

LOCAL DEVELOPMENT PLAN ANNUAL MONITORING REPORT

1ST APRIL 2023 – 31ST MARCH 2024



Table of Contents

Introduction.....	4
Sustainability Monitoring.....	7
Strategy Monitoring.....	8
Delivering Housing.....	9
Figure 1 – Completions relative to LDP Annual Average Requirement.....	9
Figure 2 – Number of dwellings for which planning permission has been granted.....	11
Figure 3 – Number of units granted and completed in each settlement tier.....	13
Figure 4 – Number of dwellings granted consent on mixed use sites.....	17
Figure 5 – All applications granted planning consent to achieve a density of 30 dwellings per hectare.....	18
Figure 6 – Affordable Housing percentage target.....	20
Figure 7 – Number of affordable dwellings granted consent.....	21
Figure 8 – Number of affordable dwellings completed.....	23
Figure 9 – Number of market dwellings coming forward on sites of 3 dwellings or more.....	24
Figure 10 – Number of affordable windfall dwellings.....	26
Figure 11 – Number of Affordable dwellings on Exception Sites.....	27
Figure 12 – Occupation of the allocated Gypsy and Traveller site.....	28
Figure 13 – Supplementary Planning Guidance.....	28
Economic Wellbeing.....	29
Figure 14 – Development of Employment Land.....	29
Figure 15 – Loss of Employment Land.....	30
Figure 16 – Employment development in Sennybridge and Defynnog.....	32
Figure 17 – Employment development in Hay-On-Wye.....	33
Figure 18 – Supplementary Planning Guidance.....	34
Policy Monitoring.....	35
Environmental Protection.....	35
Figure 19 – Land in the Countryside lost to development by way of departure from CYD LP1.....	35
Figure 20 – Development with an adverse impact on Historic Landscape Designations.....	36
Figure 21 – Development with an adverse impact on designated sites for nature conservation....	37
Figure 22 – Development with an adverse impact on designated sites for heritage and building conservation.....	38
Figure 23 – Number of Conservation Areas with up-to-date assessments.....	39
Figure 24 – Supplementary Planning Guidance.....	40
Climate Change, Sustainable Design and Renewable Energy.....	41

Figure 25 – Development in C1 and C2 flood areas not meeting Technical Advice Note 15 tests.	41
Figure 26 – Planning consents contrary to advice of Natural Resources Wales and Dŵr Cymru Welsh Water regarding water quality/quantity	42
Figure 27 – Number of applications which consider climate change adaptation techniques within Design and Access Statements	43
Figure 28 – Number of applications for larger developments that fail to provide 20% of their energy from low or zero carbon resources	44
Figure 29 – Development of renewable energy schemes	45
Figure 30 – Permitted and installed capacity (MW) of renewable electricity and heat projects	47
Figure 31 – Supplementary Planning Guidance	48
Retail.....	49
Figure 32 – Annual vacancy rates of the Town Centres	49
Sustainable Tourism	51
Figure 33 – Number of new or improved tourism facilities.....	51
Sustainable Communities.....	54
Figure 34 – Number of applications approved resulting in the loss of community facilities.....	54
Infrastructure.....	55
Figure 35 – Amount of new development providing SUDS (Sustainable Urban Drainage Systems)	55
Waste	56
Figure 36 – Number of vacant units within the identified B Class sites suitable to accommodate a local waste facility	56
Figure 37 – Number of new licensed waste management facilities permitted.....	58
Minerals.....	59
Figure 38 – Number of consents for permanent, sterilising development within a minerals safeguarding area	59
Site Monitoring	60
Figure 39.....	60
Appendices	1
Appendix 1 – Graph and table of housebuilding completions against the LDP Annual Average Requirement.....	1
Appendix 2 – Additional Sustainability Assessment Indicators.....	1
Table 1 – Knowledge of Welsh Language within the National Park	12

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 allows 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 (Appendix 2).

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 wrote¹ 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.

¹ Julie James AC/AM Y Gweinidog Tai a Llywodraeth Leol Minister for Housing and Local Government. (n.d.). Available at: https://www.gov.wales/sites/default/files/publications/2020-03/changes-to-planning-policy-and-guidance-on-the-delivery-of-housing_0.pdf.

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 489²); A new report was published in January 2024 that compliments the previous evidence which looks at the compliance against seven additional water quality targets including ammonia (Evidence Report 729³).
- Updated planning guidance was published by NRW on the 28th June 2024⁴;
- 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 it⁵.
- Preparation of LDP2 (Local Development Plan 2) was 'paused' from 28th May 2021, mainly in response to the issues presented by NRW (Natural Resources Wales) Evidence Report 489.
- The adoption of a new Management Plan for the National Park area *Dyfodol Y Bannau* (*Y Bannau: The future 2023-2028* which defines the agreed strategic priorities for the National Park.
- The agreement to formally withdraw the First Replacement Brecon Beacons National Park Local Development Plan (2018 – 2033) on the 7th June 2024 and to restart the replacement process.

² Hatton-Ellis, T. and Jones, T. (n.d.). *Compliance Assessment of Welsh River SACs against Phosphorus Targets*. [online] Available at: <https://afonyddcymru.org/wp-content/uploads/2023/02/compliance-assessment-of-welsh-sacs-against-phosphorus-targets-final-v10.pdf> [Accessed 19 Aug. 2024].

³ Foster, H., Jones, T., Jâms, I. and Hatton-Ellis, T. (n.d.). *Compliance Assessment of Welsh River SACs Against Water Quality Targets*. [online] Available at: <https://cdn.cyfoethnaturiol.cymru/media/tgplrk4r/compliance-assessment-of-welsh-river-sacs-against-water-quality-targets-accessible-final-1.pdf?mode=pad&mode=pad&mode=pad> [Accessed 19 Jan. 2024].

⁴ naturalresources.wales. (n.d.). *Natural Resources Wales / Advice to planning authorities for planning applications affecting phosphorus sensitive river Special Areas of Conservation*. [online] Available at: <https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/our-role-in-planning-and-development/advice-to-planning-authorities-for-planning-applications-affecting-phosphorus-sensitive-river-special-areas-of-conservation/?lang=en>.

⁵ GOV.WALES. (2020). *Local Development Plan (LDP) end dates: letter to local authorities [HTML] | GOV.WALES*. [online] Available at: <https://gov.wales/local-development-plan-ldp-end-dates-letter-local-authorities-html> [Accessed 19 Aug. 2024].

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

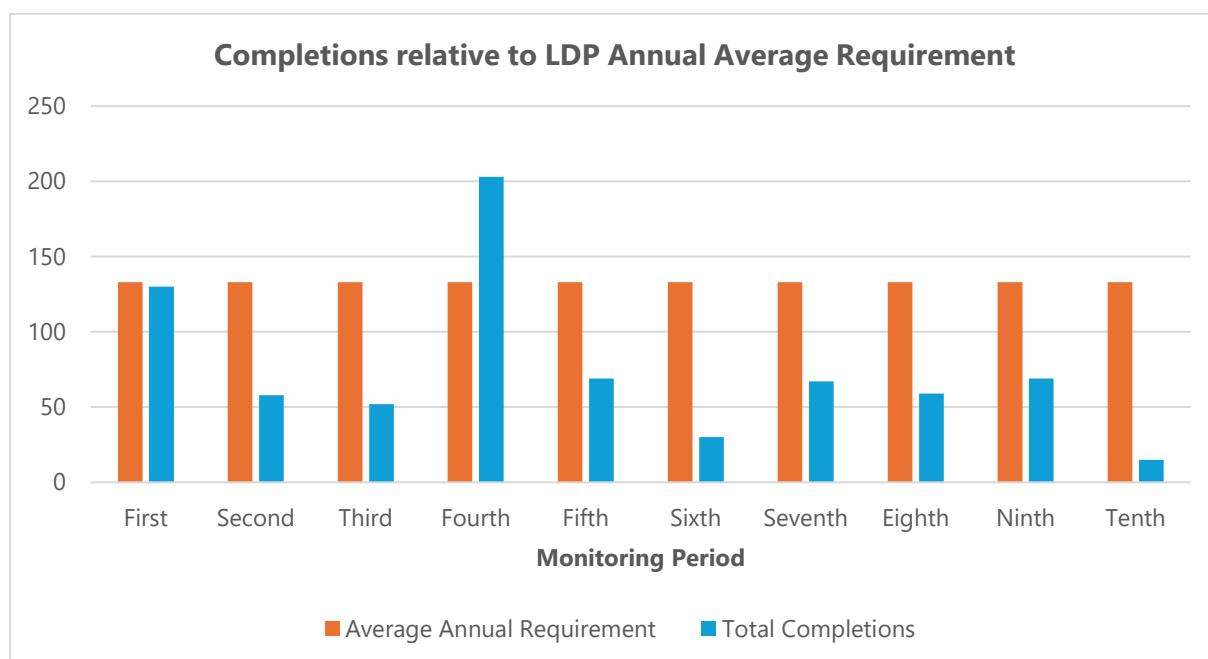
Key:

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

Monitoring Period	Date
First	17th December 2013 - 31st March 2015
Second	1st April 2015 - 31st March 2016
Third	1st April 2016 - 31st March 2017
Fourth	1st April 2017 - 31st March 2018
Fifth	1st April 2018 - 31st March 2019
Sixth	1st April 2019 - 31st March 2020
Seventh	1st April 2020 - 31st March 2021
Eighth	1st April 2021 - 31st March 2022
Ninth	1st April 2022 - 31st March 2023
Tenth	1st April 2023 - 31st March 2024

Delivering Housing

Figure 1 – Completions relative to LDP Annual Average Requirement



Monitoring Period	Average Annual Requirement	Total Completions	Land Supply
First	133	130	5.5
Second	133	58	5
Third	133	52	4.8
Fourth	133	203	3.9
Fifth	133	69	2.1
Sixth	133	30	2.7
Seventh	133	67	2.7
Eighth	133	59	2.7
Ninth	133	69	1.3
Tenth	133	15	1.3

Comments:

During the tenth monitoring period (1st April 2023 to 31st March 2024), monitoring shows completions have not kept pace with the *Annual Average Requirement* of the LDP (See table in appendix 1). Total completions being 15 against an Annual Average Requirement of 133. The 2023-2024 Housing Land Availability returned a figure of 1.3 years – 3.7 years below the ‘threshold’ of 5 years.

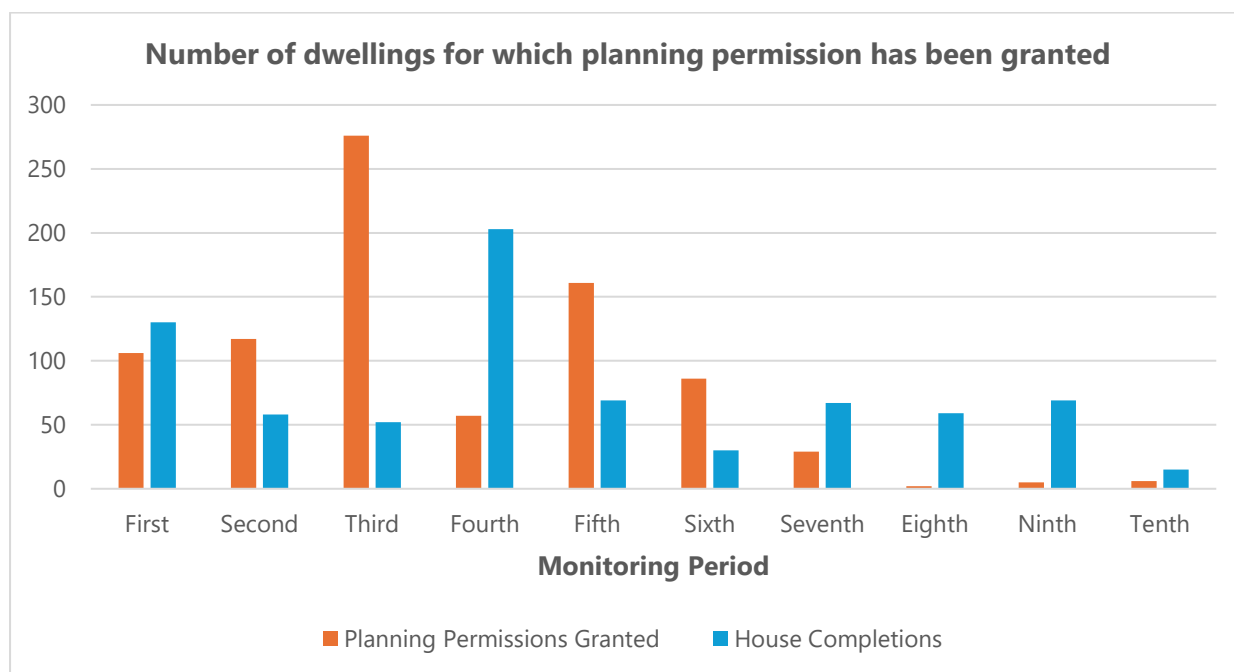
Recommendation:

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.

Delivery of this target remains constrained by the evidence published by Natural Resources Wales in January 2021 - the Compliance Assessment of Welsh River SACs [Special Areas of Conservation] against Phosphorus Targets (Evidence Report 489) – along with NRW’s associated advice to Local Planning Authorities (most-recently updated in June 2024); this has had a significant bearing on the scope for new residential development in much of the National Park. There is no definite date for when the Compliance Report will be updated, although it is understood that it is likely to be issued in early 2025. There is also no guarantee that the updated evidence and analysis will show *Phosphate Targets* (Critical Limits) are now being met. In the meantime, NRW have undertaken a Review of Permits across the SAC catchments for all Wastewater Treatment Works (WwTWs) that have daily flows of more than 20 cubic metres. Phosphate limits have been imposed and this has enabled capacity for new residential development connecting to some WwTWs; however, this is a finite and limited capacity for the short-term and wider measures to improve water quality and restore the health of our rivers are still required. The extent of this environmental constraint on the delivery of new development cannot be underlined strongly enough; it has become apparent that annual completions have fallen significantly since the evidence was published and are likely to continue to fall below those anticipated by the Local Development Plan.

Status	Action Required
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Figure 2 – Number of dwellings for which planning permission has been granted



Monitoring Period	Planning Permissions Granted	House Completions
First	106	130
Second	117	58
Third	276	52
Fourth	57	203
Fifth	161	69
Sixth	86	30
Seventh	29	67
Eighth	2	59
Ninth	5	69
Tenth	6	15

Comments:

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.

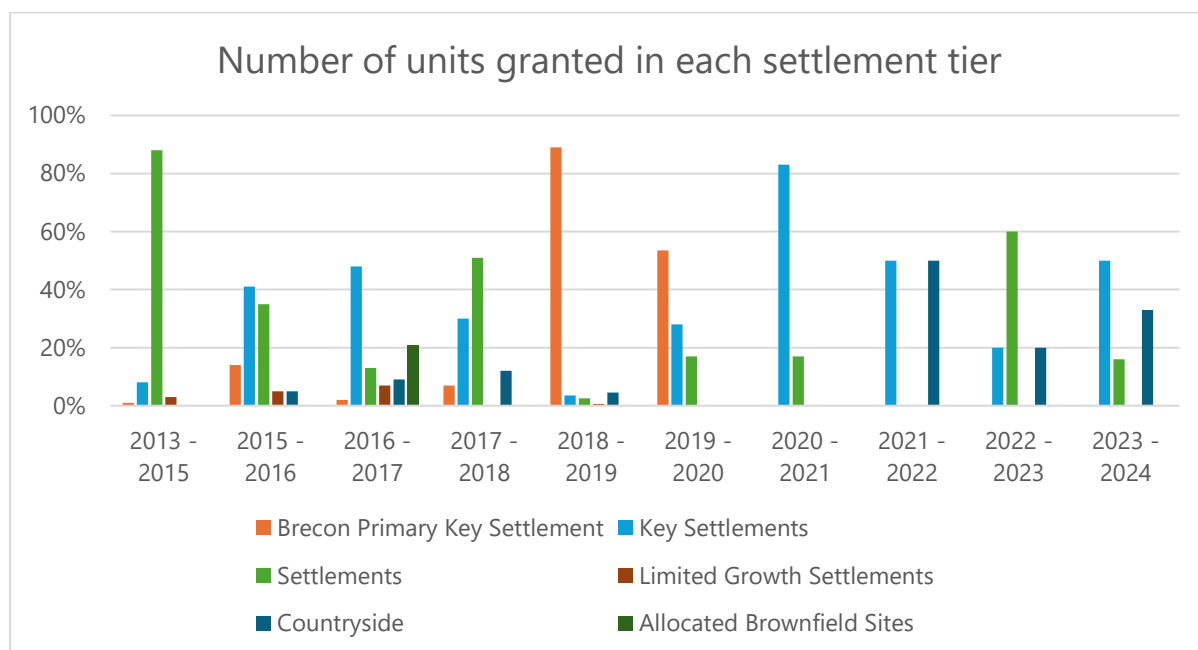
In the year which this report covers, planning permission has been granted for 6 new homes.

Recommendations:

The annual indicator shows that permission for new homes is not keeping pace with the Plan’s projected growth. 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 (although please note above). 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.

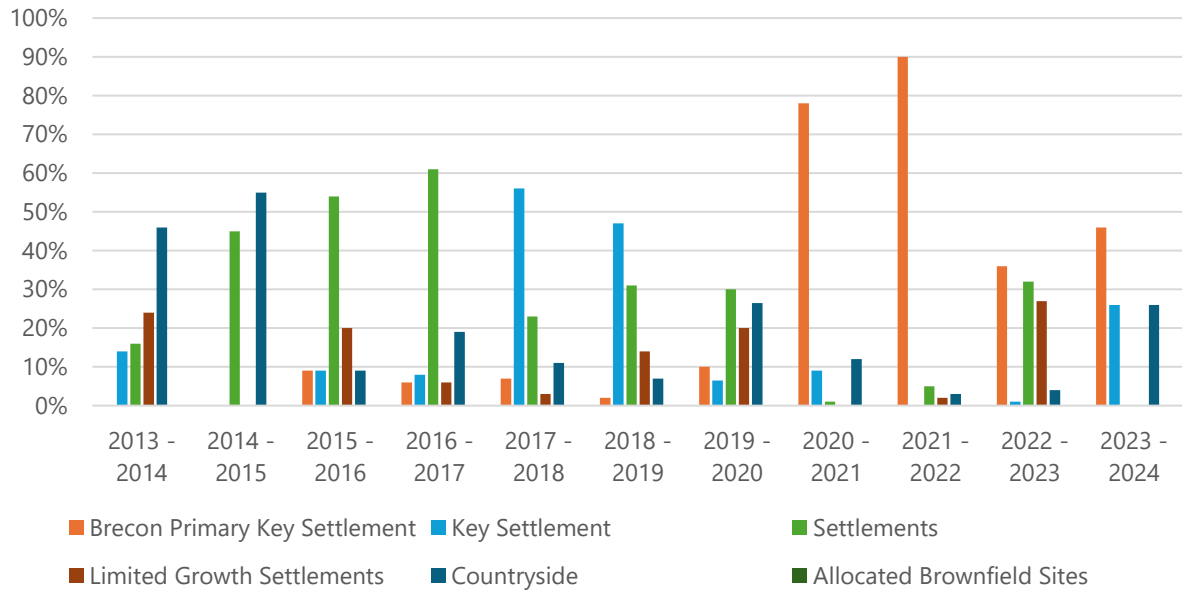
Status	Action Required
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Figure 3 – Number of units granted and completed in each settlement tier



Permissions	2013	2015	2016	2017	2018	2019	2020	2021	2022	2023
Location	-	-	-	-	-	-	-	-	-	-
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Brecon Primary Key Settlement	1%	14%	2%	7%	89%	54%	0%	0%	0%	0%
Key Settlements	8%	41%	48%	30%	4%	28%	83%	50%	20%	50%
Settlements	88%	35%	13%	51%	3%	17%	17%	0%	60%	16%
Limited Growth Settlements	3%	5%	7%	0%	1%	0%	0%	0%	0%	0%
Countryside	0%	5%	9%	12%	5%	0%	0%	50%	20%	33%
Allocated Brownfield Sites	0%	0%	21%	0%	0%	0%	0%	0%	0%	0%

Number of units completed in each settlement tier



Completions	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
Brecon Primary Key Settlement	0%	0%	9%	6%	7%	2%	10%	78%	90%	36%	46%
Key Settlement	14%	0%	9%	8%	56%	47%	7%	9%	0%	1%	26%
Settlements	16%	45%	54%	61%	23%	31%	30%	1%	5%	32%	0%
Limited Growth Settlements	24%	0%	20%	6%	3%	14%	20%	0%	2%	27%	0%
Countryside	46%	55%	9%	19%	11%	7%	27%	12%	3%	4%	26%
Allocated Brownfield Sites	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	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.

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	Total number of units	% 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)
2022/23	69	36 (25)	1 (1)	32 (22)	0 (0)
2023/24	15	46 (7)	26 (4)	0 (0)	0 (0)
TOTAL	751	21%	24%	29%	0%
3 yr. Total	143	59%	3%	18%	0%

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 completions in the Primary Key Settlement of Brecon has remained high in the last 3 years, over target levels.

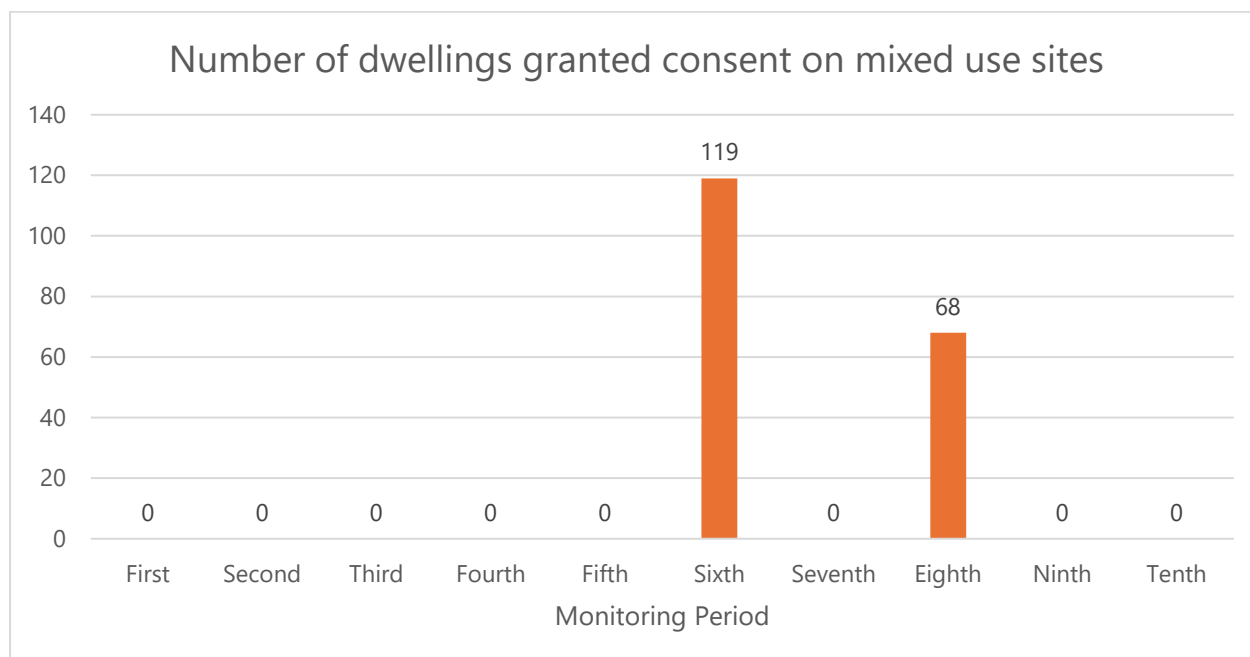
It should be noted that the completions data does not correlate particularly well with the permissions data. To this end, it is suggested that the completions element of this indicator has limited scope beyond 'for information' purposes.

Recommendations:

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

Status	Continue Monitoring
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Figure 4 – Number of dwellings granted consent on mixed use sites



Comments:

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'.

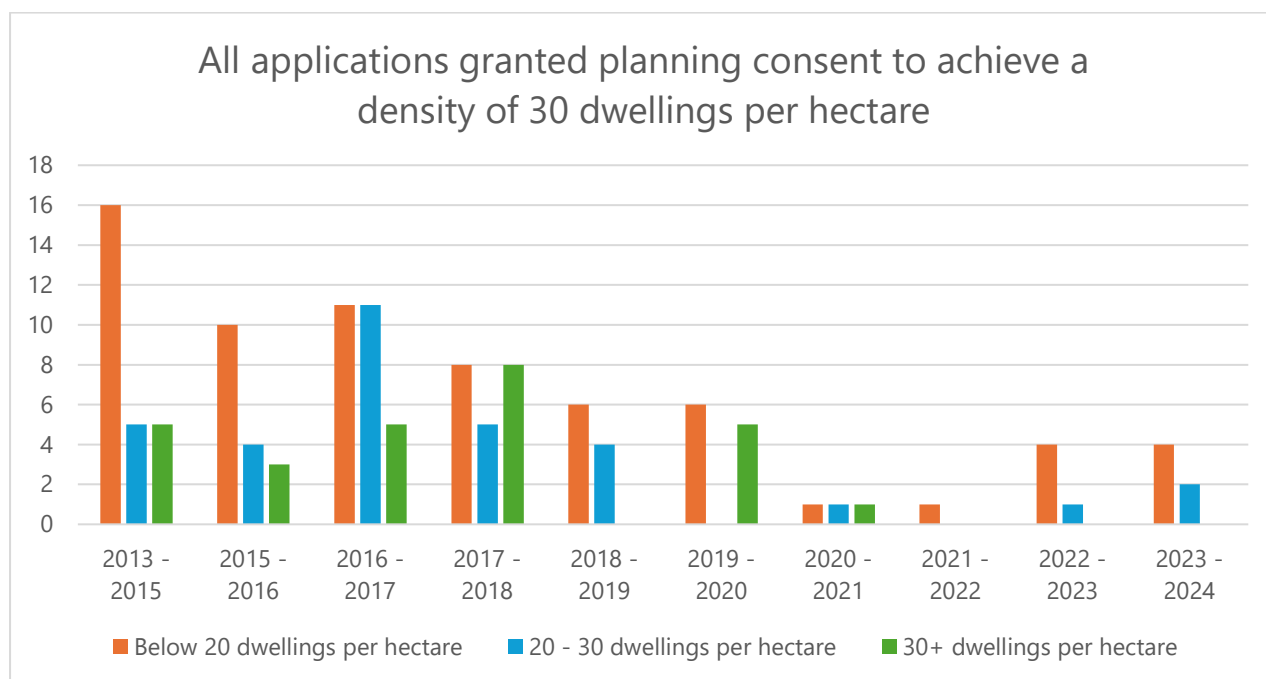
A development brief has also been approved for CS111 – Former Mid Wales Hospital, Talgarth (125).

Recommendation:

There is no assessment trigger for this indicator. Accordingly, this will be monitored over the remainder of the plan period.

Status	Continue Monitoring
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Figure 5 – All applications granted planning consent to achieve a density of 30 dwellings per hectare



Site Density	2013 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
Below 20 dwellings per hectare	16	10	11	8	6	6	1	1	4	4
20 - 30 dwellings per hectare	5	4	11	5	4	0	1	0	1	2
30+ dwellings per hectare	5	3	5	8	0	5	1	0	0	0

Comment:

Policy 61 of the Local Development Plan relates to dwelling density and states that:

“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.

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.”

There is some flexibility in this policy that would allow development to be approved at a level of density below 30 dwellings per hectare, such as the character of the surrounding area.

Furthermore, there have been instances where a lower level of density has been agreed due to abnormal conditions on site – topography and access constraints for example.

It was recommended in the Report for the first monitoring period that:

“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:

- *Investigation into the number of allocated sites that have been granted planning permission at a density of below 30 dwellings per hectare*
- *Determine the specific reasons for allowing a lower level of dwelling density*

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.”

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.

Notwithstanding this, Development Management Officers were provided with training from the Strategy and Policy Team to ensure that the policy was being interpreted appropriately.

Recommendation:

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.

Status	Policy Research
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Figure 6 – Affordable Housing percentage target

Affordable Housing percentage target	
Monitoring Period	The Land Registry House Price Index (Merthyr Tydfil) (%)
First	13% increase
Second	1.75% decrease
Third	1.4% increase
Fourth	1.3% increase
Fifth	0.2% increase
Sixth	5.23% increase
Seventh	11.1% decrease
Eighth	22.7% increase
Ninth	22.7% increase
Tenth	11.6% decrease

Comment:

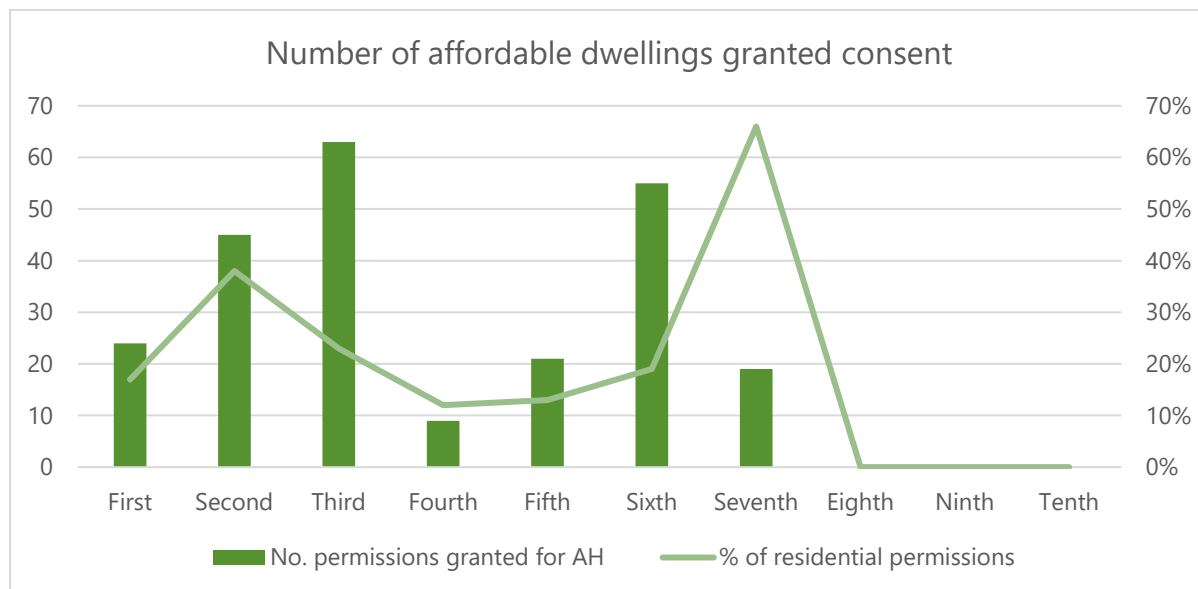
The assessment trigger for this indicator is a 2.5% change in house prices in the Heads of the Valley sub-market area and a 5% change across the rest of the National Park area.

Recommendation:

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.

Status	Policy Research
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Figure 7 – Number of affordable dwellings granted consent



Monitoring Period	No. permissions granted for AH	% of residential permissions	Against performance indicator of 47 AH permissions p/annum (+/- 30%)
First	24	17%	-23
Second	45	38%	-2
Third	63	23%	+16
Fourth	9	12%	-38
Fifth	21	13%	-26
Sixth	55	19%	+8
Seventh	19	66%	-28
Eighth	0	0%	-47
Ninth	0	0%	-47
Tenth	0	0%	-47

Comment:

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.

Planning permission was granted for 55 affordable homes during 2019/20 and 19 affordable homes in 2020/21, however no permission have been granted for affordable homes since this period and therefore fails to meet the target indicator.

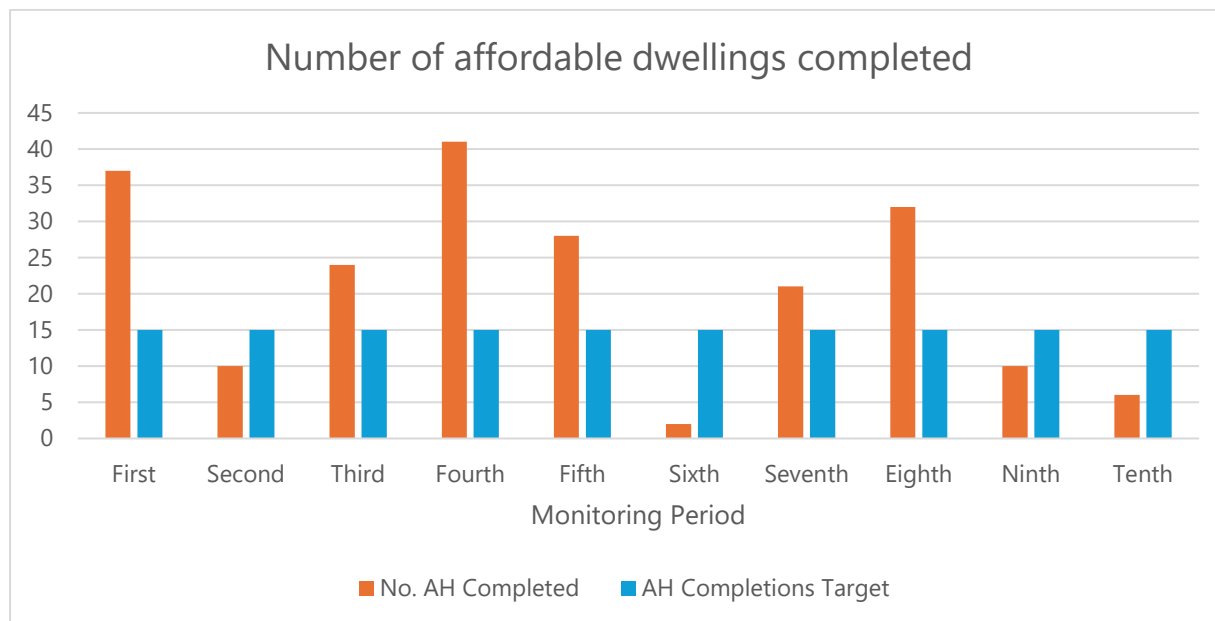
This is likely due to the phosphate situation that the National Park Authority is facing and increase in build costs and until a solution or methods of mitigations are found, the targets set out within the LDP are unlikely to be met in upcoming annual monitoring reports.

Recommendation:

This indicator is to be monitored for a further year.

Status	Action Required
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Figure 8 – Number of affordable dwellings completed



Monitoring Period	No. AH Completed	AH Completions Target
First	37	15
Second	10	15
Third	24	15
Fourth	41	15
Fifth	28	15
Sixth	2	15
Seventh	21	15
Eighth	32	15
Ninth	10	15
Tenth	6	15

Comment:

The target indicator (20 units) was not met during two monitoring periods, 2022/23 and 2023/24.

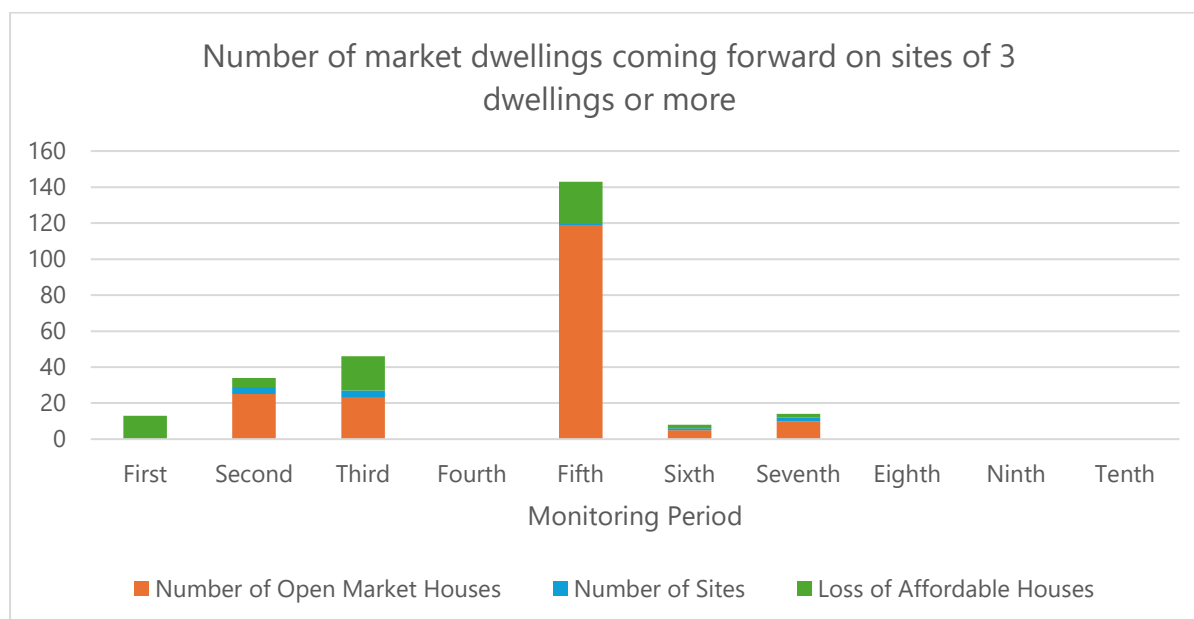
The second assessment trigger requires more than 15 Affordable Housing dwellings to be completed annually for three consecutive years. The total number of completions for affordable housing over the last 3 monitoring periods is 48 units, an average of 16 a year.

Recommendation:

The indicator will continue to be monitored.

Status	Continue Monitoring
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Figure 9 – Number of market dwellings coming forward on sites of 3 dwellings or more



Monitoring Period	Number of Open Market Houses	Number of Sites	Loss of Affordable Houses
First			13
Second	25	4	5
Third	23	4	19
Fourth	0	0	0
Fifth	119	1	23
Sixth	5	1	2
Seventh	10	2	2
Eighth	0	0	0
Ninth	0	0	0
Tenth	0	0	0

Comment:

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 policy to enable the level of affordable housing to be reduced below target levels because of robust evidence demonstrating target levels are not viable.

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.

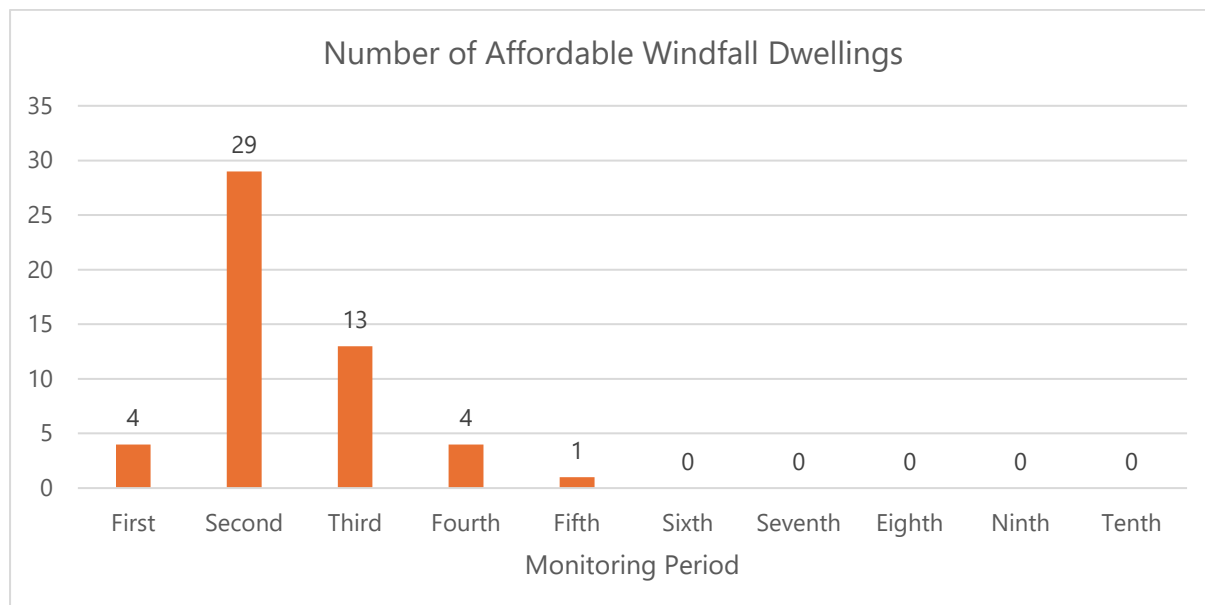
Policy level affordable housing targets will be reviewed as part of LDP2 preparation.

Recommendation:

The indicator will continue to be monitored.

Status	Continue Monitoring
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Figure 10 – Number of affordable windfall dwellings



Comments:

The annual target of 3 windfall Affordable Housing dwellings being granted planning permission per annum has not been met for five 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 2023/24 for new homes (6 new dwellings) indicate this trend may not be specific to Affordable Windfall Permissions.

In this monitoring period, 0 windfall affordable dwellings were granted planning permission.

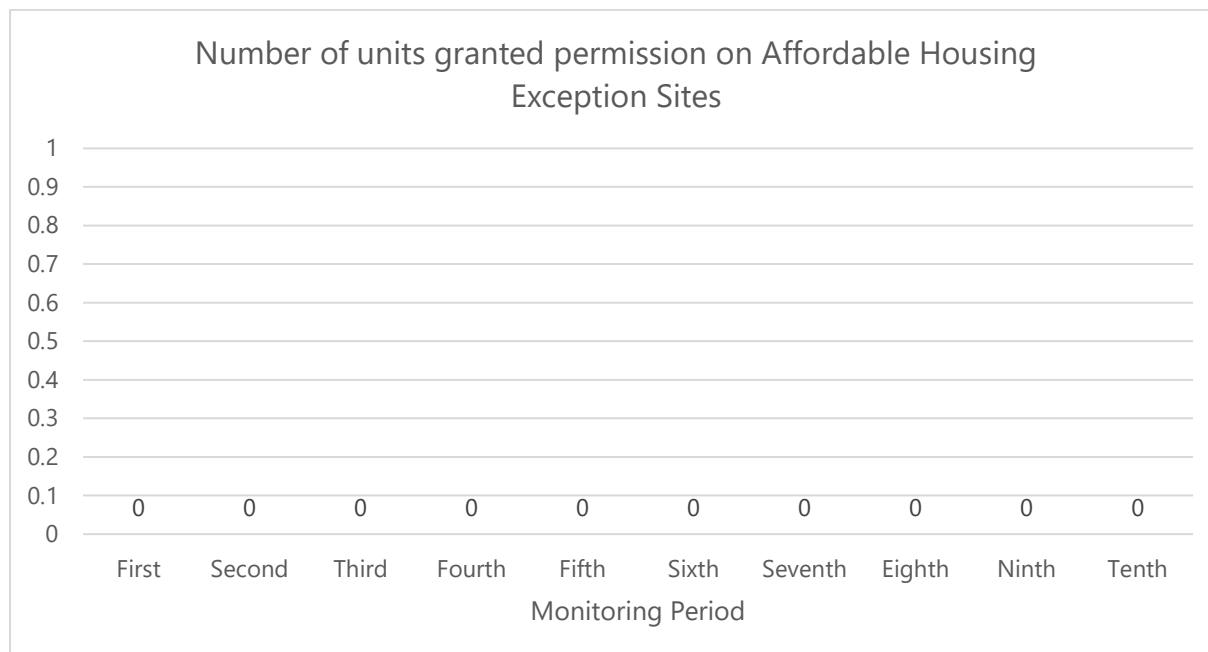
Recommendations:

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

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.

Status	Policy Research
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Figure 11 – Number of Affordable dwellings on Exception Sites



Comments:

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.

Recommendations:

Continue monitoring but consider whether this indicator should continue to be monitored in the future.

Status	Continue Monitoring
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Figure 12 – Occupation of the allocated Gypsy and Traveller site

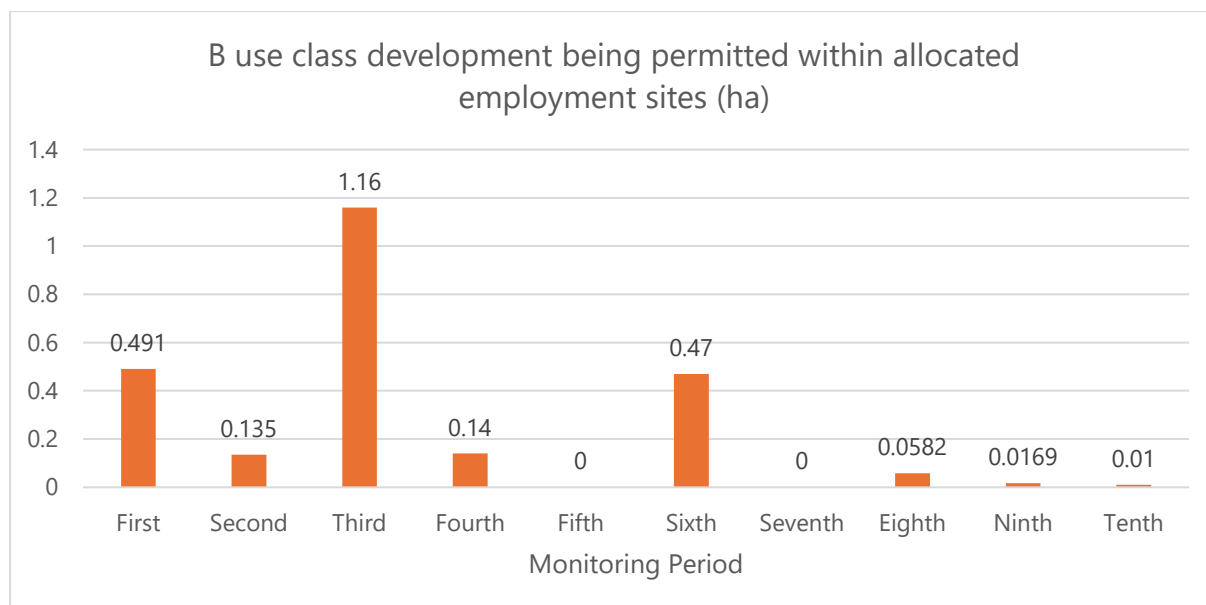
Occupation of the allocated Gypsy and Traveller site	
The allocated Gypsy and Traveller site has been developed and occupied by the family.	
Comment:	
Further to the granting of planning permission on 27 th March 2012 for a proposed permanent Gypsy and Traveller site the 14 pitches granted consent have been developed.	
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.	
Status	Completed during previous monitoring period

Figure 13 – Supplementary Planning Guidance

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

Economic Wellbeing

Figure 14 – Development of Employment Land



Comments:

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 1.923 hectares of employment land has been granted planning permission for B1, B2 and B8 uses during the monitoring period. It should also be noted that a total of 0.66 hectares of employment development has taken place since the adoption of the LDP – a total of 1.44 hectares overall.

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, although this will require updating when we commence the review of the LDP (expecting to begin by the beginning of 2025 after we receive agreement on our Delivery Agreement).

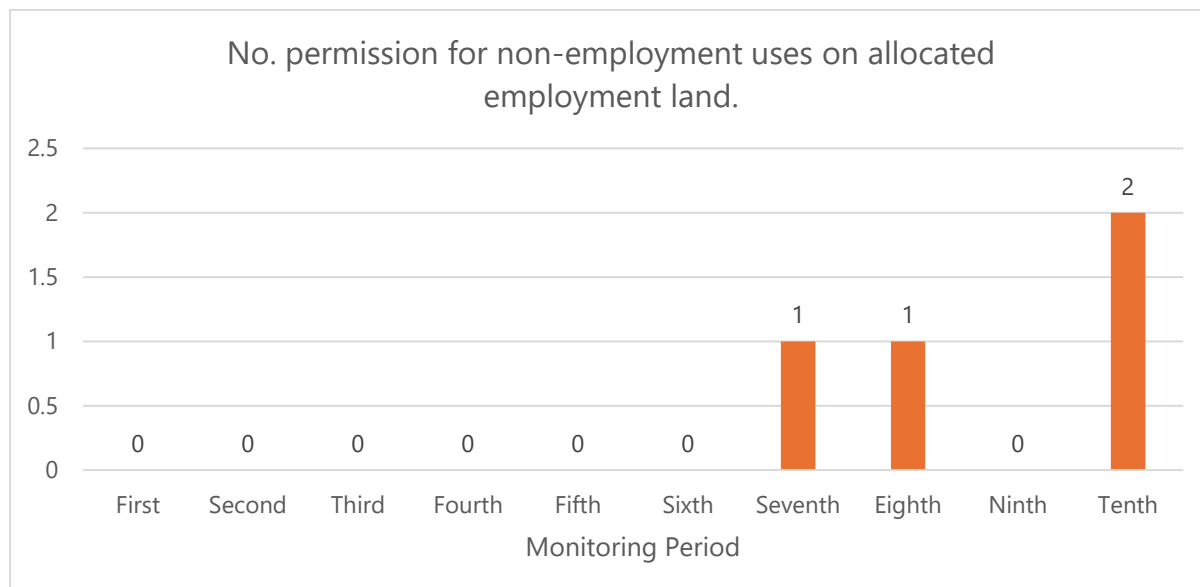
Further assessments (*A Mid Wales Employment Sites and Premises Needs Assessment and Action Plan*) have been prepared undertaken to inform the portfolio of the Mid Wales Growth Deal.

Recommendations:

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.

Status	Completed during previous monitoring period
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Figure 15 – Loss of Employment Land



Monitoring Period	No. permissions	Planning applications ref:	Description	Location
First	0			
Second	0			
Third	0			
Fourth	0			
Fifth	0			
Sixth	0			
Seventh	1	20/18408/FUL	Change of use from B8 to D2 (Gym)	Ffrwdgrech Industrial Estate, Brecon
Eighth	1	21/19880/FUL	Change of use from B8 to D1 (Vets)	Ffrwdgrech Industrial Estate, Brecon
Ninth	0			
Tenth	2	23/21967/FUL 23/22408/FUL	Change of use from B2 to Sui Generis (Police Station) Change of use from B1 to A1 (Retail)	Ffrwdgrech Industrial Estate, Brecon Elvicta Estate, Crickhowell

Comments:

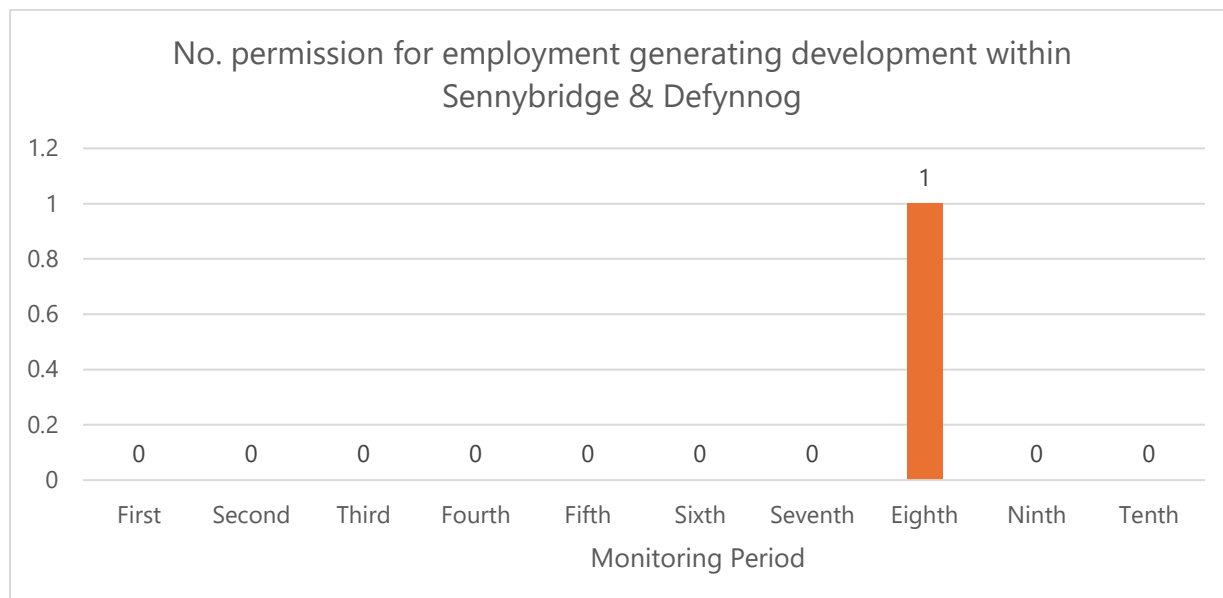
None.

Recommendations:

The trigger for assessment for this indication is 1 application being granted planning permission on existing employment land for non-employment land uses. 4 permissions have been granted with the loss of B class units. Accordingly, this indicator will continue to be monitored and will be the subject of Policy Research.

Status	Policy Research
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Figure 16 – Employment development in Sennybridge and Defynnog



Comments:

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.

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.

One permission was granted for employment generating development within Sennybridge and Defynnog within the Eighth monitoring period, 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).

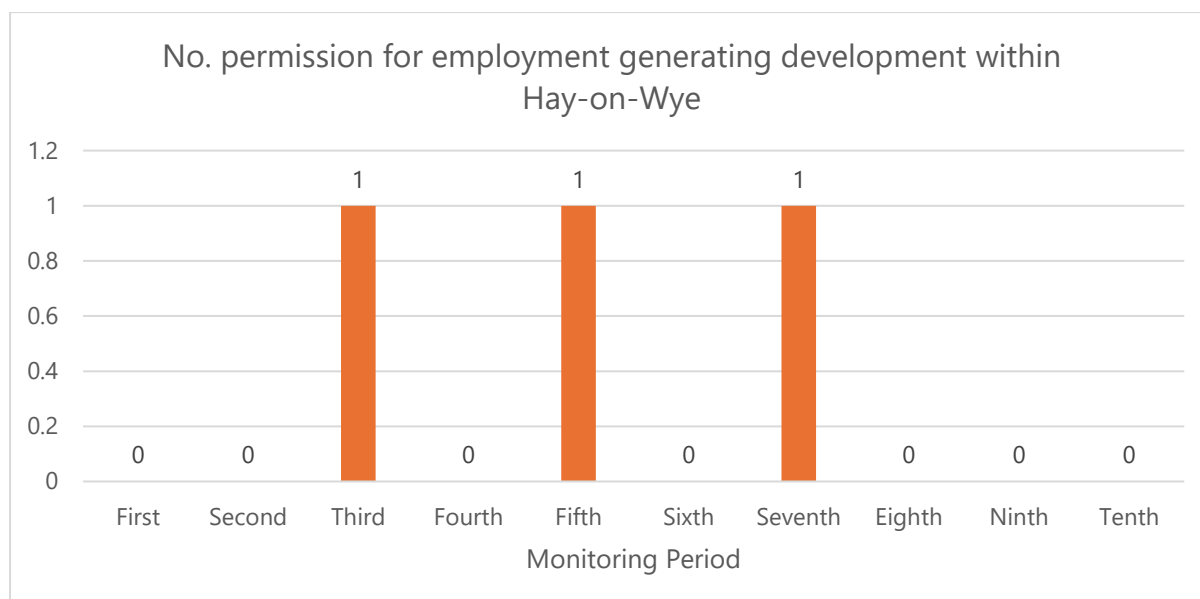
Recommendations:

The indicator will be monitored for a further year or until the monitoring target has been reached.

The matter will also be addressed through preparation of the replacement LDP.

Status	Continue Monitoring
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Figure 17 – Employment development in Hay-On-Wye



Comments:

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.

Recommendations:

The indicator will be monitored for a further year or until the monitoring target has been reached. The matter will also be addressed as part of the replacement LDP.

Status	Continue Monitoring
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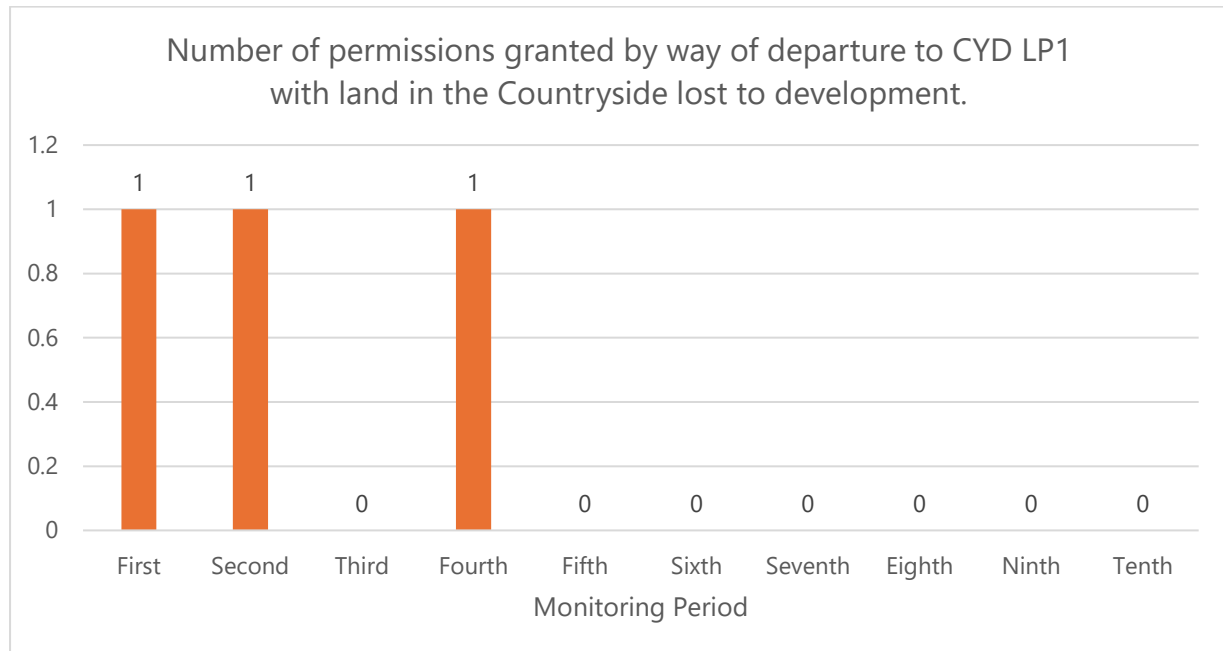
Figure 18 – Supplementary Planning Guidance

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

Policy Monitoring

Environmental Protection

Figure 19 – Land in the Countryside lost to development by way of departure from CYD LP1



Comments:

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.

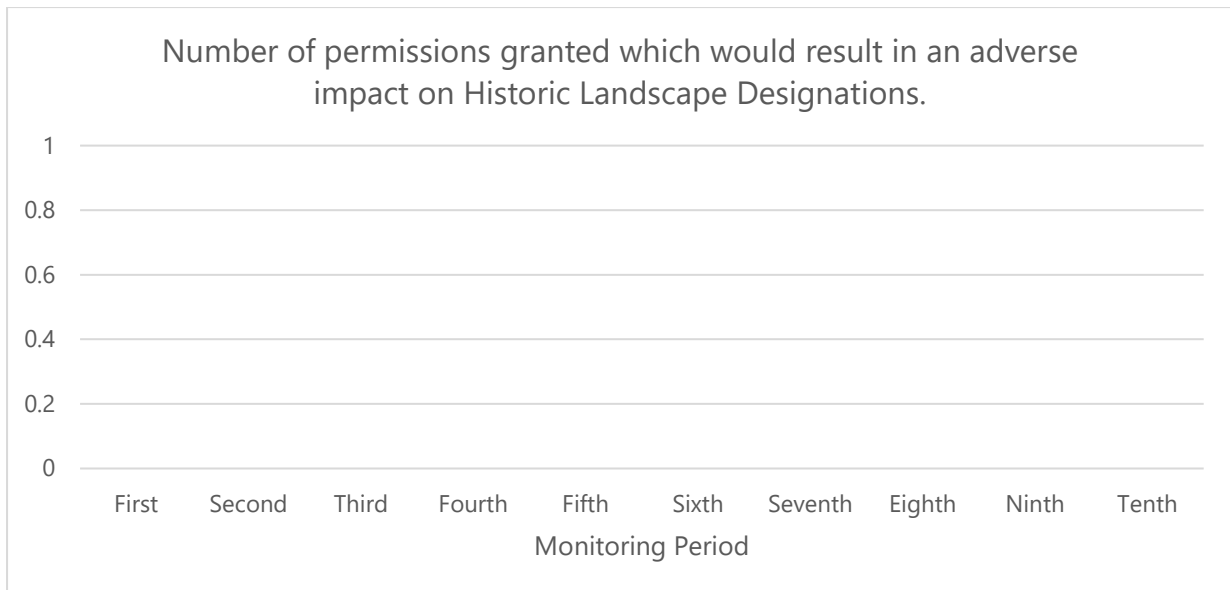
To this end, it should be noted that instances of departure from this policy reduced significantly since the first monitoring period, with all development permitted in the Countryside (as defined by the LDP) being in accordance with LDP Policy CYD LP1.

Recommendations:

It is recommended that the monitoring of this indicator continues.

Status	Continue Monitoring
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Figure 20 – Development with an adverse impact on Historic Landscape Designations



Comments:

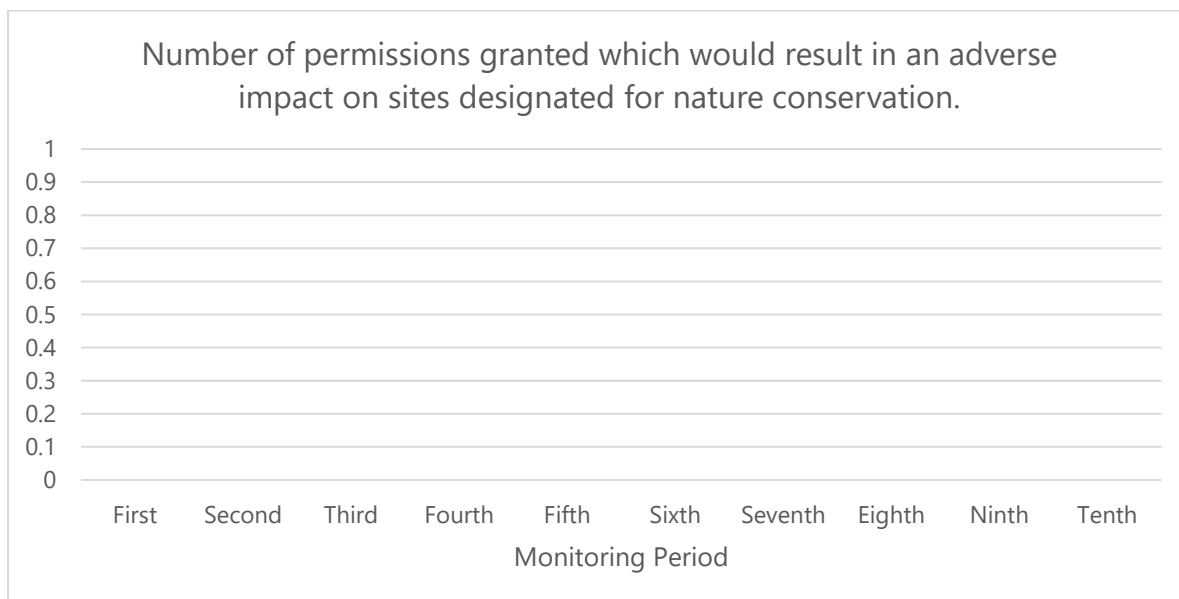
None.

Recommendations:

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

Status	Continue Monitoring
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Figure 21 – Development with an adverse impact on designated sites for nature conservation



Comments:

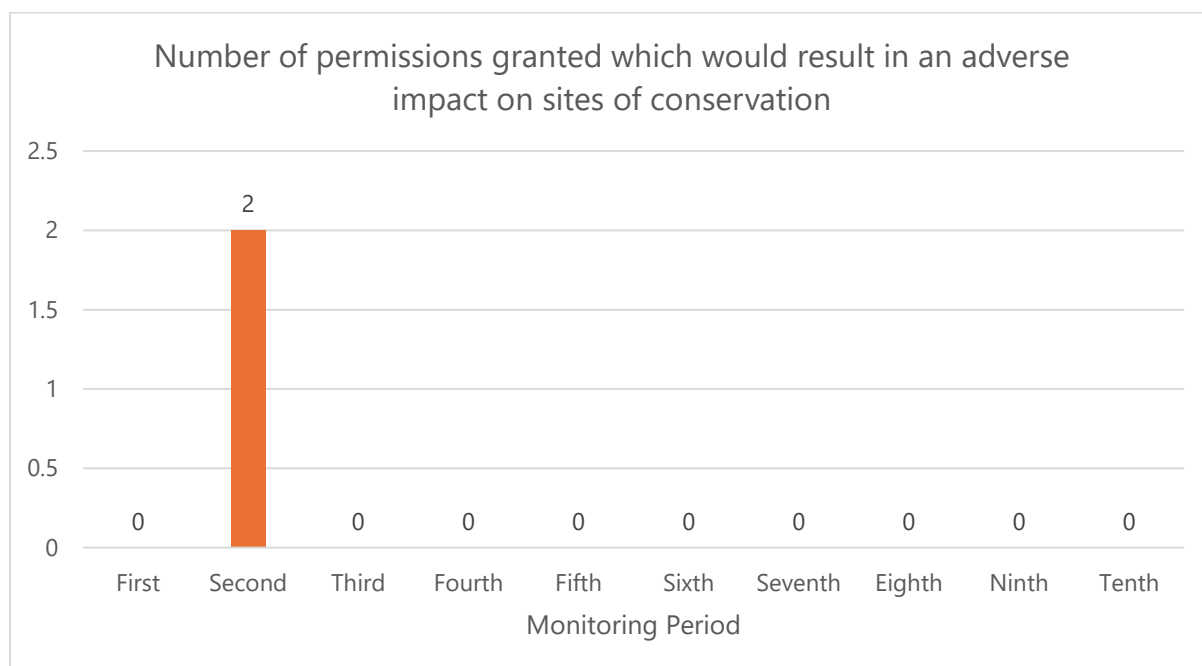
None.

Recommendations:

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.

Status	Continue Monitoring
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Figure 22 – Development with an adverse impact on designated sites for heritage and building conservation.



Comments

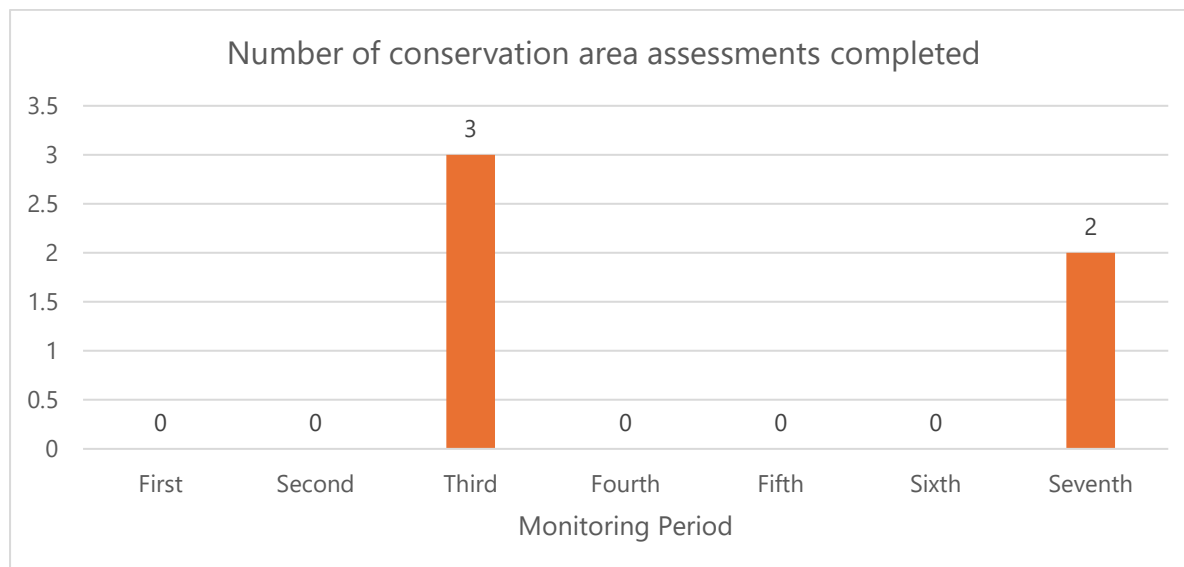
During the second monitoring period, two planning permissions were granted which would have a minor impact on the conservation area.

Recommendations:

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

Status	Continue Monitoring
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Figure 23 – Number of Conservation Areas with up-to-date assessments



Comments:

Following consultation, Crickhowell and Llangattock Conservation Area Appraisals were approved by the National Park Authority during the 7th Monitoring period (2020/2021).

Recommendations:

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.

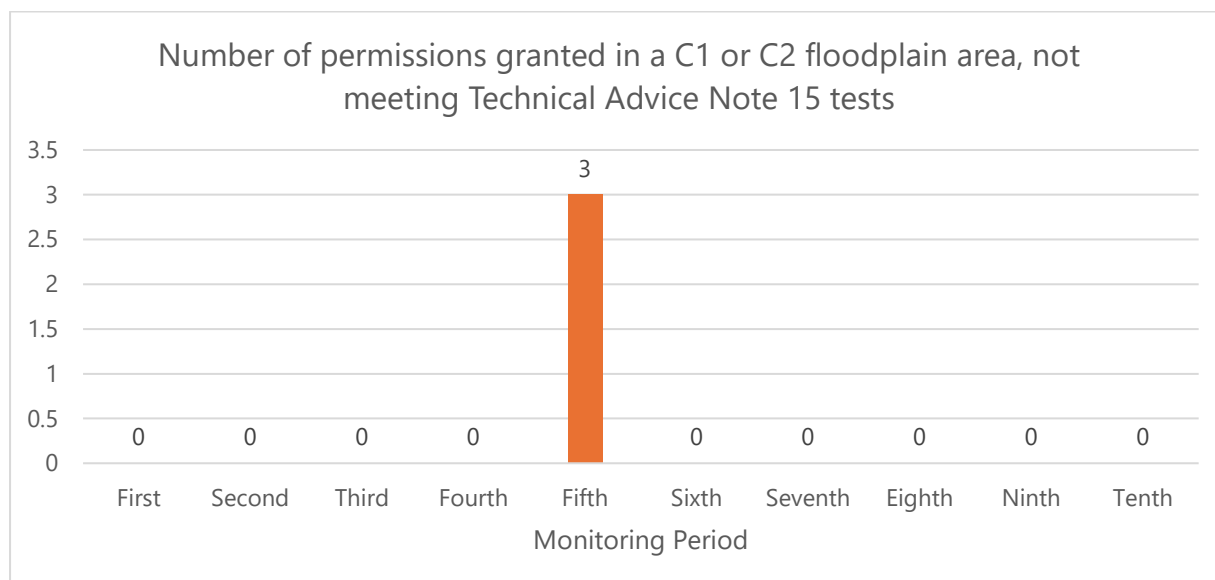
Status	Ceased Monitoring
	Completed during seventh monitoring period.

Figure 24 – Supplementary Planning Guidance

<p>Supplementary Planning Guidance</p> <p>In line with the requirements of the LDP Monitoring Framework, Members have endorsed the following Supplementary Planning Guidance for use in the determination of relevant planning applications:</p> <ul style="list-style-type: none"> • Obtrusive Lighting • Biodiversity Audit <p>The proposed Supplementary Planning Guidance relating to Best Practice in Biodiversity has published and endorsed for use in the determination of relevant planning applications. The publication of this SPG was delayed, due in part to the work that has been undertaken to extend the Biodiversity Audit Supplementary Planning Guidance to include the remaining Level 2 Key Settlement at Sennybridge and Defynnog (which has also been endorsed).</p>	
<p>Comment:</p> <p>None.</p>	
<p>Recommendation:</p> <p>The relevant Supplementary Planning Guidance has been completed. Accordingly, no further monitoring is required.</p>	
<p>Status</p>	<p>Completed during previous monitoring period.</p> <p>Biodiversity Audit Completed in 2016.</p>

Climate Change, Sustainable Design and Renewable Energy

Figure 25 – Development in C1 and C2 flood areas not meeting Technical Advice Note 15 tests



Comments:

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.

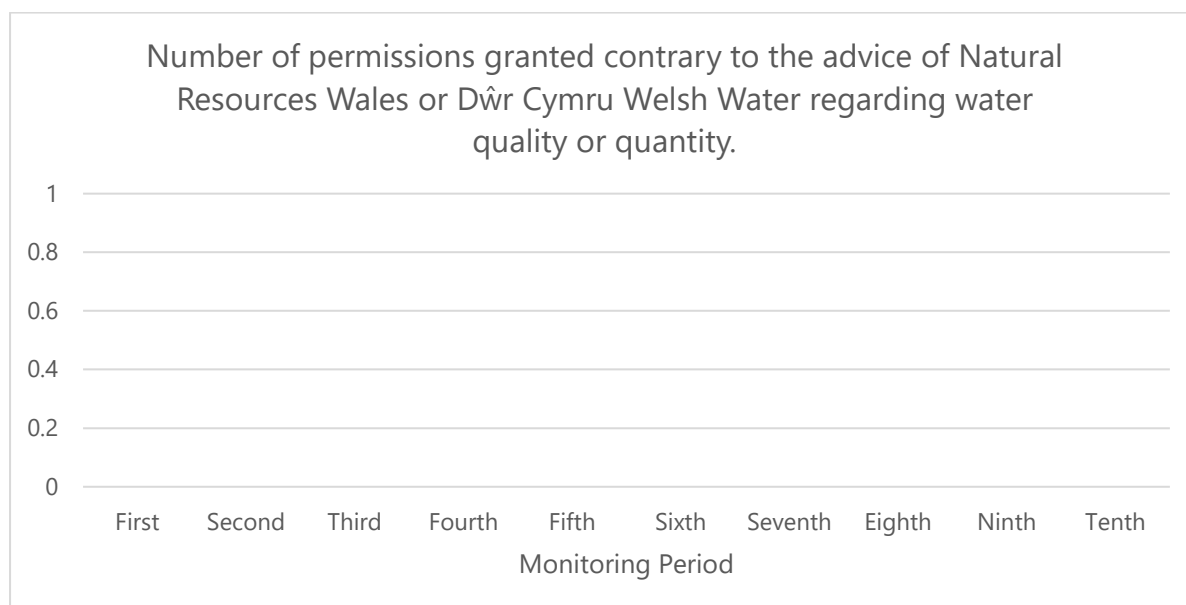
During the period covered by this monitoring report, following a committee resolution to permit vulnerable development by supporting a Change of Use within a C2 flood zone, an application was called in for determination by the Welsh Ministers and was refused.

Recommendations:

We note that a revised TAN15 (Technical Advice Note 15) is due for publication within the 9th Monitoring period, and that NRW will be revising their position in relation to assessment of FCA (Flood Consequences Assessment) in areas of flood, however, this may be delayed after public consultation. Considering contextual changes, we will continue to monitor the implementation of this policy.

Status	Continue Monitoring
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Figure 26 – Planning consents contrary to advice of Natural Resources Wales and Dŵr Cymru Welsh Water regarding water quality/quantity



Comments:

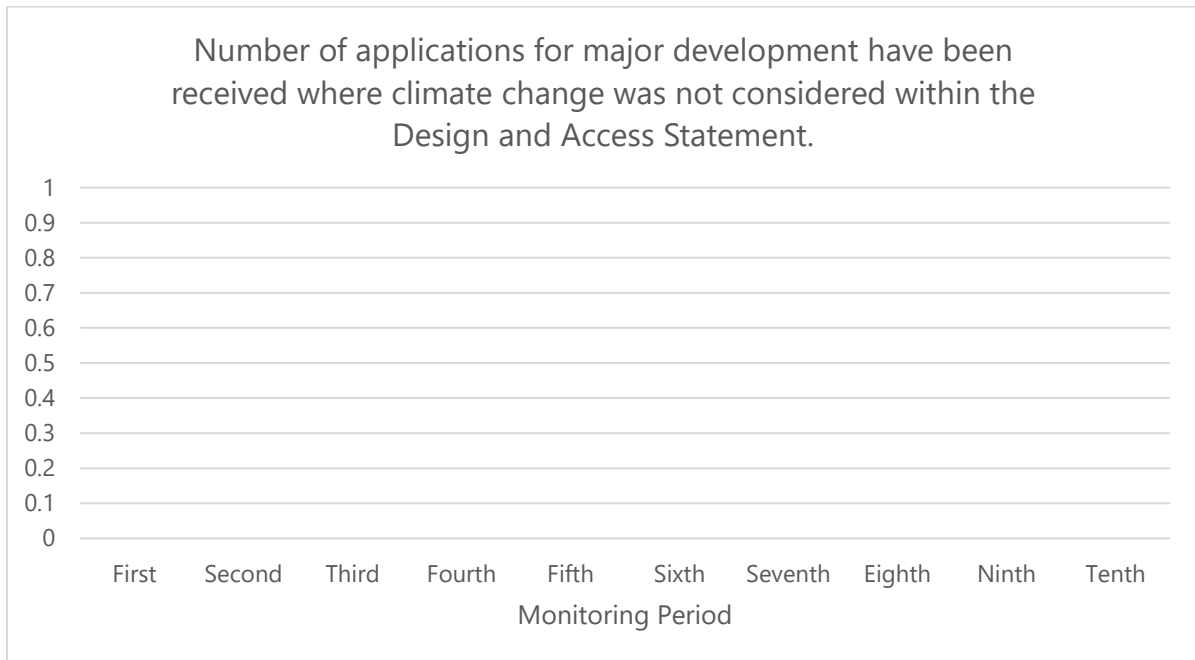
None.

Recommendations:

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.

Status	Continue Monitoring
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Figure 27 – Number of applications which consider climate change adaptation techniques within Design and Access Statements



Comments:

None.

Recommendations:

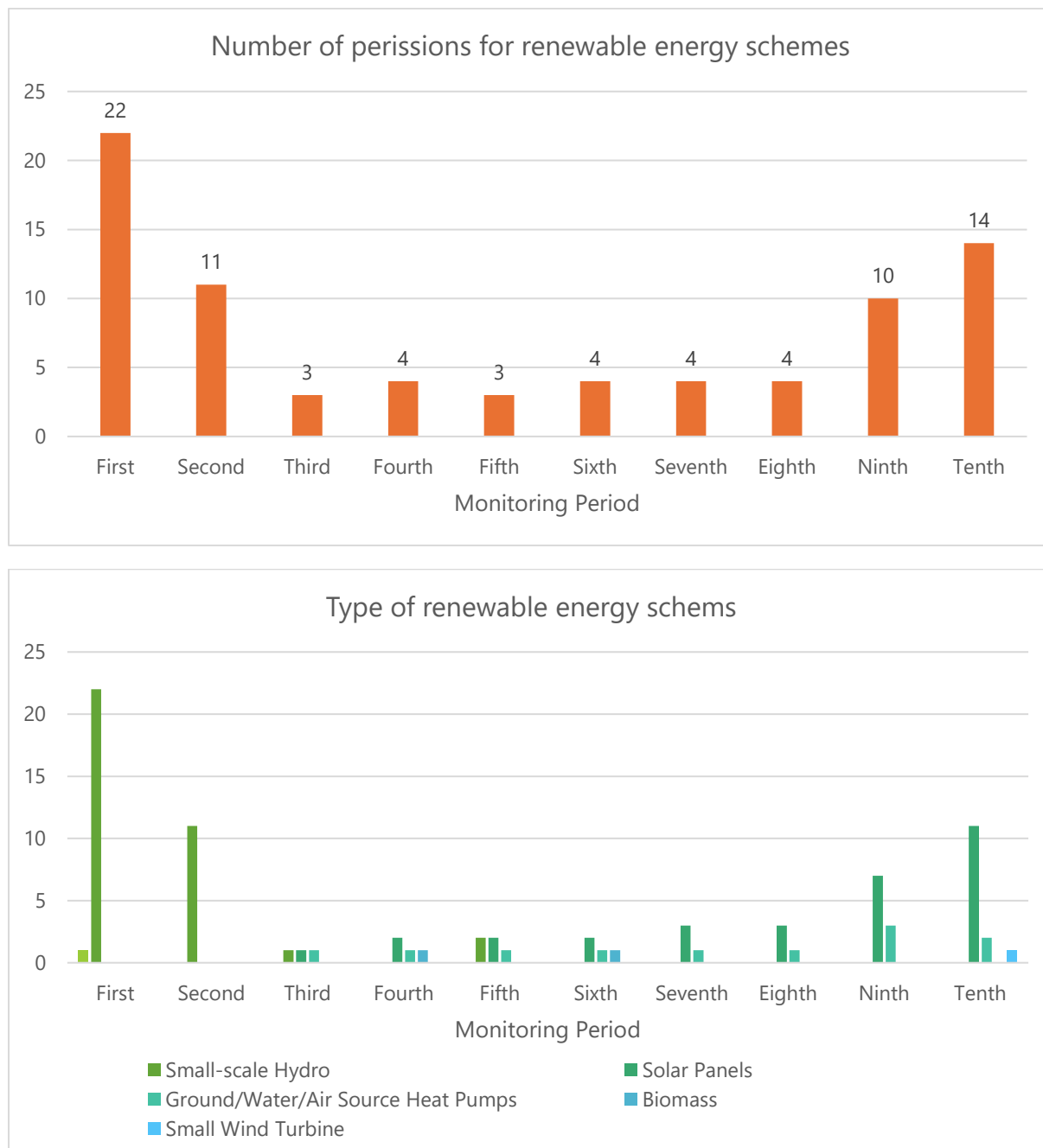
The requirement of this indicator is being met. It is, however, considered to be an important indicator and will continue to be monitored.

Status	Continue Monitoring
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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

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

Figure 29 – Development of renewable energy schemes



Comments:

During the 7th 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.

Furthermore, for the National Park to make its 'fair' contribution towards the Paris Agreement, the area-based Carbon Budget identifies a need to:

- Stay within a maximum cumulative carbon dioxide emissions budget of 1,557 thousand tonnes (ktCO₂), for the period of 2020 to 2100;
- Initiate an immediate programme of CO₂ mitigation to deliver annual cuts in emissions averaging 14% to deliver a Paris Agreement aligned carbon budget; and,
- Reach zero or near zero carbon no later than 2039.

The report behind the budget recommends the National Park should:

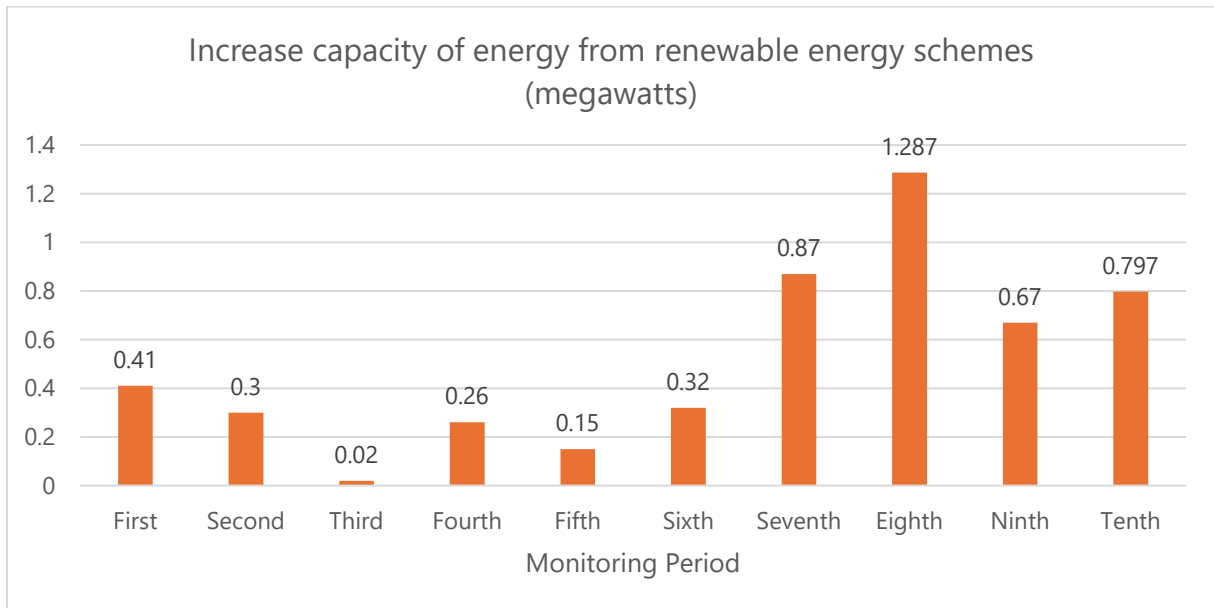
- increase sequestration of CO₂ through land use, land-use change and forestry (LULUCF), for example aligning with Committee on Climate Change's high-level ambition of tree planting, forestry yield improvements and forestry management; and.
- ensure such CO₂ sequestration is also sufficient to help compensate for non-CO₂ emissions within the National Park.

Recommendations:

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

Status	Continue Monitoring
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Figure 30 – Permitted and installed capacity (MW) of renewable electricity and heat projects



Comments:

The total capacity increase since monitoring began is 5.084 Megawatts.

Recommendations:

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

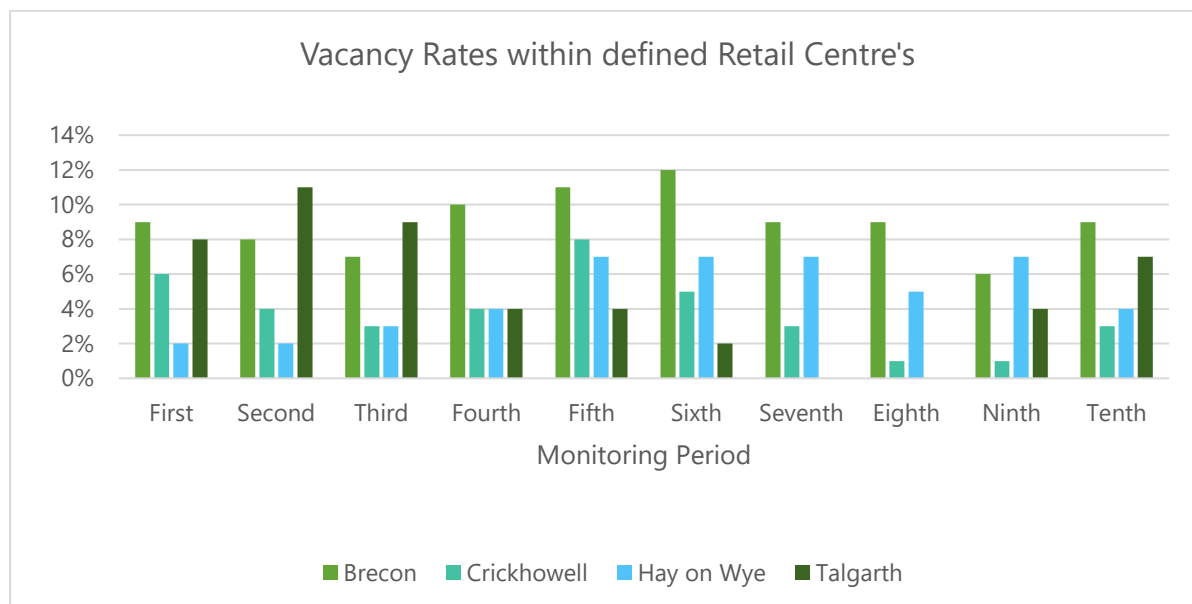
Status	Continue Monitoring
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Figure 31 – Supplementary Planning Guidance

Supplementary Planning Guidance	
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	
Comment: None.	
Recommendation: The relevant Supplementary Planning Guidance has been completed. Accordingly, no further monitoring is required.	
Status	Completed during previous monitoring period.

Retail

Figure 32 – Annual vacancy rates of the Town Centres



Monitoring Period	Brecon	Crickhowell	Hay on Wye	Talgarth
First	9%	6%	2%	8%
Second	8%	4%	2%	11%
Third	7%	3%	3%	9%
Fourth	10%	4%	4%	4%
Fifth	11%	8%	7%	4%
Sixth	12%	5%	7%	2%
Seventh	9%	3%	7%	0%
Eighth	9%	1%	5%	0%
Ninth	6%	1%	7%	4%
Tenth	9%	3%	4%	7%

Comments:

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 Supplementary Planning Guidance and a decision will be taken on whether to introduce this if the temporary permitted development rights are not made permanent.

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 LDP2.

Recommendations:

This indicator will be monitored for a further year.

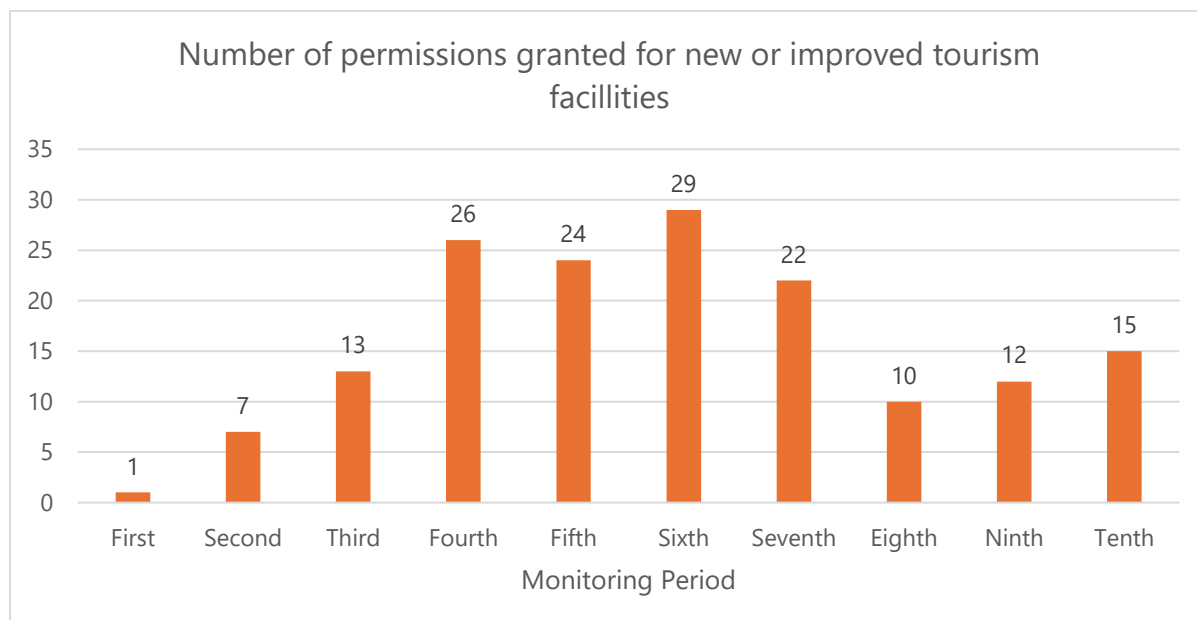
Further policy research undertaken for inclusion in LDP2.

Joint working between Policy team and town centre regeneration initiatives.

Status	Policy Research
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Sustainable Tourism

Figure 33 – Number of new or improved tourism facilities



Comments:

The applications approved within the tenth monitoring period include:

Address	Ref	Description of Development
Athlwys Cottage Twyn Allwys Road Govilon NP7 9RT	22/20778/FUL	Proposed siting of shepherd's hut for holiday let purposes
Gelliwiglan Gwynfe Llangadog Carmarthenshire SA19 9RN	22/21164/FUL	Conversion of Barn to Tourism Accommodation Unit
Aber Farm Talybont On Usk Aberhonddu Powys LD3 7YS	21/20027/FUL	Material change of use of land from agricultural use to a mixed use of agriculture use and provision of tourist accommodation by the siting of 2 shepherds huts (Retrospective)
Pentretruscoed Farm Pont Nedd Fechan Neath SA11 5UP	22/20814/FUL	Existing Agricultural Barn - Change of Use to Dwelling - to be used as a holiday let.

Lower Bungalow Capel-Y-Ffin Abergavenny NP7 7NP	21/20601/FUL	Application to convert a former barn and attached monastic cells into a Holiday Let accommodation including the upgrade of the foul water treatment system for the proposed conversion and the neighbouring dwelling.
Chapel Farm Coal Pit Road Fforest Coalpit Monmouthshire NP7 7LL	21/20292/FUL	Proposed Conversion of Barn Into Holiday Accommodation
Radnor House Church Street Hay-On-Wye Hereford HR3 5DQ	23/21929/FUL	Change of use from a dwelling with B&B (C1) use to a full dwelling (C3)
Ysguborneydd Ffrwdgrech Brecon LD3 8LE	23/22175/FUL	Seasonal glamping site and its amenities on land at Ysguborneydd Farm
Cwm Porth Ystradfellte Aberdare CF44 9JF	22/21362/FUL	Full planning application for 4 non-Permanent Tourism pods Including upgrading an existing access parking and turning area and waste water drainage provision.
Brecon Beacons Mountain Centre Libanus Brecon Powys LD3 8ER	23/21727/FUL	The installation of a modular classroom at the National Park Visitor Centre to provide indoor and dry facilities for the existing school groups that attend the Centre for an outdoor learning experience of the Brecon Beacons National Park
Abergwdi Farm Ffrwdgrech Brecon LD3 8NA	23/21767/FUL	Retrospective application for a seasonal glamping site consisting of 2 shepherd huts, one bell tent, toilet and shower amenity units and parking facility. Plus betterment of the sewage arrangement for Glangwdi including incorporating the glamping site with treatment package plant and drainage field.
5 Taf Fechan Houses Pontsticill Merthyr Tydfil CF48 2UW	22/21663/FUL	Conversion of detached garage to create new holiday let
Barn At Yew Tree Farm Llanellen Abergavenny NP7 9LB	23/21847/FUL	Conversion of barn to holiday letting unit; installation of two shepherd's huts for holiday letting, and installation of package sewage treatment plant.
Lower Trewalkin Talgarth LD3 0HA	23/21965/FUL	Application for the change of use of an ancillary domestic annex into a holiday let and provision for associated amenity land

		within the curtilage formally associated with the converted building.
Cwm Uchaf Farm Oak Lane Llanellen Monmouthshire NP7 9LD	23/21718/FUL	Proposed conversion of stables building to 2 units of bunkhouse type holiday accommodation

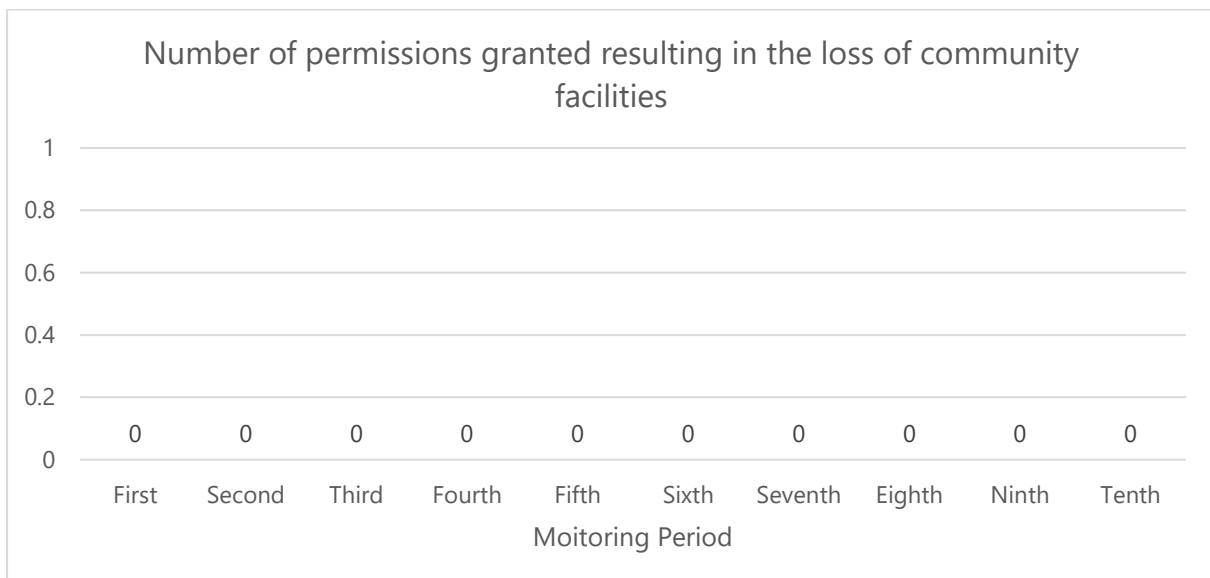
Recommendations:

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

Status	Continue Monitoring
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Sustainable Communities

Figure 34 – Number of applications approved resulting in the loss of community facilities



Comments:

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.

Recommendations:

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

Status	Continue Monitoring
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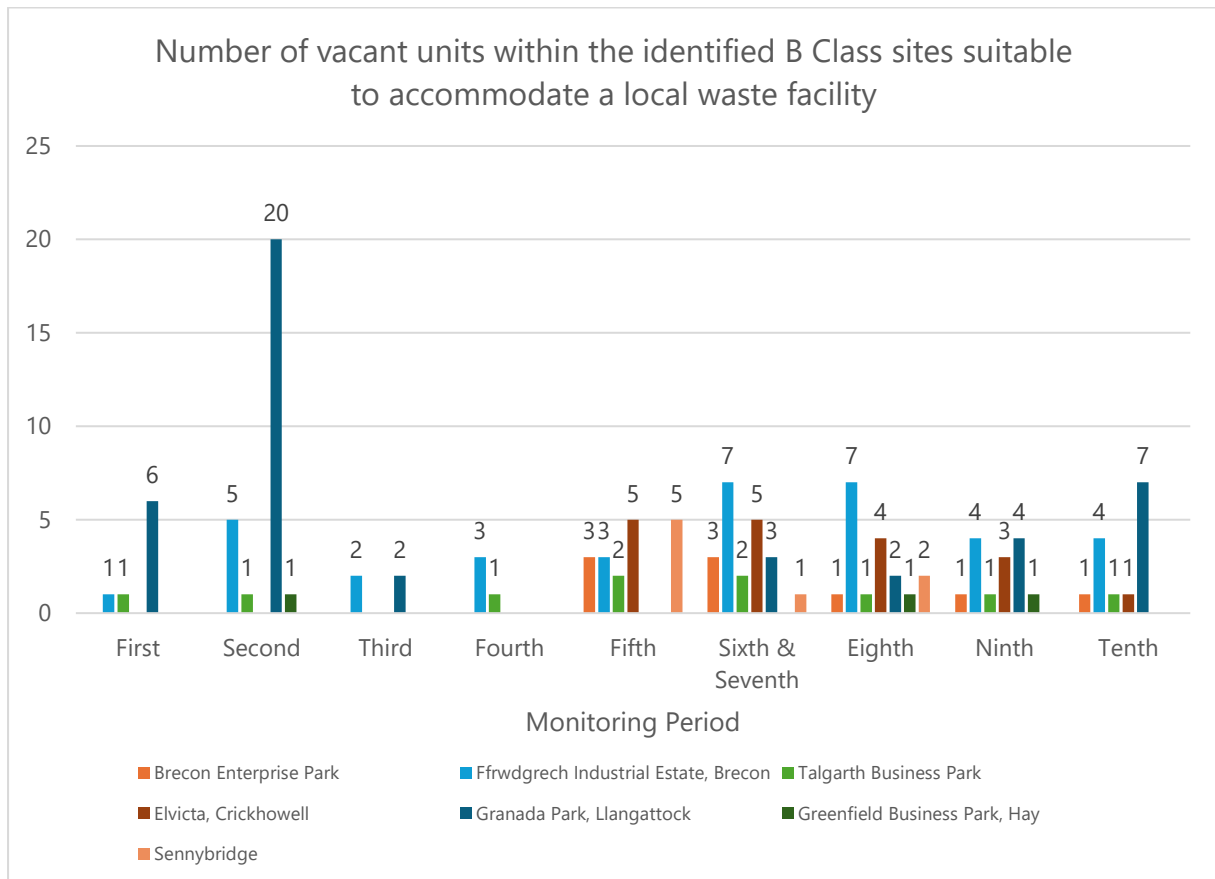
Infrastructure

Figure 35 – Amount of new development providing SUDS (Sustainable Urban Drainage Systems)

Amount of new development providing SUDS (Sustainable Urban Drainage Systems)	
Ceased Monitoring - All relevant applications approved considered the requirement for SUDS.	
Comment: From 7 th January 2019, all new developments with implications for drainage of more than 1 house or where the construction area is of 100m ² or more will require sustainable drainage systems to manage on-site surface water. Surface water 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. 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.	
Recommendation: Cease Monitoring	
Status	Ceased Monitoring following previous monitoring period

Waste

Figure 36 – Number of vacant units within the identified B Class sites suitable to accommodate a local waste facility



Monitoring Period	Brecon Enterprise Park (m2)	Ffrwdgrech Industrial Estate, Brecon (m2)	Talgarth Business Park (m2)	Elvicta, Crickhowell (m2)	Granada Park, Llangattock (m2)	Greenfield Business Park, Hay (m2)	Sennybridge (m2)
First		500	316		758		
Second		540.3	324.8		2700	101.71	
Third		417.4			258.3		
Fourth		697.86	330.5				
Fifth	1213.32	697.86	867.68	2342.99			3438.12

Sixth & Seventh	1213.32	1423.58	867.68	2342.99	758.79		456.52
Eighth	1207.33	1729.75	537.17	1706.61	205.53	99.81	333.72
Ninth	1236.42	1339.78	527.46	1162.09	420.71	99.82	
Tenth	1236.42	860.42	527.46	470.29	916.92		
Grand Total	6106.81	8206.95	4298.75	8024.97	6018.25	301.34	4228.36

Comments:

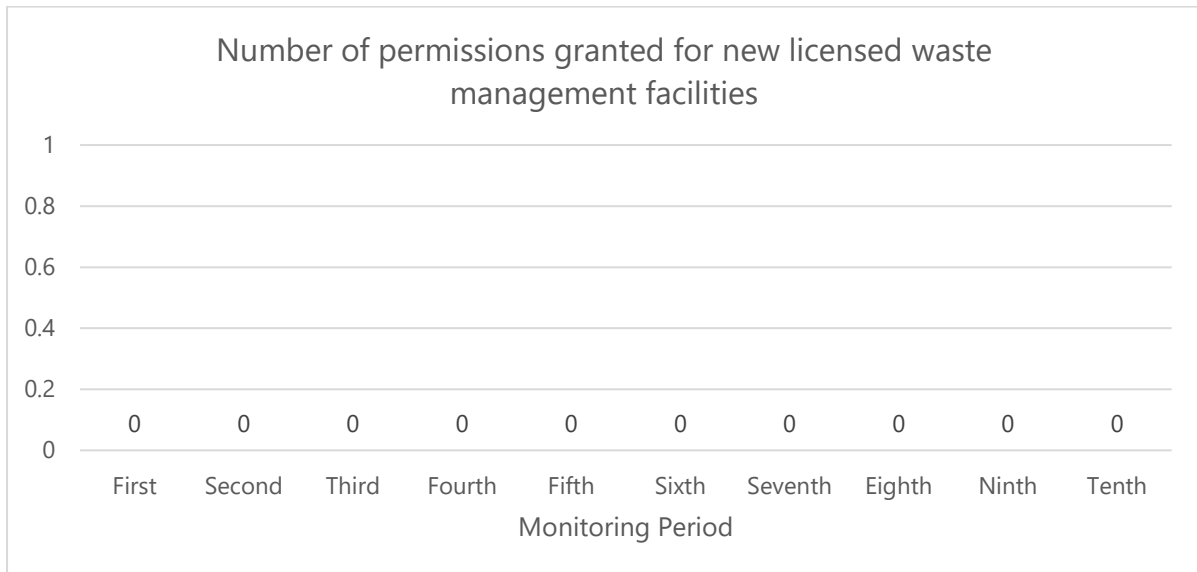
There is capacity within allocated employment sites.

Recommendations:

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

Status	Continue Monitoring
---------------	----------------------------

Figure 37 – Number of new licensed waste management facilities permitted



Comments:

No applications were received within the monitoring periods for new waste management facilities in the National Park.

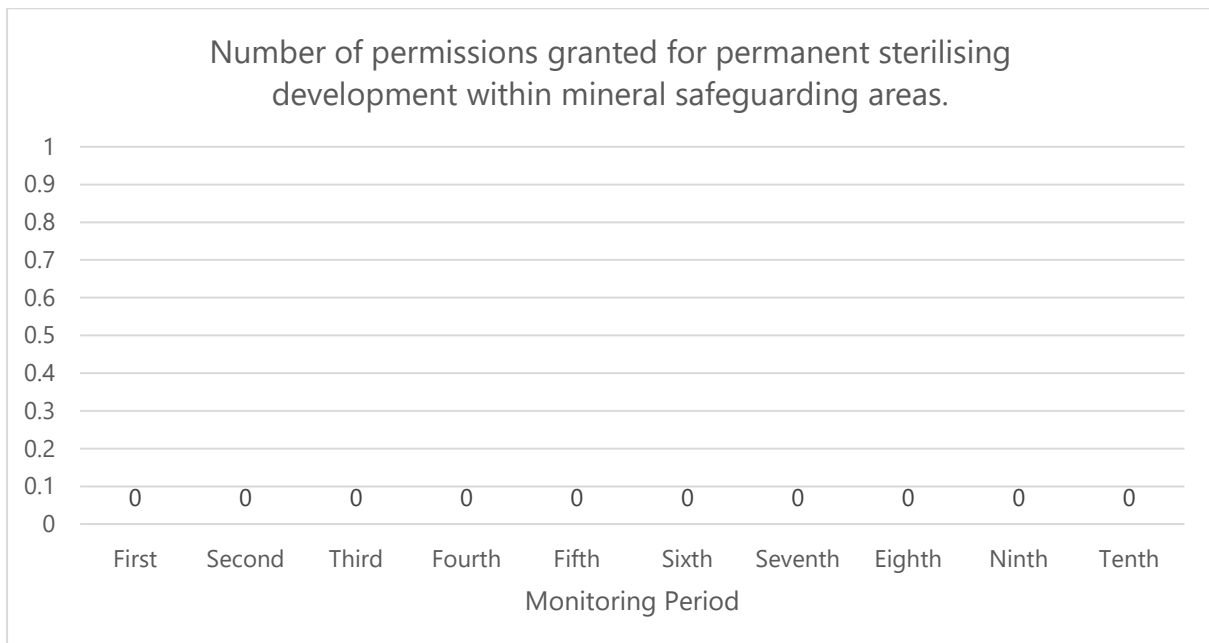
Recommendations:

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.

Status	Continue Monitoring
---------------	----------------------------

Minerals

Figure 38 – Number of consents for permanent, sterilising development within a minerals safeguarding area



Comments:

None.

Recommendations:

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

Status	Continue Monitoring
---------------	----------------------------

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	Yes
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	Yes
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 Dan-Y-Coed, Pontsticill	3	N/A	N/A	Yes	Yes	Yes	No
CS91 – Land west of Ponsticill 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

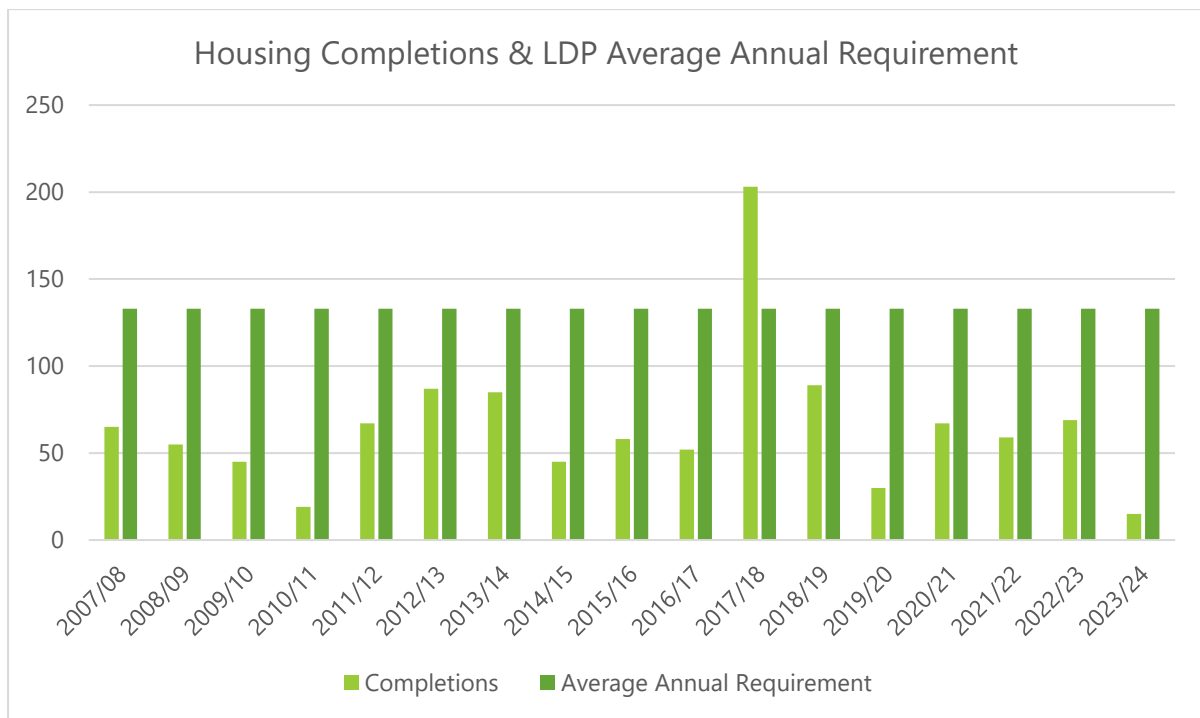
As expected, there has been less activity in relation to these sites with 10 sites being progressed to an application stage, seven of which, at least in part, have been permitted. Of the seven permissions granted, one development site of 22 units has been completed and two are under construction. It 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
2022/23	69	133
2023/24	15	133
Total	1,110	1995*

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

Appendix 2 – Additional Sustainability Assessment Indicators

Please note, at the meeting of the National Park Authority 21st 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 (>72%) are in unfavourable conservation status (NRW indicative assessments 2020).</p> <p>Data source: https://naturalresources.wales/evidence-and-data/research-and-reports/protected-sites-baseline-assessment-2020/?lang=en</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</p>	Not demonstrating the sharp improvement necessary.

		<p>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>	
Water quality		<p>In January 2021, Natural Resources Wales published 'Evidence report 489 - Compliance Assessment of Welsh River SACs (Special Areas of Conservation) against Phosphorus Targets'.</p> <p>Of great concern is that it reports:</p> <p>"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>	Not demonstrating the sharp improvement necessary.

		<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) and 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>	
	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 Carmarthenshire, are significantly lower than the other unitary authorities.</p>	Neutral

		<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.</p> <p>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> <p>3% - Poor</p> <p>5% - Degrading</p> <p>9% - Stable</p> <p>67% - Good</p> <p>16% - Excellent</p> <p>In 2006 all 11 sites were in good condition (data source SOPR 2014).</p>	Neutral
	Condition of Geological SSSIs	<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</p>	Neutral

		<p>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> <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</p>	Neutral

		accounts for 10% of the principal habitat types across the park, a decrease of 1%. (Data source SOPR 2014)	
	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> <p>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)</p>	Decline
	Listed buildings at risk	<p>In 2006 there were 1,711 listed buildings. Of these 11% were at risk. The number of listed buildings increased by 2014 to 1,950 Listed Buildings. Of these 6.6% were at risk. The number of listed buildings has therefore increased whilst the 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,</p>	Positive

		<p>however the data in relation to the Listed Buildings within the Park at risk is pending.</p> <p>(Data source SOPR and CADW)</p>	
	% 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	<p>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</p> <ul style="list-style-type: none"> - Swansea - Llanelli - Brecon - Merthyr Tydfil - Hereford 	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.</p>	Positive

		Overall, the general condition of this indicator is good.	
	Public transport routes in the park	<p>There are 10 local bus routes operating within the National Park.</p> <p>24 – Ponsticill-Merthyr Tydfil</p> <p>30- Brynmawr- Blaenavon-Pontypool-Newport</p> <p>T14-Brecon-Hay on Wye – Kingstone – Hereford</p> <p>X75-Merthyr Tydfil- Hirwaun- Glynneath-Neath-Swansea</p> <p>T4- Newtown-Llandrindod Wells-Brecon-Merthyr Tydfil-Cardiff</p> <p>X4- Hereford-Abergavenny-Merthyr Tydfil-Cardiff</p> <p>X3 – Hereford – Abergavenny</p> <p>X33- Abergavenny-Pontypool-Cwmbran-Cardiff</p> <p>X43-Brecon-Crickhowell-Abergavenny</p> <p>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> <p>-National Cycle Route 8, the Taff Trail</p> <p>-National Cycle Route 42, Lôn Las Cymru</p>	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	See Table 1 below for data gathered at Ward level from both the 2001 and 2011 census.	Negative
	Visitor satisfaction	<p>In November 2013, the Brecon Beacons Marketing and Coordination Group published the results of the annual Brecon Beacons Visitor Survey. Further information on the Visitor Survey can be found here. http://www.beacons-mpa.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> <p>The Brecon Beacons National Park have published an updated visitor survey for 2016-17, can be found here: https://www.beacons-mpa.gov.uk/wp-content/uploads/Brecon-Beacons-Visitor-Survey-Final-report-May-2017-English-.pdf.</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</p>	Neutral

		<p>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"> <thead> <tr> <th>Category</th> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> </tr> </thead> <tbody> <tr> <td>Red</td> <td>3%</td> <td>2%</td> <td>0%</td> <td>0%</td> </tr> <tr> <td>Amber</td> <td>18%</td> <td>23%</td> <td>5%</td> <td>26%</td> </tr> <tr> <td>Yellow</td> <td>50%</td> <td>41%</td> <td>46%</td> <td>22%</td> </tr> <tr> <td>Green</td> <td>29%</td> <td>34%</td> <td>49%</td> <td>52%</td> </tr> </tbody> </table>	Category	2014	2015	2016	2017	Red	3%	2%	0%	0%	Amber	18%	23%	5%	26%	Yellow	50%	41%	46%	22%	Green	29%	34%	49%	52%	<p>Positive (The % within Green has increased by 3% respectively. The % within yellow reduced by 24%. The percentage within amber has increased by 21%, with those in red remaining at 0.)</p>
Category	2014	2015	2016	2017																								
Red	3%	2%	0%	0%																								
Amber	18%	23%	5%	26%																								
Yellow	50%	41%	46%	22%																								
Green	29%	34%	49%	52%																								
	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</p>	<p>Negative</p>																									

		<p>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>	
	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).</p> <p>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).</p> <p>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		2021
	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	Percentage can speak Welsh
Ward Name						
Abercraf	3%	64.0	30.5	58.89	26.28	32.6
Bwlch	100%	16.4	7.4	18.23	7.80	11.2
Crickhowell & Vale of Grwyne	100%	16.6	8.2	14.35	6.39	10.1
Cwmtwrch	0%	70.9	39.7	65.12	30.70	37.2
Honddu Isaf/Llanddew (Felinfach)	3%	25.0	10.5	21.48	9.85	13.5
Gwernyfed + Llanigon	36%	15.4	6.9	14.87	6.81	10.5
Hay	100%	12.3	5.5	14.39	5.82	6.3
Llangattock	100%	16.6	7.2	17.92	5.91	9.4
Llangors	100%	23.0	10.7	19.63	8.52	11.2
Llangynidr	100%	22.9	10.5	18.24	8.59	10.6
Maescar/Llywel, Crai	100%	42.6	20.4	40.16	18.09	23.7
Brecon St Davids	100%	22.4	9.4	20.65	9.15	10.6
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	10.5
Talybont, Glyntarell, Llanfrynach	93%	23.2	11.2	22.15	8.32	13
Tawe-Uchaf/Fellte	57%	49.4	21.4	42.97	16.24	22.7
Yscir, Trallong,	29%	29.6	12.3	27.55	12.33	14.2
Ystradgynlais rural	1%	66.7	31.7	57.23	24.61	32.6
Garnant Cwmamman	3%	79.4	55.0	69.47	41.61	51.9
Glanamman	1%	77.6	52.3	70.47	41.80	48.6
Dyffryn Cennen (Llandeilo)	13%	70.0	42.9	66.54	36.82	47.4
Llandovery, Llanfair	5%	60.2	35.7	54.07	29.38	36.2
Llandybie	Less than 1%	75.2	46.2	71.41	38.78	50.7
Llangadog,Llanddeusant,My ddfai	45%	69.0	51.6	65.16	43.81	47.2
Quarter Bach	6%	83.3	61.7	76.62	51.25	56.8
Rhigos (Hirwaun)	49%	32.5	13.9	29.59	12.35	14.8
Vaynor	12%	21.3	7.8	18.05	6.79	8.5
Brynmawr	1%	14.8	6.8	11.86	5.75	7.9
Pontypool New Inn	0%	13.5	7.7	11.91	5.83	7.8
Abergavenny north (Cantref)	3%	15.0	8.0	13.41	6.24	10
Crucorney	36%	12.0	7.3	14.29	7.45	9.9
Goetre Fawr	10%	14.3	8.0	15.71	8.23	10.4
Llanelly	100%	15.0	7.6	14.23	6.49	8.9
Llanfoist Fawr	17%	15.2	7.5	15.85	8.51	10.5
Llanover	3%	12.2	6.5	12.18	6.45	
Llanfoist Llanwenarth Ultra	100%	14.3	7.1	13.61	6.36	9.5
Llantilio Pertholey Mardy	13%	14.2	7.4	16.27	7.61	10.3