m2)
	Comments: It should be noted that the vacant land identified within Brecon has been subject to a planning permission for the development of a new B1 unit which was granted planning permission on the 12 th April 2016. Development has commenced on this site and, consequently, this land will not be ‘available’ to accommodate a local waste facility next year.
	Recommendation: The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.

Figure 38

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

Minerals

Figure 39

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

Site Monitoring

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

Figure 41

Site	Indicative no. of units	Development Brief Submitted	Development Brief Agreed	Application Submitted	Minded to Permit subject to S106	Planning Consent	Commenced Development
First 5 Years							
CS28 – Cwmffaldau Fields Extension, Brecon	66	N/A	N/A	No			
CS132 - Land Opposite High School, Brecon	30	Yes	Yes	Yes			
SALT 061 – Land Adj to Llangenny	20	N/A	N/A	Yes	Yes	Yes	Yes

Site	Indicative no. of units	Development Brief Submitted	Development Brief Agreed	Application Submitted	Minded to Permit subject to S106	Planning Consent	Commenced Development
Lane, Crickhowell							
DBR-HOW-A – Land Opposite the Meadows, Hay	62	N/A	N/A	Yes	Yes	No	
SALT 059 – Land adj. Brecon Pharmaceuticals, Hay	5	N/A	N/A	No			
SALT 037 – Proposed extension to T9, Talgarth	15	Yes	Yes	Yes			
DBR-BCH-J – Land adj Bwlch Woods, Bwlch	15	N/A	N/A	No			
CS102 – Dan-Y-Bryn and Lancaster Drive, Gilwern	112	N/A	N/A	Yes	Yes	Yes	Yes
DBR-LIB-E – Land adj. to Pen Y Fan Close, Libanus	3	N/A	N/A	Yes	Yes		
DBR-LBD-A – Land adj. St Peter’s Close	8	N/A	N/A	Yes	Yes	Yes	No
DBR-LGN-D – Land opposite Llanigon Primary School, Llanigon	10	N/A	N/A	No			
DBR-LPD-A – Land off Heol	10	N/A	N/A	Yes			

Site	Indicative no. of units	Development Brief Submitted	Development Brief Agreed	Application Submitted	Minded to Permit subject to S106	Planning Consent	Commenced Development
St Cattwg, Llanspyddid							
DBR-PNT-D – Land adj Ambleside, Pennorth	6	N/A	N/A	No			
CS66 – Former Army Camp, Cwrt Y Gollen	70	Yes	Yes	Yes	Yes	No	
Rest of LDP Period							
CS93 – Slwch House Field, Brecon	23	N/A	N/A	No			
DBR-BR-A – Site Located North of Camden Crescent, Brecon	38	N/A	N/A	No			
DBR-BR-B – Land north of Cradoc Close, Brecon	33	N/A	N/A	No			
CS132 – Land opposite High School, Brecon	107	Yes	Yes	Yes			
DBR-CR-A – Land above Televillage, Crickhowell	20	N/A	N/A	Yes	Yes	Yes	
CS138 – Glannau Senni, Defynnog	15	N/A	N/A	No			
DBR-HOW-C – Land adj Fire Station	13						
CS42 – Land at Crai, Crai	9	N/A	N/A	Yes	Yes	No	
CS43 – Land SW of Gwalia, Crai	6	N/A	N/A	No			

Site	Indicative no. of units	Development Brief Submitted	Development Brief Agreed	Application Submitted	Minded to Permit subject to S106	Planning Consent	Commenced Development
CS39/69/70/88/89/99 – Land at Ty Clyd, Govilon	93	N/A	N/A	Yes	Yes	No	
CS120 – Land South of Ty Melys, Pencelli	6	N/A	N/A	No			
CS55 – Land at Penygarn, Pontsticill	6	N/A	N/A	No			
DBR-PTSC/C – Land at end of Dan-Y-Coed, Pontsticill	3	N/A	N/A	No			
CS91 – Land west of Ponsticill House, Pontsticill	6	N/A	N/A	No			
CS127 – Maesmawr Farm, Talybont	57	N/A	N/A	No			
CS111 – Former Mid Wales Hospital	93	No	No	No			

The First 5 Years

It is noted that only 6 sites for this period have been progressed to the planning application stage, with a single developer having commenced development on site. In line with the recommendations of last year's AMR, Officers wrote to landowners to advise them that failure to progress these sites through the planning system may result in their de-allocation during the Review stage. All landowners responded positively to the letter and stated that the sites will be progressed to the application stage in the near future. Indeed, one application has been submitted for consideration and another site is the subject of a pre-application enquiry.

The Rest of the Plan Period

There has been marginally less activity in relation to these sites with four being progressed to an application stage – two of which are minded to permit subject to a Section 106 Agreement and one has been permitted. Whilst it is appreciated that a number of these sites are restricted by a lack of water infrastructure, Officers intend to contact the landowners in order to seek an update together with a likely timeframe for the progression of the site through the planning process.

Mixed Use Sites

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

The only remaining brief to be submitted relates to the former Mid Wales Hospital site. A significant amount of pre-application advice has been provided in relation to this particular site and discussions have taken place with regard to the required content and make-up of any draft brief. The Authority is currently awaiting the submission of the brief and a reasonable expectation would be the submission of a draft by the spring of 2017.

Recommendations

Monitoring Complete

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

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

During the latest monitoring period, the following requirements of the following indicators have been met:

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

Cease Monitoring

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

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

It was considered that the low and zero carbon indicator is not an appropriate measuring tool in that it does not relate to any specific policies within the Local Development Plan. That is, there are no

policies or signposts in the Local Development Plan that prompt applicants meet the 20% Low Zero Carbon energy target.

This indicator arose as a result of the requirements of Policy SP11 (Sustainable Development) as it was originally drafted in the Deposit Local Development Plan. However, this specific requirement was removed from the policy by the Inspector during the Local Development Plan Examination on the basis that it was beyond the requirements of National Planning Policy. The indicator remains in the Monitoring Framework by error as it was not picked up during the editing process and amended by way of the Matters Arising Changes. Nevertheless, numerous Climate Change, Sustainable Design and Renewable Energy indicators have continued to be monitored in addition to the monitoring requirements of the Strategic Environmental Assessment.

For the latest monitoring phase, it is recommended that monitoring continues on all of the relevant indicators (save for those where the requirements are complete as set out above).

Future Monitoring and Additional Work

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

Policy Research

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

Some comparison research with other Local Planning Authorities into the delivery of housing will be beneficial in terms of providing a wider context and an understanding of the issues across Wales. A study of the Constituent Authorities together with the other two National Park Authorities should provide an appropriately wide sample. Whilst this has not been carried out as described to date, analysis of the availability of land for housing delivery across Wales shows that 17 of the 25 Planning Authority do not have a 5 year supply (with the Wales average being 3.9 years supply). Given that 22 of the 25 Authorities have a current development plan (not all of which are Local Development Plans), this suggests there is a widespread issue with regard to housing delivery.

Following the first phase of monitoring it was reasonable to suggest that the implementation of the Local Development Plan's Strategy was progressing well. Whilst it is acknowledged that this was the first Annual Monitoring Report for the Local Development Plan and that a number of allocated sites are being progressed, the speed of this progression and the number of sites not progressed to the application stage should be noted. Accordingly, further investigation to determine the reasons why 8 of the 14 allocations for the first 5 years of the plan period have not been progressed was recommended to be undertaken. Accordingly, officers made direct contact with the landowners with a view to receiving and update as well as taking the opportunity to advise them that the Authority will consider the removal of their site from the Local Development Plan during the Review, if it is not progressed during the first 5 years of the plan period. Officers were advised by the relevant landowners that the sites will be progressed in the near future and, in fact, one application was subsequently submitted.

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

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

As referred to above, the provision of additional training and Supplementary Planning Guidance was recommended in relation to this particular issue. This, however, was be dependant of the results yielded from the suggested research.

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

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

As a result of the 2016-17 monitoring phase, further policy research is recommended in relation to the following indicators:

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

The annual indicators suggest that **housing completions** are not up to the level required. Accordingly, some further research and investigation is required in the form of undertaking comparison research with other Local Planning Authorities into the delivery of housing. Whilst some research has already been carried out as set out above, it is considered that more specific research is required such as the delivery of housing as a % of the annual requirement across other comparable authority areas.

The **dwelling density** indicator again suggests that this policy is not wholly being implemented so far as in that not all sites are being developed at a rate of 30 dwellings per hectare. Of course, it is noted that there is flexibility within the policy that allows development to take place at a density below 30 dwellings per hectare but it would, nevertheless, be prudent to undertake some further research to determine the specific reasons for allowing a lower level of dwelling density.

With regard to the **Affordable Housing contribution target** percentage, the Land Registry data, together with the Development Appraisal Toolkit data, suggests a significant overall increase in house prices in the Heads of the Valleys area, albeit a reduction in 2015/16. Accordingly, it would be prudent for the Authority to consider additional viability testing with a view to modifying the Affordable Housing contribution targets (if appropriate) during the Review of the Local Development Plan.

Clearly, the requirements of the **'development with an adverse impact on heritage assets'** indicator are not wholly being met. Accordingly, further investigation is required into planning permission

reference 15/12267/FUL and Advertisement Consent 15/12591/ADV to ascertain the particular circumstances of each case. It may be the result of this investigation that additional officer training is required in relation to this indicator. This training would be delivered by the Senior Heritage Officers.

Additional Supplementary Planning Guidance

As referred to above, depending on the results of the policy research relating to **dwelling density**, it may have been required to develop relevant supplementary guidance. However, the results of the policy research suggested that the policy was being implemented appropriately. Officer training was provided however.

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

There is no additional supplementary planning guidance recommended as a result of the 2015-16 monitoring phase indicators. Nevertheless, work has already commenced on SPG relating to 'Householder Design' and 'Allotments' it is envisaged that these will be consulted on and endorsed by Members for use in the determination of relevant planning applications in time for the 2016-17 Annual Monitoring Report.

Officer and Member Training

As referred to above, officer training relating to **dwelling density** was carried out by the Strategy and Policy team to ensure the policy is being interpreted correctly.

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

There is no additional Officer and Member training proposed as a result of this 2015-16 monitoring phase, other than the potential training relation to heritage.

Appendices

1. Joint Housing Land Availability Study 2015

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

2. Additional SA indicators

SA Topic	Indicators	Findings	Overall Trend
Climatic Factors	Condition of Biological SSSIs	<p>There are 65 biological SSSIs wholly or partly within the National Park boundary with a total of 163 individual biological features (NRW 2014).</p> <p>In 2006 there were 82 biological features of importance in the National Park, 24(29%) of these were in favourable condition, 45 (55%) were in unfavourable condition, one (1%) was partially destroyed and 12 (15%) were unknown. Of the 45 biological features in unfavourable condition, 11</p>	Positive

		<p>(24%) of these were recovering, 11 (24%) were declining and for 23 (50%) the trend was unknown.</p> <p>In 2014 there were 163 biological features of importance in the National Park, 93 (57%) of which were currently in favourable condition, 51 (31%) were in unfavourable condition and for 19 (12%) the condition was unknown.</p> <p>The percentage of features in unfavourable condition has reduced significantly and the percentage of features in favourable condition has significantly increased, which demonstrates a very positive trend since 2006. However, it should be noted that there were more biological features in unfavourable condition in 2014 than there were in 2006, due in part to the total number of biological features doubling since 2006. Nevertheless, management measures are in place to ensure that the percentage trend referred to above continues. (SOPR)</p>	
	Water quality	<p>Currently there are a significant number of rivers which are not achieving good ecological status in accordance with the Water Framework Directive. All rivers which require assessment for their chemical status are in good condition.</p> <p>Currently the vast majority of groundwater bodies in the Park are achieving good chemical good chemical status and relatively few are in a poor condition. All of the groundwater bodies in the Park are achieving good quantitative status. Of the 19 lakes in the Park 11 are in good condition (58%) and 8 (42%) are in moderate condition. None of the lakes require assessment for chemical status.</p>	Neutral
	Air quality	<p>Data for 2010 shows that particulate matter (PM₁₀) is between 10 and 15 ug/m³. This is below Air Quality Standards (Wales) 2010 Regulations limit values for PM₁₀ are a concentration less than 40ug/m³. There are no air quality management areas within the National Park.</p>	Neutral
	Water quantity	<p>Catchment Area Management Strategies (CAMs) are in place for the whole of the National Park area.</p> <p>Water is available for abstraction in the majority of the Carmarthenshire area of the National Park.</p>	Neutral

		The majority of the NP area is defined as over abstracted, with small areas defined as having No Water Available or Over Abstracted. This data has not changed since the beginning of the plan period.	
	Geodiversity	There are currently 76 Regionally Important Geodiversity Sites in the Park, whereas at the start of the plan period there were 11. The sites condition is set out accordingly:- 3% - Poor 5% - Degrading 9% - Stable 67% - Good 16% - Excellent In 2006 all 11 sites were in good condition (data source SOPR).	Neutral
	Phase One Species	Over half (55%) of the grassland habitats were improved grassland. Just over 1% of the National Park was built environment. 57,347 hectares of the Brecon Beacons National Park are under statutory ownership. Of these 57, 347 hectares 39% is designated as Sites of Special Scientific Interest (SSSI), 33% is owned by the National Park, 15% is owned by Natural Resources Wales, 7% is owned by the National Trust, 4% is a Special Area of Conservation (SAC), 2% is National Nature Reserve (NNR) and less than 1% is owned by Brecknock Wildlife Trust. Natural Resources Wales have recently updated and released Phase I habitat mapping of Wales through the use of satellite imagery. The data was collected over the course of many years. Analysis of habitat change over time may now be conducted as long as certain caveats are considered when comparing the data. Updated Phase 1 data shows that Grassland now accounts for 57% of the principal habitat type across the National Park which shows a reduction of approximately 5%. Woodland now accounts for 17% of the principal habitat types, an increase of approximately 3%. Heathland now accounts for 10% of the principal habitat types across the park, a decrease of 1. (data source SOPR)	Neutral
	Scheduled Ancient Monuments (SAMs)	In 2006 there were 268 SAMs within the Park. Of these, 95.4% were in either a stable or favourable condition (257). In 2014 there were 357 SAMs in the park – an increase of 89 since 2006. Of the 357 SAMs in the Park 95.5% were in a stable or favourable	Positive

		condition. In 2014 there was a slightly smaller percentage (0.4%) of SAMs in an unstable or unfavourable condition. Whilst this figure is not large, it is worth noting that 89 ancient monuments have been scheduled since 2006 which means there is now a greater total number of SAMs in either stable or favourable condition. (data source SOPR)	
	Listed buildings at risk	In 2006 there were 1,711 listed buildings. Of these 11% were at risk. The number of listed buildings increased by 2014 to 1,950 Listed Buildings. Of these 6.6% were at risk. The number of listed buildings has therefore increased whilst the number at risk as decreased since the beginning of the plan period. In 2016 the number of listed buildings had increased to 1951, with 5.4% of those being at risk. (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	During the period of this AMR 526 planning applications have been screened for their potential impact on archaeological resources. This has resulted in a total of 87 applications requiring works to ensure the protection of the National Park's Archaeology.	Neutral
	Broadband coverage and speed	The superfast Cymru project covers the majority of the National Park Area. By the end of the project it is anticipated that all communities will have access to high-speed broadband.	Neutral
	Travel to work	The ONS publish travel to work area data based on the findings of the 2011 Census. The National Park comprises the following 5 Travel to Work Areas <ul style="list-style-type: none"> - Swansea - Llanelli - Brecon - Merthyr Tydfil - Hereford 	Neutral
	Length and condition of	In 2006 there was a total of 1,983Km public rights of way within the park area. By 2013 that had increased to 2,009Km.	Positive

	public rights of way	The percentage of rights of way that are easy to use was slightly lower in 2013 than in 2006, however there were 26km more rights of way. The number of rights of way that are easy to use has increased since 2010/2011 and this trend is expected to continue. Overall the general condition of this indicator is good.	
	Public transport routes in the park	There are 10 local bus routes operating within the National Park. 24 – Ponsticill-Merthyr Tydfil 30- Brynmawr- Blaenavon-Pontypool-Newport 39-Brecon-Hay on Wye – Kingstone – Hereford 80- Brecon –Llandoverly-Carmarthen X75-Merthyr Tydfil- Hirwaun- Glynneath-Neath-Swansea T4- Newtown-Llandrindod Wells-Brecon-Merthyr Tydfil-Cardiff X4- Hereford-Abergavenny-Merthyr Tydfil-Cardiff X33- Abergavenny-Pontypool-Cwmbran-Cardiff X43-Brecon-Crickhowell-Abergavenny X63-Brecon-Ystradgynlais-Neath-Swansea 7 – Cwmaman - Penderyn	Neutral
	Cycle routes in the park	2 Long-distance National Cycle Routes cross the BBNP -National Cycle Route 8, the Taff Trail -National Cycle Route 42, Lon Las Cymru	Neutral
	Welsh Indices of Multiple Deprivation	The National Park area mostly comprises 50% least deprived LSOA. Areas around the heads of the valley demonstrate higher levels of overall deprivation.	Neutral
	Crime Statistics	This information is not readily available at National Park level, however, crime statistics appear to be below average within the National Park compared with the rest of Wales.	Neutral
	Knowledge of Welsh Language	See Table 1 below for data gathered at Ward level from both the 2001 and 2011 census.	Negative
	Visitor satisfaction	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	Neutral

		<p>can be found here. http://www.beacons-npa.gov.uk/communities/tourism-new/tourism-facts-and-figures-1/</p> <p>Overall, the visit experience is good and almost half (48%) of visitors said it exceeded their expectations and 51% said it met them. Just 1% said that their experience fell short of expectations. This year's Visit Wales visitor survey shows similar results for Wales as a whole (49% exceeded and 49% met expectations). There is little variation amongst day and overnight visitors. The highest ratings come from new visitors 56% of which say the visit exceeded their expectations. This is encouraging for potential future return visits. Visitors from some areas are slightly more impressed by the area than others. Over half of the visitors coming from London & South East (53%) and overseas (52%) said that expectations were exceeded</p>																
	Education standards	<p>The National School Categorisation detailed that of the schools serving the National Park area as follows:-</p> <table border="1"> <thead> <tr> <th>Category</th> <th>2014</th> <th>2015</th> </tr> </thead> <tbody> <tr> <td>Red</td> <td>3%</td> <td>2%</td> </tr> <tr> <td>Amber</td> <td>18%</td> <td>23%</td> </tr> <tr> <td>Yellow</td> <td>50%</td> <td>41%</td> </tr> <tr> <td>Green</td> <td>29%</td> <td>34%</td> </tr> </tbody> </table>	Category	2014	2015	Red	3%	2%	Amber	18%	23%	Yellow	50%	41%	Green	29%	34%	Negative (Overall, the % within Yellow and Green has reduced by 4%)
Category	2014	2015																
Red	3%	2%																
Amber	18%	23%																
Yellow	50%	41%																
Green	29%	34%																
	Number of farms and farmers	Data from 2014 demonstrates that there were 1,445 jobs provided within agriculture, forestry, fishing within the Brecon Beacons National Park. However this sector is decreasing within the National Park. Jobs in agriculture and fishery made up 10% of employment type in 1991. By 2001 this had reduced to 7.3% and by 2011 this sector accounted for 5.9% of employment types within the National Park. (Source SOPR)	Negative															
	Tourist Spending	Tourism Spend in 2009 was £197 million increasing to £216 million by 2013. Average spend per day visitor stayed relatively stable between 2009 and 2013 at £46 (STEAM data)	Positive															

Table 1 Knowledge of Welsh Language within the National Park

This table shows data returns for both the 2001 and 2011 Census and demonstrates the level of Welsh speaking within the National Park by electoral ward. As not all wards are wholly within the

National Park area, the percentage of population for each ward residing within the National Park is also given. Those wards listed in Red have seen a drop in the level of Welsh speaking and knowledge of Welsh, whereas those in green there has been a rise in knowledge of Welsh/residents ability to communicate in Welsh

Knowledge of Welsh Language		2001		2011	
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
Brynmawr	1%	14.8	6.8	11.86	5.75
Pontypool New Inn	0%	13.5	7.7	11.91	5.83
Abergavenny north (Cantref)	3%	15.0	8.0	13.41	6.24
Crucorney	36%	12.0	7.3	14.29	7.45
Goetre Fawr	10%	14.3	8.0	15.71	8.23
Llanelly	100%	15.0	7.6	14.23	6.49

Llanfoist Fawr	17%	15.2	7.5	15.85	8.51
Llanover	3%	12.2	6.5	12.18	6.45
Llanfoist Llanwenarth Ultra	100%	14.3	7.1	13.61	6.36
Llantilio Pertholey Mardy	13%	14.2	7.4	16.27	7.61

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

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