PREFACE

“I am delighted that our third Annual Performance Report for the planning service here at the Brecon Beacons National Park Authority shows another year of high achievement across the board.

The public sector in Wales continues to face significant financial constraints alongside challenges to re-model services to deliver improvements in performance. Against this backdrop I am pleased that we continue to perform above the national average in a number of areas. 97% of all applications have been determined within the required timescales which is one of the best records in Wales. We have also seen improvements across all four Enforcement indicators.

However, we do not rest on our laurels. We are about to enter the Review stage of the Local Development Plan which will offer new challenges which we will need to respond to. We also have many new Committee Members in place to support this process and I am confident that, together, we will continue to deliver a planning service which exceeds the standards set by the Welsh Government for Planning Authorities across Wales. We are proud to provide our customers with an efficient and high performing planning service and I hope and expect that this will continue into the future.”

Edward Evans (Chairman, Planning Access and Rights of Way Committee)

CONTEXT

A Brief History of the Brecon Beacons National Park
The Brecon Beacons National Park was established in 1957. It was one of the first ten national parks to be created in Britain. The intention was to safeguard our beautiful, rough and dramatic landscapes, considered a priceless national asset.

Prehistoric beginnings
Like much of Wales, our landscapes are truly ancient, shaped by the Ice Age. The iconic northern scarp was deeply incised by glaciers and Llyn Cwm Llwch, a Geological Conservation Review Site, is the best preserved glacial lake in South Wales. There are also some well-preserved glacial screes and moraines. A number of old quarry sites along the northern flanks of the Beacons contain fossil ferns.

Nearly eight millennia of human activity have also moulded our landscapes. There are traces of early inhabitants in the remains of prehistoric stone circles and burial chambers, Iron Age hillforts and Roman camps, particularly in the hills in the west of the park. One of our churches, St Catwg’s, Llangattock, founded in the 6th century, is considered one of the oldest in Britain, although it has been largely rebuilt over the years – its relatively recent additions include a 14th century nave, 16th century tower and two incredibly old yew trees.
During the Norman conquest, the hills were peppered with castles. The ruins of Carreg Cennen are probably the best known remaining fortifications. Llanthony Priory was founded around 1100, and medieval farmhouses followed. Land which wasn’t used by the Norman barons was used by villagers as a source of firewood, turf, peat and gravel, and as grazing for sheep, cattle and pigs.

**The industrial years**

Huge changes took place during the Industrial Revolution of the late 18th century. Limestone, silica sand and ironstone were quarried on the fringes of the Park to feed demand from the furnaces of the South Wales Valleys.

The Monmouthshire Canal and the Brecknock and Abergavenny Canal, founded in the 1790s, completed in 1812 and linked to a network of tramroads and railways, became important corridors for the transport of limestone, coal and iron. Its current incarnation is known as the Monmouthshire and Brecon Canal.

As well as industrial structures, the Georgian and Victorian age brought some fine urban and rural buildings to the area, some of which still retain their original features.

**Military training ground**

Centuries after its use by the Romans as a cavalry base, the central Brecon Beacons became an important place for the British army and has remained so for more than 100 years. Rifle butts found in Cwm Llwch provide evidence of military activity as far back as the late 19th century.

Until 1984, Cwm Gwdi was a training camp and live firing range. Allt Ddu hill was used for mortar practice. Today the Beacons are used by the Ministry of Defence as the selection ground for the Special Forces. There are military establishments at Brecon and Sennybridge.

**Conservation and restoration**

Established in 1957, the Brecon Beacons National Park is the youngest of the three national parks in Wales. The other two Welsh national parks, Snowdonia and the Pembrokeshire Coast, were created earlier in the 1950s, along with important English national parks such as the Peak District, the Lake District and the Yorkshire Dales.

In 1965, the National Trust became the landowner of much of the common land in the Central Beacons, paving the way for the park’s development as a conservation area and tourist destination. The National Park Authority later acquired other important tracts of land.

The Monmouthshire and Brecon Canal had suffered more than a century of decline the 19th and 20th centuries, but restoration eventually got underway in the 1970s and has been an ongoing project ever since. Over 400 privately owned boats and over 40 hire boats now operate on the stretch between Brecon and Pontnewydd, south of the Park.

In 2000, the area around Blaenavon was declared a UNESCO World Heritage Site in recognition of its significance in the production of iron and coal in the 19th century. In 2005, Fforest Fawr became the first UNESCO European Geopark in Wales and in 2013, the night sky above the Brecon Beacons was granted special protection when the park was designated an International Dark Sky Reserve.
Planning Background

Adopted Local Development Plan (December 2013)
The current development plan for the Authority area is the Brecon Beacons National Park Local Development Plan (LDP). The draft LDP was put on Deposit in 2010 and underwent Examination in Public in 2012 and 2013 before being found to be “sound” by the Independent Planning Inspector in October 2013. It was finally adopted by the Members of the Authority as the development plan for the area at the National Park Authority meeting on 17th December 2013.

The first Annual Monitoring Report was submitted to the Welsh Government in October 2015, the second in October 2016 and the third is due to be submitted at the end of October 2017. The review of the LDP is scheduled to commence in December 2017.

Approved Unitary Development Plan (March 2007)
The LDP was preceded by the Brecon Beacons National Park Unitary Development Plan (UDP). The UDP was subject to all the statutory consultations and procedures associated with the preparation of development plans, including a local inquiry and an Inspector’s report.

The Brecon Beacons National Park as the Local Planning Authority received a direction from the Welsh Assembly Government under Section 17(1) of the Town and Country Planning Act 1990 (as amended) in relation to the safeguarding of sand and gravel in the National Park. The Authority resolved not to comply with the Welsh Assembly Government direction to modify the UDP as it was not considered that the quality of the resource had been adequately established or that the environmental constraints relating to the sites had been sufficiently considered. The UDP was subsequently ‘approved’ by the Authority for development control purposes in March 2007 and set out the policies and proposals to guide development in this area from 2001 to 2016 and beyond.

Adopted Local Plan (May 1999)
The Local Plan was adopted by the Authority in May 1999. Whilst the Local Plan and its associated Structure Plans remained the formal statutory policy framework for the area up until December 2013, from March 2007 the UDP provided a more up-to-date and relevant planning framework in line with current National Planning Policy. Accordingly, the Authority determined to afford greater weight to the UDP in the determination of planning applications after it was approved for development control purposes in March 2007.

National Park Management Plan (2010-15)
The National Park Management Plan (NPMP) is the single most important policy document for the National Park area and all those who have an influence over its future - not just the Brecon Beacons National Park Authority. The NPMP coordinates and integrates other plans, strategies and actions in the National Park that affect the two Park purposes and its duty. No major decisions should be taken affecting the future of the Park without reference to the NPMP. The NPMP sets a vision for the future of the Park (20 years hence) and specifies actions and outcomes to pursue in the next five years to bring the Park closer to this shared vision.
The NPMP promotes coordinated implementation, monitoring and evaluation of these activities collectively across a wide range of partners and stakeholders. In essence, it creates a framework for Park management, guiding decision-making and developing priorities for everyone involved.

Because the NPMP coordinates and integrates other plans, strategies and actions in the National Park it is able to provide a framework for the LDP and many of its aims and objectives are similar to those in the LDP. It is essential therefore that the LDP Vision is derived from the National Park Management Plan Vision. The remit of the NPMP Vision goes far beyond the land use remit of the LDP. The LDP Vision therefore seeks to translate the NPMP Vision into a vision which addresses those areas which the Authority is able to address through the LDP and planning process.

The LDP Vision:
“The Brecon Beacons will be a place where the wildlife, natural beauty, cultural heritage and special qualities of the National Park are protected and enhanced for future generations. Everyone who lives, works or visits the Park will experience a prosperous and vibrant area, while the impact on the local and global environment is minimised to acceptable levels”.

The Historic Setting of the Area
Cultural Heritage
The first purpose of National Park designation includes the conservation and enhancement of the Park’s cultural heritage. ‘Culture’ includes everything that people make or do, and ‘heritage’ comprises everything that was done or thought in the past and which remains today. Cultural heritage consists of built features, historic landscapes and archaeology – the material remains of past ways of life - as well as less tangible aspects such as language, literature, music, religion, customs, crafts, art, folklore, place names and traditional ways of life.

The landscape as a whole is a product of past human activity. It is dynamic and cannot be fossilised, so sustainability involves integrating the requirements of modern life and the protection of important historic landscapes and features. The National Park landscape has a rich archaeological heritage of both local and national importance. It is the Authority’s objective that historic landscapes and archaeological features are protected, conserved and valued by local residents and visitors.

The Park is also rich in historic towns, villages and buildings, having the greatest concentration of pre-1700 architecture in Wales. The Park’s irreplaceable historic settlements and buildings represent a diminishing resource visually and culturally and it is essential that the Authority ensure that these resources are conserved and enhanced.

The quality of architecture in the Park is reflected in the 1500 buildings that are currently listed by Cadw. There are also Conservation Areas designated in the Primary Key Settlement of Brecon as well as in Crickhowell and Llangattock, Talgarth and Hay-on-Wye. The towns, villages and rural areas of the Park also contain many heritage assets that are of local importance and which make a significant contribution to the character and quality of the area. The Authority has begun to develop and maintain a list of locally important heritage assets and will seek to ensure that necessary change is accommodated without sacrificing the integrity, coherence and character of the building and surrounding area. There are also 18 Registered Parks and Gardens within the Authority area.
In line with the Conserving the Historic Environment Objectives set out in PPW it is important to identify and protect the Park’s heritage for environmental, social, cultural and economic reasons. It is an asset valued by local residents and visitors, and contributes to the special qualities of the Park which it is the Authority’s statutory duty to enable people to understand and enjoy. The Authority's tourism strategy recognises the important contribution that the Park's cultural heritage makes in drawing tourists to the area, and the potential that it has for contributing to the local economy.

**Landscape Quality**
The Brecon Beacons National Park is designated for its landscape quality. Defined by the International Union of Conservation and Nature as a Category V protected Landscape, it is an area where the interaction of people and nature over time has created a distinctive character with significant aesthetic, ecological and cultural value.

The Brecon Beacons National Park contains some of the most spectacular and distinctive upland landforms in southern Britain. The Park covers 520 square miles (1344 square kilometres) and lies between rural Mid Wales and the industrial South Wales Valleys. It is a diverse landscape, where sweeping uplands contrast with green valleys, with dramatic waterfalls, ancient woodland, caves, forests and reservoirs. The highest point in the Park is Pen y Fan in the Brecon Beacons, at the centre of the National Park. Its distinctive table topped summit stands at 886m, and it is climbed by hundreds of thousands of people each year.

There are 4 Landscapes of Outstanding Historic Interest (Black Mountain & Mynydd Myddfai, the Tywi Valley, Blaenavon and the Middle Wye Valley) and 3 Landscapes of Special Historic Interest (East Fforest Fawr & Mynydd-y-glog, The Clydach Gorge and The Middle Usk Valley : Brecon and Llangors) within the Park area.

Over 3 million people a year come to the Brecon Beacons National Park to enjoy the unforgettable landscape and peace and tranquillity of the area. The mountains, uplands and valleys are all excellent walking country. Others come to enjoy such activities as horse riding, cycling and mountain biking, and water-based recreation.

**Major Settlements**
The Environmental Capacity Approach (Chapter 2 of the LDP) seeks to ensure that future development enabled through the LDP complies with the National Park Statutory Purposes and Duty. As such the Environmental Capacity Approach seeks to enable development where it will not have an adverse impact on the natural beauty, wildlife, cultural heritage, natural resources, or community infrastructure of the National Park, taking into consideration the need to mitigate for the future likely and predicted effects of climate change.

In setting out the Spatial Strategy of the LDP the Authority took direction from the Vision for Central Wales as set out by the Wales Spatial Plan. This vision promoted dynamic models of rural sustainable development, resilient to the challenges and open to the opportunities of climate change whilst recognising the importance of maintaining and enhancing local distinctiveness. In achieving this vision the Wales Spatial Plan set out a Hub and Cluster approach to spatial development, identifying Key Settlements which act as service centres to the region. The
Hub and Cluster approach is supported in its purpose to encourage collaborative working amongst communities to support their own need and those of their dependent Settlements.

The Hub and Cluster area which relates to the National Park is the “Brecon Beacons Cluster” and this comprises the following National Park settlements:

- Brecon (Primary Key Settlement)
- Crickhowell (Key Settlement)
- Talgarth (Key Settlement)
- Hay-on-Wye (Key Settlement)

In addition to those settlements identified by the Wales Spatial Plan, the Authority has identified the “Sennybridge and Defynnog Key Settlement”. This is comprised of the Settlements of Defynnog and Sennybridge and defines the area as a “Key Settlement” with a strategic role for the west of the Park area.

Outside of the Key Settlements there are a number of smaller settlements and hamlets which, taken in combination, house approximately half our resident population. Although these settlements are not named within the Wales Spatial Plan, locally they have an important role to play in the continued vitality of the National Park. The Authority considers that the development of these communities has a significant role in ensuring the future sustainability and climate change resilience of our communities. The Authority has worked closely with communities to identify local issues for the LDP to address. This work has given communities the opportunity to define for themselves the role and function of the settlement they live in, and also, help identify appropriate levels of growth to address their issues in keeping with National Park purposes and the Environmental Capacity Approach.

Protection of the countryside is the Authority’s first statutory purpose, and therefore it is essential that development in countryside locations is strictly controlled to manage adverse impacts on the natural beauty, wildlife and cultural heritage of the National Park. In addition to the consideration of visual impact, traditional forms of development in countryside locations is less sustainable and more environmentally challenging than is considered acceptable given the challenges of climate change and peak oil. Development in the countryside also has the added complication of the limitations of essential service infrastructure to service development. The main challenge within the countryside is to tightly control permissions to those which are deemed necessary and essential to a countryside location.

**Population Change**

There was a population increase of 700 (2.3%) between the census’ of 2001 and 2011. Accordingly, it cannot be said that this issue was one of overriding influence in the preparation of the Adopted LDP and is unlikely to be for upcoming revisions.

The National Park’s demographic profile shows an ageing population. This will shape the level and type of housing requirement in the future, for example suggesting increased household numbers in the future due to increased life expectancy and a greater number of single person households. The assumptions used for the Welsh Government’s 2008-based population projections for National Parks are based on past trends over the preceding 5 years.
Based on these assumptions, the Welsh Government projects that an additional 2,345 (net) people will move into the Brecon Beacons National Park between 2007 and 2022. This equates to an average of 155 net in-migrants per annum.

The Brecon Beacons is forecast to experience an initial decrease in fertility rates over the Plan period with a subsequent slight rise from 2018 onwards although not to 2008 levels. Trends in mortality show that the life expectancy in the National Park will increase over the plan period. This increase in life expectancy is replicated in the Standard Mortality Rate (SMR), which is set to steadily decrease. A general reduction in fertility and mortality rates reflect trends experienced nationally with people living longer and women typically having fewer children.

Natural change is projected to be negative over the projection period, with deaths exceeding births by an average of 110 per annum. However, in spite of this, the scale of net in-migration that is forecast by this scenario means that it would result in an overall increase of 660 persons between 2007 and 2022 (averaging 44 people per annum).
The organisational chart illustrates the setting of the Planning Directorate within the wider organisation. It is headed up by the Director of Planning who reports directly to the Chief Executive and sits on the ‘Corporate Management Team’. It should be noted that the Directorate operates
from the Authority’s main offices in Brecon. Accordingly, the Development Management and Strategy and Policy teams are co-located.

The Planning Directorate is made up of Development Management, Enforcement, Strategy and Policy, Heritage teams as well as a dedicated Administration Team. As referred to above, the Directorate is led by the Director of Planning with the support of the Planning and Heritage Manager. The remainder of the Planning Management Team is made up of 3no. Principal Planning Officers and the Planning Services Supervisor. The Principal Planning Officers and Planning Services Supervisor are line-managed by the Planning and Heritage Manager.

The Principal Planning Officers operate under a generic job description which may require them to line-manage any one (or more) of the Development Management, Enforcement, Heritage or Strategy and Policy teams. At this time, one of the Principal Planning Officers line-manages the Strategy and Policy (including Trees) and Heritage teams, while the other two jointly manage the planning applications service and Enforcement.

The Planning Services Supervisor line-manages the Administration team. This team provides admin support for the whole Directorate, with a primary focus on the planning applications function of the Authority.

The teams within the Planning Directorate are made up of the following posts (in addition to the management roles referred to above):

**Strategy and Policy**
2FTE Planning Policy Officer

**Development Management**
2.8FTE Senior Planning Officers (1FTE vacant post)
2FTE Planning Officers
1FTE Planning Technician
1FTE Planning Ecologist

**Enforcement**
3FTE Enforcement Officers
1FTE Planning Technician

**Heritage**
1.2FTE Senior Heritage Officer (Buildings Conservation)
1FTE Heritage Officer (Archaeology)

**Administration**
2.8FTE Planning Services Support Advisor
1FTE Planning Administration Assistant

**Wider Organisational Activities Impacting on the Service**
It is detailed in this section how the Planning Directorate has sought to respond positively to financial constraints and budget setting by streamlining processes within the department without having a detrimental impact upon the service we provide to our customers.

Clearly, part of that response has had to be the reduction of staff numbers and the re-shaping of the roles and responsibilities of some posts within the service.

This streamlining process has taken place over a number of years and, ultimately, we consider that it has reached a stage that any further streamlining would result in a diminution of the service we provide – particularly with the approaching review of the LDP.

**Responding to budget cuts**
The Authority tackled budget cuts early and decisively. The Authority has not ring-fenced its planning service from budget cuts as all of the Authority’s services are having to find savings where necessary. Decisions on staffing levels have been guided by a desire to sustain a level of improved performance and a commitment to excellence. The Authority has found savings by reducing staffing levels through natural wastage and by taking opportunities to reshape its workforce. Examples include making the Head of Development Control post redundant, merging the enforcement and Development Control functions and modifying roles and responsibilities for three Principal Planners. As referred to above, the job descriptions are now flexible with, for example, a good exchange of expertise between planning policy and development management.

The Authority has recently invested in a new back office and document management system which will enable the Directorate to implement a ‘paperless’ planning applications process which we have been working towards since the beginning of 2016. Whilst some up-front investment is clearly necessary, it is envisaged that this will lead to significant printing and paper cost savings as well as a more streamlined and efficient administration process.

**Reducing staff numbers**
Between March 2012 and March 2015, the Planning Directorate reduced its number of fulltime-equivalent employees from 23.45 to 19.95 – a reduction of 15 percent. This particular FTE figure is calculated on a pro-rata basis, reflecting the time spent working on Planning Directorate matters and excluding time spent on Corporate and other matters. Posts made redundant in recent years include the Head of Development Control, the Assistant Development Control Manager, the Planning Services Searches Assistant and the Planning Services Technical Assistant. A Senior Planning Officer post and Planning Policy Technician post also remain vacant on the Directorate’s structure.

**Income Generation and collaborative working**
In response to the increased financial constraints imposed in recent years, the Planning Directorate has sought to increase its focus on income generation. In 2010, the Authority became the first in Wales to operate a charging regime for pre-application advice to sustain and improve current service levels and to recover the cost of the service. This latest review of the service was approved by the Authority on 21 March 2014, and became effective on 1 April 2014. Some pre-application planning advice remains free of charge (e.g. advice given at the planning surgery meetings that are currently available to members of the public for discussions relating to household proposals) but for the remainder, a fee applies. A guidance note relating to this service is available to view at
The service provided the following level of income for the Authority:

2012/13 – £22,508  
2013/14 – £26,380  
2014/15 – £27,580  
2015/16 - £14,673  
2016/17 - £20,555

In addition to the pre-application advice service, the Authority provided support to Powys County Council (via a Service Level Agreement) by processing planning applications within the Brecknocks hire area of the county. This took place during 2011 and 2013 and involved officers undertaking site visits, negotiations with agents/applicants and making recommendations on application proposals (the Case Officer report would then be returned to Powys County Council for them to make the formal decision on the application). The Authority received the planning fee plus mileage expenses for the applications processed resulting in the following level of income for the Authority:

2011/12 – £16,838  
2012/13 – £5,660

The Authority increases its capacity, improves its resilience and reduces its cost base by working in partnership with councils. A clear aim of the Authority is to deliver efficiencies through collaboration and partnership working and the planning service has both existing and planned joint arrangements to support this aim. The Authority has a service level agreement with Carmarthenshire County Council for the provision of planning services covering minerals applications and Human Resources services and Powys County Council for legal services.

The Authority has worked with Monmouthshire County Council and Merthyr Tydfil County Borough Council in relation to buildings conservation advice. The Authority also benefits from the South Wales Legal Framework Agreement, allowing it to use the services of a specialised private law firm on planning matters.

The Authority has begun to work more closely with the other Welsh National Park Authorities and has produced a list of short, medium and long-term actions. The joint work has a clear focus on sharing good practice and building greater joint capacity.

Since April 2014, the three National Park Authority planning managers have produced a formal programme of joint working initiatives, which includes a regular programme of meetings. This provides more potential for continuous improvements to be made across the three National Park Authorities and provides opportunities for efficiency savings. Examples of outputs from the meetings include a joint service level agreement between the three authorities in relation to sharing of development management at times of critical need such as sickness or increased workload. This agreement allows the work of one authority to be transferred to one of the others.
This has potential to allow for greater resilience to be built in covering lack of capacity in the operation of the development management service.

The three Authorities are discussing a similar service level agreement approach for development planning. However, it is clear that the medium to longer-term aspiration of co-ordinating and amalgamating the local development plan reviews is very unlikely to occur due to differing local review needs and timescales. To date, the authorities have not utilised the service level agreement. The three authorities have worked together to produce Sustainable Development guidance as Supplementary Planning Guidance, and they ensure that only one Authority takes the lead in responding to the Welsh Government and other major statutory consultations. Examples of transfer of learning between the park authorities includes a reduction in the number of committee meetings and increased focus on encouraging the submission of electronic applications through the Planning Portal.

**Operating Budget**
The Planning Directorate budget trend over the last three years is as follows:

- 2014/15 – £794,990
- 2015/16 - £731,540
- 2016/17 - £605,430

Actual Fee income for the last three years is as follows (forecasted income in brackets):

- 2014/15 – £185,924 (£155,000)
- 2015/16 - £219,754 (£240,000)
- 2016/17 - £235,030 (£221,560)

Total: £640,708

The Planning Directorate retains the fee income year on year. That is, the forecasted fee income is factored into the calculation of the operating budget.

As illustrated above, the fee income has increased significantly year on year. To this end, the operational activity of the Directorate has not been affected in a negative way. Rather, a surplus has enabled the Directorate to, for example, earmark additional funds for the review of the LDP which is due to commence at the end of 2017.

**Staff Issues**

**Staff levels**
The current staffing levels of the Planning Directorate are set out above. It should be noted that since 2012, the staffing level in terms of FTEs within the directorate has reduced year on year. It is also noted above that a vacant Senior Planning Officer post and a Planning Policy Technician post is being carried at present. It is envisaged that these vacancies could be filled should application numbers increase to a level that would likely result in a decrease in the level of service.
**Skills development and succession planning**

The Wales Audit Office stated in their recent audit (Delivering with Less - [http://www.audit.wales/system/files/publications/BBNPA_Delivering_with_Less_Planning_Service_English_2015.pdf](http://www.audit.wales/system/files/publications/BBNPA_Delivering_with_Less_Planning_Service_English_2015.pdf)), that the Planning Directorate has taken opportunities to reshape the workforce by, for example, merging the Enforcement and Development Control functions and modifying the roles and responsibilities for three Principal Planners. As referred to above, the job descriptions are now generic (and therefore flexible) with, for example, a good exchange of expertise between planning policy and development management. This provides opportunities for Principal Officers to develop skills and experience of working within different and potentially unfamiliar service areas.

Consideration is currently being given to the possibility of extending the generic job description model to more junior officers within the team. Whilst this has not been done formally to date, officers are encouraged to take on work from different departments where appropriate. For example, Enforcement Officers and the Planning Policy Officer have taken on a number of planning applications in addition to their described roles and Development Management Officers have assisted in the implementation of the LDP by drafting and contributing to the suite of Supplementary Planning Guidance notes arising from the Adoption of the LDP in 2013.

Officers are also encouraged to undertake courses and gain higher education level qualifications. Funding has been provided from the Authority’s training budget for the following:

- Principal Planning Officers to attend University of South Wales course relating to Leadership and Management. This is a ‘Level 5 Certificate’ course recognised by the Institute of Leadership and Management (ILM)
- Planning Technicians and Officers to attend Cardiff University’s MSc in Planning Practice and Research. After gaining this qualification, Officers have been strongly encouraged to progress to the RTPI’s Assessment of Professional Competence and, on completion of this, to be recognised at a Chartered Town Planner.

It should be noted that the Planning Technician post is recognised within the Directorate as a ‘developmental post’. Accordingly, professional development is actively encouraged and supported by the granting of ‘day release’ to attend MSc lectures at Cardiff University.

There is a career grade opportunity within the structure to encourage Planning Officers and the Planning Policy Officer to gain the relevant qualifications, professional membership and sufficient practical experience. Here, Officers who attain the appropriate levels are rewarded with promotion to Senior Planning Officer Level.

In addition, it is mandatory within the Authority for line-managers to undertake Performance Management Reviews with their team members. This process begins with a SMART objective setting exercise at the beginning of the year together with the identification of knowledge gaps and learning opportunities. Reviews are then carried out on a quarterly basis to ensure that Officers are attaining the expected level of performance and that appropriate training courses are being attended (and knowledge is being fed back to the Officer group).

**Coping with redundancies**

Reference is made above to recent redundancies in the Planning Directorate.
It is reasonable to suggest that since 2012-13, the Authority has introduced stronger performance management processes in enforcement and development management. Through the Audit and Scrutiny Committee, members have supported officers in tackling a backlog of enforcement cases and increasing the speed of decision making. The Authority has refocused existing capacity to improve performance to support delivery of these priorities. For example, it redirected senior legal officer leadership and subsequently Principal Planning Officer leadership towards tackling the enforcement backlog in a prioritised and systematised way. As a result, the backlog in enforcement cases dropped considerably from 300 to 55 between 2012-13 and 2014-15. Further to the redefining of enforcement ‘backlog’, the figure at the end of 2015-16 was 74 and reduced further to 68 at the end of 2016-17 (i.e. older than 180 days rather than older than 12 weeks).

The Director of Planning and senior managers have managed performance to ensure that speed of processing improves in all categories of planning applications. For example, in 2016-17, the Authority decided 98 per cent of household applications in eight weeks, up from 70.9 per cent in 2012-13. Management has taken realistic and sensible decisions to realign resources in support of key targets. This improvement has been achieved through cultural and operational change. For example, managers match types of applications with relevant officer skills and experience.

To this end, it is considered that the Directorate has performed to a high level and coped relatively well with redundancies in recent years.

*Coping with sickness absence*

In 2016/17 the Authority failed to meet one of its built heritage targets in relation to reducing the numbers of buildings at risk. This was due to a lack of staff capacity in the conservation section as a result of a long-term sickness absence. Management initially took the decision to focus reduced staff resources on deciding applications and enforcement action, but then increased capacity through employing part-time conservation staff.

In 2015-16 and 2016-17, however, the department met its targets in terms of carrying out conservation work on 2no. Scheduled Ancient Monuments (annual target of 2) as well as the completion of 3no. Conservation Area appraisals. This is as a result of some stability within the team for the first half of the year. Having two part time officers has enabled the team to react more effectively to sickness absences, whereas this wasn't possible when the role was covered by a single officer.
YOUR LOCAL STORY

Workload

Planning Pressures

National park authorities have a duty to protect the landscape for which they have responsibility, while, at the same time, ensuring that people can enjoy that landscape. An important part of that duty is the national park authorities’ statutory planning function. Planning services represent a significant proportion of the time and resources that a national park authority spends in delivering its overall responsibilities.

The Welsh Government has recently significantly cut funding to all three national park authorities, with further cuts a possibility in the future. All national park authorities in Wales have taken difficult decisions on how they deal with reductions in funding.

LDP Annual Monitoring Report

The Authority has submitted 2no. LDP Annual Monitoring Report (AMR) to the Welsh Government and can be viewed on the Authority website via the link below. The Authority’s AMR can also be viewed via this link:


It is set out in the AMR that 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.

Current Projects

The following projects are examples of what is currently being undertaken within the planning service:

Town and Village Plans

The Planning Policy team, in partnership with the Authority’s Sustainable Communities team, are currently working with the communities of Hay-On-Wye, Crickhowell, Talgarth and Brecon to develop Town/Village/Place Plans for their towns. The Town Plans will seek to address all matters relevant to that particular community and will extend to issues beyond the remit of the planning system.

Ultimately, however, it is envisaged that these plans will be developed so as not to conflict with the policies of the adopted LDP so they can then be formally endorsed by the Authority as Supplementary Planning Guidance. Accordingly, they would become ‘material’ in the consideration and determination of any planning applications relating to that community area.
The Authority has since drawn up and adopted a toolkit for the development of such plans so it can then be rolled out and made available to other National Park community areas to use in the development of their own plans. It should be noted that plans relating to Hay-On-Way and Crickhowell have been endorsed by the Authority for use as SPG.

**The Local List**
The Authority has adopted a list of locally important (unlisted) buildings within the settlements of Brecon, Hay-On-Wye and Talgarth. This list was developed by the service’s Heritage team (further to the adoption of an appropriate toolkit/methodology) in consultation with those communities.

A local list has not been adopted for the other key settlement of Crickhowell to date due to local opposition. It has been agreed by Members of the Authority, however, that this matter will be re-visited during the process of developing and implementing their Community Plan.

**Review of Conservation Area Appraisals**
In 2016 the Conservation Area Appraisals for Brecon, Hay-On-Wye and Talgarth were assessed, reviewed. Further to consultation with the relevant communities and the wider public and stakeholders, the reviews were approved by the Authority in September 2016, requiring the next review to take place in 2021.

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 Community Plan implementation process which is ongoing.

**Pro-active Enforcement**
In recent years the Authority has drastically improved its service in relation to Enforcement. That is, the backlog of enforcement cases has been reduced to a very low level and, as a result, the percentage of cases investigated within the target timescales has increased. As a result, the Enforcement team has been able to engage in more pro-active projects over and above responding to specific complaints relating to breaches of planning control.

To date, the Enforcement team has undertaken projects to monitor and investigate holiday let occupancy conditions (granted within the last 10 years) as well as permissions relating to dwellings restricted by way of agricultural occupancy condition. These projects have been completed and the results of which are due to be reported to Members of the Authority by the end of 2015.

The Enforcement team has now commenced work on the monitoring of temporary consents issued by the Authority.

**Local Pressures**

**Fringe Consultations**
By reason of our location, the Authority has been subjected to numerous significant fringe consultations on major developments in recent years. Examples of these major schemes include:
Major wind energy projects arising from the Pontardawe, Coed Morgannwg and Brechfa Forest Strategic Search Areas as defined by Technical Advice Note 8: Renewable Energy

Individual wind energy projects (predominantly along the southern fringe of the Park)

Fos Y Fran, Nant Llesg, Bryn Defaid and Tower Colliery opencast sites

Enviroparks (partially within the National Park boundary)

The Circuit of Wales

Covanta energy from waste project

A465 Trunk Road Dualling project

The Authority has not been the determining authority for these projects and, consequently, has not received an application fee (other than Enviroparks). Nevertheless, each one of these examples has the potential to have a significant detrimental impact upon the special qualities of the National Park and it is incumbent upon us as the Local Planning Authority to participate in the decision making process in the interest of protecting those special qualities.

Clearly, the scale of these proposals can result in significant impacts upon the service. Despite not receiving a planning application fee, the Authority has still incurred disproportionate costs in the form of the time of senior officers as well as financial costs (buying in landscape impact expertise for example).

**Llanwenarth House Prosecution**
This highly publicised successful prosecution case relating to unauthorised works carried out to a Grade II* Listed Building within the Park had a significant disproportionate impact upon the service. Enforcement Officers, Heritage Officers, Principal Planning Officers, the Planning and Heritage Manager and the Director of Planning have spent a significant amount of time on this particular case, including the actual enforcement investigation, appearing in court as a witness, providing witness statements etc.

**Direct Action**
The Authority has also engaged in direct action relating to the removal of shipping containers further to appropriate enforcement investigations and the serving of Enforcement Notices. This particular case has had a significant impact upon the service in terms of officer time. Furthermore, the Authority has not been able to recover the costs associated with this positive action.

**Service Improvement**
At the start of each financial year, we (Brecon Beacons National Park Authority) are required to publish a forward facing Improvement Plan setting out our improvement priorities and objectives for the financial year ahead. The requirement comes from the Local Government (Wales) Measure 2009. We are also required to publish our own assessment of how well we have performed against identified objectives by 31st October.

The Authority is committed to securing continuous improvement in the delivery of its efficient and resourceful services. Our work has a direct impact on the people who access the services of the Authority and we want to tell them how we are performing and what our priorities are for the coming year.
In response to comments from the Wales Audit Office regarding our Improvement Plan for the financial year 2013/2014 we have made some minor amendments to the relationship between objectives and measures. We have renamed the improvement objectives ‘Improvement Priorities’ and created improvement objectives which are SMART. This means that we can create measures of success which are closely linked to the improvement priority. The revised format for performance reporting is as follows:

- Corporate Goals (Management Plan Themes)
- Improvement Priorities
- Improvement Objectives
- Measure
- Target

Since the financial year 2012/2013, our improvement priorities have derived directly from the themes within the Management Plan. Each year we choose which of the improvement themes we will use to report on our performance. We retain a corporate responsibility to deliver on the actions identified in the Management Plan, however we cannot guarantee increased investment in all areas. Each year our improvement plan sets out which improvement priorities will form the focus of improvement activities over the year ahead. It is our ambition that over the duration of the Management Plan all of the improvement priorities will be addressed in some way. However, many of the actions proposed are not deliverable in a single financial year.

For the forthcoming financial year the authority agreed to roll forward the improvement priorities from the previous financial year. The first improvement priority related to the Planning Directorate and read as follows:

“Management Plan Theme 1 - Managing Park Landscapes to maximise conservation and public benefits:

*Through effective partnership, facilitation, practical action and the planning function the Park’s historic environment and cultural heritage will be conserved, enhanced and promoted*”

The historic environment and cultural heritage forms a link between the 2 Purposes and Duty of the National Park Authority and contributes to all aspects of sustainable development.

The Welsh historic environment is a valuable asset that plays a key role in enhancing the economic, social and environmental wellbeing of communities in Wales. The active care and promotion of this asset is essential; once elements have been lost or forgotten they can rarely be recovered.

Archaeology in the Brecon Beacons National Park is a key part of its historic environment. A Scheduled Ancient Monument (SAM) is an archaeological site that is of national importance. They have been granted special legal protection by Cadw and the Welsh Government. Archaeology does not have to be a particular age to be Scheduled, and sites have been scheduled that come from the prehistoric period right through to examples from the Second World War. SAMs come in all
different shapes and sizes from individual Bronze Age burial cairns to very large industrial complexes. Only the best examples of each type of monument is Scheduled, and sites are chosen based on criteria such as condition, rarity, extent of survival, vulnerability and group value. Within the Brecon Beacons National Park there are 357 SAMs. The National Park Authority is committed to conserving and enhancing these SAMs.

Built heritage is central to the National Park’s cultural heritage. It is something that both resident and visitor relate to and enhancing it creates a unique sense of place. The Authority is committed to protecting and improving the National Park’s built heritage by decreasing the number of listed buildings at risk. Currently, the Brecon Beacons National Park is home to 1,951 listed buildings, some of which are particularly vulnerable and need repair and maintenance. These vulnerable listed buildings make up the ‘Buildings at Risk’ register. As these buildings are privately owned the Authority needs to work hard with owners to raise awareness of their status by offering assistance and advice to help them maintain and look after their buildings. There are also grants available that the Authority can use to assist owners protect their buildings for generations to come.

Arising from the 2015-16 Business Improvement Plan and in light of the above, targets were set to conserve 2 SAMs and remove 3 buildings from the Buildings at Risk Register.

Performance Framework – Identified areas for improvement
The only area identified for improvement within the Performance Framework at Annex A of this report is the percentage of appeals dismissed. A detailed response to this indicator is set out below. Notwithstanding this, the Authority will strive for continual improvement across the five key aspects of planning service delivery as set out in the Planning Performance Framework.
WHAT SERVICE USERS THINK

In 2016-17 we conducted a customer satisfaction survey aimed at assessing the views of people that had received a planning application decision during the year.

The survey was sent to 238 people, 18% of whom submitted a whole or partial response. The majority of responses (52%) were from members of the public. 7% of respondents had their most recent planning application refused.

We asked respondents whether they agreed or disagreed with a series of statements about the planning service. They were given the following answer options:
- Strongly agree;
- Tend to agree;
- Neither agree not disagree;
- Tend to disagree; and
- Strongly disagree.

Table 1 shows the percentage of respondents that selected either ‘tend to agree’ or ‘strongly agree’ for each statement for both our planning authority and Wales.

Table 1: Percentage of respondents who agreed with each statement, 2016-17

<table>
<thead>
<tr>
<th>Percentage of respondents who agreed that:</th>
<th>Brecon Beacons National Park LPA</th>
<th>Wales</th>
</tr>
</thead>
<tbody>
<tr>
<td>The LPA enforces its planning rules fairly and consistently</td>
<td>47</td>
<td>52</td>
</tr>
<tr>
<td>The LPA gave good advice to help them make a successful application</td>
<td>62</td>
<td>62</td>
</tr>
<tr>
<td>The LPA gives help throughout, including with conditions</td>
<td>54</td>
<td>52</td>
</tr>
<tr>
<td>The LPA responded promptly when they had questions</td>
<td>69</td>
<td>61</td>
</tr>
<tr>
<td>They were listened to about their application</td>
<td>57</td>
<td>59</td>
</tr>
<tr>
<td>They were kept informed about their application</td>
<td>51</td>
<td>51</td>
</tr>
<tr>
<td>They were satisfied overall with how the LPA handled their application</td>
<td>63</td>
<td>61</td>
</tr>
</tbody>
</table>

We also asked respondents to select three planning service characteristics from a list that they thought would most help them achieve successful developments. Figure 1 shows the percentage of respondents that chose each characteristic as one of their three selections. For us, ‘the availability to talk to a duty planner before submitting an application’ was the most popular choice.
Comments received include:

- “The staff and management of the BBNPA are now very well run and the customer service element of the service is good.”

- “It is in most respects markedly better than other authorities I deal with, particularly with regard to conservation and works to listed buildings.”

- “An easier route in on the website is all I'd suggest for improvement. Thank you.”
OUR PERFORMANCE 2016-17

This section details our performance in 2016-17. It considers both the Planning Performance Framework indicators and other available data to help paint a comprehensive picture of performance. Where appropriate we make comparisons between our performance and the all Wales picture.

Performance is analysed across the five key aspects of planning service delivery as set out in the Planning Performance Framework:

- Plan making;
- Efficiency;
- Quality;
- Engagement; and
- Enforcement.

Plan making

As at 31 March 2017, we were one of 22 LPAs that had a current development plan in place. We are required to submit an Annual Monitoring Report in October 2017. This document has been prepared.

During the APR period we had 5 years of housing land supply identified, making us one of 6 Welsh LPAs with the required 5 years supply.

Efficiency

In 2016-17 we determined 607 planning applications, each taking, on average, 78 days (11 weeks) to determine. This compares to an average of 76 days (11 weeks) across Wales. Figure 2 shows the average time taken by each LPA to determine an application during the year.

Figure 2: Average time taken (days) to determine applications, 2016-17
97% of all planning applications were determined within the required timescales. This was the second highest percentage in Wales and we were one of 20 LPAs that had reached the 80% target.

Figure 3 shows the percentage of planning applications determined within the required timescales across the four main types of application for our LPA and Wales. It shows that we determined 98% of householder applications within the required timescales.

Figure 3: Percentage of planning applications determined within the required timescales, by type, 2016-17

Between 2015-16 and 2016-17, as Figure 4 shows, the percentage of planning applications we determined within the required timescales increased from 89%. Wales also saw an increase this year.

Figure 4: Percentage of planning applications determined within the required timescales

Over the same period:
- The number of applications we received increased; and
- The number of applications we determined increased.
Major applications

We determined 21 major planning applications in 2016-17, 10% (2 applications) of which were subject to an EIA. Each application (including those subject to an EIA) took, on average, 297 days (42 weeks) to determine. As Figure 5 shows, this was longer than the Wales average of 250 days (36 weeks).

Figure 5: Average time (days) taken to determine a major application, 2016-17

90% of these major applications were determined within the agreed timescales, the second highest percentage of all Welsh LPAs.

Figure 6 shows the percentage of major applications determined within the required timescales by the type of major application. 42% of our ‘standard’ major applications i.e. those not requiring an EIA, were determined within the statutory 8 week deadline.

Figure 6: Percentage of Major applications determined within the statutory timescales during the year, by type, 2016-17
In addition we determined 100% of major applications that were subject to a PPA in the agreed timescales during the year.

Since 2015-16 the percentage of major applications determined within the required timescales had increased from 0%. Similarly, the number of major applications determined increased as had the number of applications subject to an EIA determined during the year.

Figure 7 shows the trend in the percentage of major planning applications determined within the required timescales in recent years and how this compares to Wales.

**Figure 7: Percentage of major planning applications determined within the required timescales**

Over the same period:
- The percentage of minor applications determined within the required timescales increased from 88% to 97%;
- The percentage of householder applications determined within the required timescales increased from 92% to 98%; and
- The percentage of other applications determined within required timescales increased from 91% to 98%.

**Quality**

In 2016-17, our Planning Committee made 37 planning application decisions during the year, which equated to 6% of all planning applications determined. Across Wales 6% of all planning application decisions were made by planning committee.

3% of these member-made decisions went against officer advice. This compared to 11% of member-made decisions across Wales. This equated to 0.2% of all planning application decisions going against officer advice; 0.7% across Wales.

In 2016-17 we received 8 appeals against our planning decisions, which equated to 1.2 appeals for every 100 applications received. This was the third lowest ratio of appeals to applications in Wales.
Figure 8 shows how the volume of appeals received has changed since 2015-16 and how this compares to Wales.

**Figure 8: Number of appeals received per 100 planning applications**

In 2016-17 we approved 92% of planning applications. This compares to 91% across Wales.

Of the 5 appeals that were decided during the year, 40% were dismissed. As Figure 9 shows, this was the lowest percentage of appeals dismissed in Wales and was below the 55% threshold.

**Figure 9: Percentage of appeals dismissed, 2016-17**

During 2016-17 we had no applications for costs at a section 78 appeal upheld.

**Engagement**

We are:
- one of 24 LPAs that allowed members of the public to address the Planning Committee; and
- one of 20 LPAs that had an online register of planning applications.
As Table 2 shows, 62% of respondents to our 2016-17 customer satisfaction survey agreed that the LPA gave good advice to help them make a successful application.

<table>
<thead>
<tr>
<th>Percentage of respondents who agreed that:</th>
<th>Brecon Beacons National Park LPA</th>
<th>Wales</th>
</tr>
</thead>
<tbody>
<tr>
<td>The LPA gave good advice to help them make a successful application</td>
<td>62</td>
<td>62</td>
</tr>
<tr>
<td>They were listened to about their application</td>
<td>57</td>
<td>59</td>
</tr>
</tbody>
</table>

**Table 2: Feedback from our 2016-17 customer satisfaction survey**

**Enforcement**

In 2016-17 we investigated 180 enforcement cases, which equated to 5.4 per 1,000 population. This was the highest rate in Wales. We took, on average, 44 days to investigate each enforcement case.

We investigated 91% of these enforcement cases within 84 days. Across Wales 85% were investigated within 84 days. Figure 10 shows the percentage of enforcement cases that were investigated within 84 days across all Welsh LPAs.

**Figure 10: Percentage of enforcement cases investigated within 84 days, 2016-17**

Over the same period, we resolved 141 enforcement cases, taking, on average, 323 days to resolve each case.

66% of this enforcement action was taken within 180 days from the start of the case. As Figure 11 shows this compared to 73% of enforcement cases resolved within 180 days across Wales.
Figure 11: Percentage of enforcement cases resolved in 180 days, 2016-17
## ANNEX A - PERFORMANCE FRAMEWORK

### OVERVIEW

<table>
<thead>
<tr>
<th>MEASURE</th>
<th>GOOD</th>
<th>FAIR</th>
<th>IMPROVE</th>
<th>WALES AVERAGE</th>
<th>Brecon Beacons National Park LPA LAST YEAR</th>
<th>Brecon Beacons National Park LPA THIS YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Plan making</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is there a current Development Plan in place that is within the plan period?</td>
<td>Yes</td>
<td></td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>LDP preparation deviation from the dates specified in the original Delivery Agreement, in months</td>
<td>&lt;12</td>
<td>13-17</td>
<td>18+</td>
<td>58</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Annual Monitoring Reports produced following LDP adoption</strong></td>
<td>Yes</td>
<td></td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>The local planning authority's current housing land supply in years</td>
<td>&gt;5</td>
<td>&lt;5</td>
<td></td>
<td>2.9</td>
<td>5.8</td>
<td>5</td>
</tr>
<tr>
<td><strong>Efficiency</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Percentage of &quot;major&quot; applications determined within time periods required</td>
<td>Not set</td>
<td>Not set</td>
<td>Not set</td>
<td>59</td>
<td>0</td>
<td>90</td>
</tr>
<tr>
<td>Average time taken to determine &quot;major&quot; applications in days</td>
<td>Not set</td>
<td>Not set</td>
<td>Not set</td>
<td>250</td>
<td>196</td>
<td>297</td>
</tr>
<tr>
<td>MEASURE</td>
<td>GOOD</td>
<td>FAIR</td>
<td>IMPROVE</td>
<td>WALES AVERAGE</td>
<td>Brecon Beacons National Park LPA LAST YEAR</td>
<td>Brecon Beacons National Park LPA THIS YEAR</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>------</td>
<td>-------</td>
<td>---------</td>
<td>---------------</td>
<td>--------------------------------------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td>Percentage of all applications determined within time periods required</td>
<td>&gt;80</td>
<td>60.1-79.9</td>
<td>&lt;60</td>
<td>87</td>
<td>89</td>
<td>97</td>
</tr>
<tr>
<td>Average time taken to determine all applications in days</td>
<td>&lt;67</td>
<td>67-111</td>
<td>112+</td>
<td>76</td>
<td>66.5</td>
<td>78</td>
</tr>
<tr>
<td>Quality</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Percentage of Member made decisions against officer advice</td>
<td>&lt;5</td>
<td>5.1-8.9</td>
<td>9+</td>
<td>11</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>Percentage of appeals dismissed</td>
<td>&gt;66</td>
<td>55.1-65.9</td>
<td>&lt;55</td>
<td>61</td>
<td>0</td>
<td>40</td>
</tr>
<tr>
<td>Applications for costs at Section 78 appeal upheld in the reporting period</td>
<td>0</td>
<td>1</td>
<td>2+</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Engagement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the local planning authority allow members of the public to address the Planning Committee?</td>
<td>Yes</td>
<td>No</td>
<td></td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>MEASURE</td>
<td>GOOD</td>
<td>FAIR</td>
<td>IMPROVE</td>
<td>WALES AVERAGE</td>
<td>Brecon Beacons National Park LPA LAST YEAR</td>
<td>Brecon Beacons National Park LPA THIS YEAR</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>------</td>
<td>------</td>
<td>---------</td>
<td>---------------</td>
<td>-------------------------------------------</td>
<td>-------------------------------------------</td>
</tr>
<tr>
<td>Does the local planning authority have an officer on duty to provide advice to members of the public?</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Does the local planning authority’s web site have an online register of planning applications, which members of the public can access, track their progress (and view their content)?</td>
<td>Yes</td>
<td>Partial</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Enforcement</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days</td>
<td>Not set</td>
<td>Not set</td>
<td>Not set</td>
<td>85</td>
<td>89</td>
<td>91</td>
</tr>
<tr>
<td>Average time taken to investigate enforcement cases</td>
<td>Not set</td>
<td>Not set</td>
<td>Not set</td>
<td>74</td>
<td>56</td>
<td>44</td>
</tr>
<tr>
<td>Percentage of enforcement cases where enforcement action is taken or a retrospective application received within 180 days from the start of the case (in those cases where it was expedient to enforce)?</td>
<td>Not set</td>
<td>Not set</td>
<td>Not set</td>
<td>73</td>
<td>59</td>
<td>66</td>
</tr>
<tr>
<td>Average time taken to take enforcement action</td>
<td>Not set</td>
<td>Not set</td>
<td>Not set</td>
<td>201</td>
<td>372</td>
<td>323</td>
</tr>
</tbody>
</table>
## SECTION 1 – PLAN MAKING

<table>
<thead>
<tr>
<th>Indicator</th>
<th>“Good”</th>
<th>“Fair”</th>
<th>“Improvement needed”</th>
</tr>
</thead>
<tbody>
<tr>
<td>A development plan (LDP or UDP) is in place and within the plan period</td>
<td>N/A</td>
<td>No development plan is in place (including where the plan has expired)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Authority’s performance</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Authority’s LDP was found to be “sound” by the Independent Planning Inspector in October 2013 and was subsequently Adopted by Members of the Authority in December 2013.</td>
<td></td>
</tr>
<tr>
<td>The Brecon Beacons National Park Local Development Plan is the planning policy document for the Brecon Beacons National Park. It sets out key policies and land use allocations that will shape the future of the National Park area and guide development needs up to 2022.</td>
<td></td>
</tr>
<tr>
<td>In December 2017, the Authority will formally commence the LDP Review process with a view to planning for the environmental, social and economic needs of the area up to 2032.</td>
<td></td>
</tr>
</tbody>
</table>
## Indicator

02. LDP preparation deviation from the dates specified in the original Delivery Agreement, in months

<table>
<thead>
<tr>
<th>“Good”</th>
<th>“Fair”</th>
<th>“Improvement needed”</th>
</tr>
</thead>
<tbody>
<tr>
<td>The LDP is being progressed within 12 months of the dates specified in the original Delivery Agreement</td>
<td>The LDP is being progressed within between 12 and 18 months of the dates specified in the original Delivery Agreement</td>
<td>The LDP is being progressed more than 18 months later than the dates specified in the original Delivery Agreement</td>
</tr>
</tbody>
</table>

### Authority’s performance

N/A

---

## Indicator

03. Annual Monitoring Reports produced following LDP adoption

<table>
<thead>
<tr>
<th>“Good”</th>
<th>“Improvement needed”</th>
</tr>
</thead>
<tbody>
<tr>
<td>An AMR is due, and has been prepared</td>
<td>An AMR is due, and has not been prepared</td>
</tr>
</tbody>
</table>

### Authority’s performance

Yes

---

### 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.

<table>
<thead>
<tr>
<th>Indicator</th>
<th>04. The local planning authority's current housing land supply in years</th>
</tr>
</thead>
<tbody>
<tr>
<td>“Good”</td>
<td>“Improvement needed”</td>
</tr>
<tr>
<td>The authority has a housing land supply of more than 5 years</td>
<td>The authority has a housing land supply of less than 5 years</td>
</tr>
</tbody>
</table>

**Authority’s performance 5**

The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales, Technical Advice Note 1 (TAN 1) and the Guidance Note on the JHLAS process (September 2012).

Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLASs:


Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1 the Brecon Beacons
National Park Authority has 5 years housing land supply.

The housing land supply was assessed in consultation with:

- Home Builders Federation
- Dwr Cymru / Welsh Water
- Mid Wales Housing Association
- LINC Cymru
- Merthyr Tydfil Housing Association
- Wales and West Housing Association

A Statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group was submitted to the Welsh Government.

All matters were agreed following the consultation and set out in the SoCG and the JHLAS report was prepared on the basis of the SoCG.
## SECTION 2 - EFFICIENCY

<table>
<thead>
<tr>
<th>Indicator</th>
<th>05. Percentage of &quot;major&quot; applications determined within time periods required</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>“Good”</strong></td>
<td>“Fair”</td>
</tr>
<tr>
<td>Target to be benchmarked</td>
<td>Target to be benchmarked</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Authority’s performance</th>
<th>90</th>
</tr>
</thead>
</table>

In the case of this Authority, and any other National Park Authority, expressing this indicator as a percentage only can potentially be misleading as a relatively low number of ‘major’ applications will be submitted to such authorities. Indeed, this Authority has returned a 90% figure for this period, whereas a 0% figure was recorded for the previous period.

Clearly, the relatively low numbers of applications, together with the ability to extend the period to determine an application, compromises the ability of this indicator to reflect ‘good performance’, particularly within National Park Authority areas.

Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect. In National Parks, special considerations apply to major development proposals which are more national than local in character.

It is the potentially serious impact that a development may have on the qualities of the Park that qualifies it for the title 'Major Development' and, in addition to needing to be in accordance with Local Development Plan policies, the proposal will have to fulfil national planning policy criteria before being permitted, known as the ‘Major Development Test’. Planning Policy Wales, sets out the actual test in terms of the need for the development, exploring how the development could be met in another way and how it impacts on the environment and landscape.

The Policy Statement for the National Parks in Wales “Working Together for Wales” (Welsh Assembly Government 2002) reiterates that major development should not take place within the National Park unless there are exceptional circumstances.

<table>
<thead>
<tr>
<th>Indicator</th>
<th>06. Average time taken to determine &quot;major&quot; applications in days</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>“Good”</strong></td>
<td>“Fair”</td>
</tr>
<tr>
<td>Target to be benchmarked</td>
<td>Target to be benchmarked</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Authority’s performance</th>
<th>297</th>
</tr>
</thead>
</table>
The target here remains to be benchmarked.

Whilst it is acknowledged that the Authority does not compare well with the Wales average for this indicator, it should be noted that this is a reflection of the Authority’s commitment to determining historic backlog planning applications. The Authority has made significant strides in this regard and it is envisaged that the average time to determine major applications will be significantly reduced over the next two years.
### Indicator 07. Percentage of all applications determined within time periods required

<table>
<thead>
<tr>
<th>“Good”</th>
<th>“Fair”</th>
<th>“Improvement needed”</th>
</tr>
</thead>
<tbody>
<tr>
<td>More than 80% of applications are determined within the statutory time period</td>
<td>Between 60% and 80% of applications are determined within the statutory time period</td>
<td>Less than 60% of applications are determined within the statutory time period</td>
</tr>
</tbody>
</table>

#### Authority’s performance

This was one of the highest percentages in Wales and represents a 9% improvement on last year’s return of 89%.

It is evident that we determined 98% of householder applications and 98% of minor applications in the required timescales. Given that these types of application form a relatively high proportion of total applications determined by the Authority, particularly in the case of householder applications, it has reflected well on performance in relation to all applications.

The Authority considers that this indicator has been somewhat devalued by the introduction of agreed extensions of time. Notwithstanding this, the following indicator measuring the average time to determine all applications goes some way to address this concern.

### Indicator 08. Average time taken to determine all applications in days

<table>
<thead>
<tr>
<th>“Good”</th>
<th>“Fair”</th>
<th>“Improvement needed”</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 67 days</td>
<td>Between 67 and 111 days</td>
<td>112 days or more</td>
</tr>
</tbody>
</table>

#### Authority’s performance

The Authority has achieved a fair level of performance against this indicator, some 2 days later than the Welsh average.

It is reasonable to suggest that the ability to extend the determination period has, in part, contributed to the increase in average time to determine applications. It should be noted, however, that the Authority has a very high approval rate which suggests that negotiation is taking place between officers and applicants to achieve positive rather than quick decisions.
### SECTION 3 - QUALITY

<table>
<thead>
<tr>
<th>Indicator</th>
<th>09. Percentage of Member made decisions against officer advice</th>
</tr>
</thead>
<tbody>
<tr>
<td>“Good”</td>
<td>“Fair”</td>
</tr>
<tr>
<td>Less than 5% of decisions</td>
<td>Between 5% and 9% of decisions</td>
</tr>
</tbody>
</table>

**Authority’s performance** 3

One application was determined by Members contrary to the advice of Officers. This is clearly an excellent level of performance in relation to this measure. This application was subsequently allowed at appeal.

Steps have been taken by the Authority to amend our scheme of delegation. This has resulted in fewer minor and householder applications being heard by the Planning Access and Rights of Way Committee and has consolidated our high performance level in this regard.

It should also be noted that Members of the Authority receive extensive planning training, including further improvement site visits to see ‘on the ground’ developments approved by Members.

Next year’s return against this indicator will be interesting given the relatively large change to the Membership of the Authority following the Local Government Elections in May 2017.

<table>
<thead>
<tr>
<th>Indicator</th>
<th>10. Percentage of appeals dismissed</th>
</tr>
</thead>
<tbody>
<tr>
<td>“Good”</td>
<td>“Fair”</td>
</tr>
<tr>
<td>More than 66% (two thirds) of planning decisions are successfully defended at appeal</td>
<td>Between 55% and 66% of planning decisions are successfully defended at appeal</td>
</tr>
</tbody>
</table>

**Authority’s performance** 40

It should be noted that only 5 appeals were determined during this period. It is reasonable to suggest, therefore, that this is partly as a result of a high rate of approval on planning applications which can be derived from an up-to-date and adopted LDP, an established and well used pre-application advice service as well as the positive approach adopted by officers in relation to negotiations with applicants.

As stated in last year’s report, it is reasonable to suggest that for Authorities with a low number of submitted and determined appeals, the expression of this indicator in percentage terms only has the potential to be misleading. In such cases, it is suggested that this indicator is measured over a longer period in the interest of providing a more comparable sample with other Local
Planning Authorities. To this end, the Authority’s performance against this indicator for the last 3 years would be 46% - although this would only be from 13 appeals determined over that time.
### 11. Applications for costs at Section 78 appeal upheld in the reporting period

<table>
<thead>
<tr>
<th>Indicator</th>
<th>“Good”</th>
<th>“Fair”</th>
<th>“Improvement needed”</th>
</tr>
</thead>
<tbody>
<tr>
<td>The authority has not had costs awarded against it at appeal</td>
<td>The authority has had costs awarded against it in one appeal case</td>
<td>The authority has had costs awarded against it in two or more appeal cases</td>
<td></td>
</tr>
</tbody>
</table>

**Authority’s performance**

0

The Authority has performed well against this indicator.
Section 4 – Engagement

Indicator | 12. Does the local planning authority allow members of the public to address the Planning Committee?
--- | ---
“Good” | Members of the public are able to address the Planning Committee
“Improvement needed” | Members of the public are not able to address the Planning Committee

Authority’s performance | Yes
--- | ---
The Authority’s ‘Public Speaking Scheme’ is available to view on the Authority website at [https://governance.beacons-npa.gov.uk/documents/s8916/PublicSpeakingSchemeJan2015.doc.pdf](https://governance.beacons-npa.gov.uk/documents/s8916/PublicSpeakingSchemeJan2015.doc.pdf)

The scheme is in the form of a leaflet and is for members of the public who want to make a public statement (a maximum of 3 minutes) at Authority Committee meetings. Members of the public are required to complete a form (available on our website or with the leaflet) and let us know which meeting they want to address. A translation service, signing services or other services to meet the needs of an individual(s) with a disability are available.

In order to speak members of the public are required to complete the form and return it to us by 10.00am 3 working days before the meeting they want to address (or on the Thursday before the Planning Access and Rights Of Way meeting on the Tuesday).

The PAROW agenda is divided into two distinct parts:

a) ‘Items for Decision’ - comprising applications (both planning and rights of way applications) and any other matters upon which Members are required to make a decision, and;

b) ‘Items for Noting’ - upon which a decision has already been taken under Delegated Powers. Members may engage in debate or ask officers questions about ‘Items for Noting’

Members of the public (and Members who have declared a personal and prejudicial interest in a particular matter) may speak in relation to ‘Items for Decision’ and notice to speak must be given in accordance with the ‘Public Speaking Scheme’. There shall be no public speaking in relation to ‘Items for Noting’.

Indicator | 13. Does the local planning authority have an officer on duty to provide advice to members of the public?
--- | ---
“Good” | Yes
“Improvement needed” | No

The Authority’s ‘Public Speaking Scheme’ is available to view on the Authority website at [https://governance.beacons-npa.gov.uk/documents/s8916/PublicSpeakingSchemeJan2015.doc.pdf](https://governance.beacons-npa.gov.uk/documents/s8916/PublicSpeakingSchemeJan2015.doc.pdf)

The scheme is in the form of a leaflet and is for members of the public who want to make a public statement (a maximum of 3 minutes) at Authority Committee meetings. Members of the public are required to complete a form (available on our website or with the leaflet) and let us know which meeting they want to address. A translation service, signing services or other services to meet the needs of an individual(s) with a disability are available.

In order to speak members of the public are required to complete the form and return it to us by 10.00am 3 working days before the meeting they want to address (or on the Thursday before the Planning Access and Rights Of Way meeting on the Tuesday).

The PAROW agenda is divided into two distinct parts:

a) ‘Items for Decision’ - comprising applications (both planning and rights of way applications) and any other matters upon which Members are required to make a decision, and;

b) ‘Items for Noting’ - upon which a decision has already been taken under Delegated Powers. Members may engage in debate or ask officers questions about ‘Items for Noting’

Members of the public (and Members who have declared a personal and prejudicial interest in a particular matter) may speak in relation to ‘Items for Decision’ and notice to speak must be given in accordance with the ‘Public Speaking Scheme’. There shall be no public speaking in relation to ‘Items for Noting’.

Authority’s performance | Yes
--- | ---
The Authority’s ‘Public Speaking Scheme’ is available to view on the Authority website at [https://governance.beacons-npa.gov.uk/documents/s8916/PublicSpeakingSchemeJan2015.doc.pdf](https://governance.beacons-npa.gov.uk/documents/s8916/PublicSpeakingSchemeJan2015.doc.pdf)

The scheme is in the form of a leaflet and is for members of the public who want to make a public statement (a maximum of 3 minutes) at Authority Committee meetings. Members of the public are required to complete a form (available on our website or with the leaflet) and let us know which meeting they want to address. A translation service, signing services or other services to meet the needs of an individual(s) with a disability are available.

In order to speak members of the public are required to complete the form and return it to us by 10.00am 3 working days before the meeting they want to address (or on the Thursday before the Planning Access and Rights Of Way meeting on the Tuesday).

The PAROW agenda is divided into two distinct parts:

a) ‘Items for Decision’ - comprising applications (both planning and rights of way applications) and any other matters upon which Members are required to make a decision, and;

b) ‘Items for Noting’ - upon which a decision has already been taken under Delegated Powers. Members may engage in debate or ask officers questions about ‘Items for Noting’

Members of the public (and Members who have declared a personal and prejudicial interest in a particular matter) may speak in relation to ‘Items for Decision’ and notice to speak must be given in accordance with the ‘Public Speaking Scheme’. There shall be no public speaking in relation to ‘Items for Noting’.

Indicator | 13. Does the local planning authority have an officer on duty to provide advice to members of the public?
--- | ---
“Good” | Yes
“Improvement needed” | No

The Authority’s ‘Public Speaking Scheme’ is available to view on the Authority website at [https://governance.beacons-npa.gov.uk/documents/s8916/PublicSpeakingSchemeJan2015.doc.pdf](https://governance.beacons-npa.gov.uk/documents/s8916/PublicSpeakingSchemeJan2015.doc.pdf)

The scheme is in the form of a leaflet and is for members of the public who want to make a public statement (a maximum of 3 minutes) at Authority Committee meetings. Members of the public are required to complete a form (available on our website or with the leaflet) and let us know which meeting they want to address. A translation service, signing services or other services to meet the needs of an individual(s) with a disability are available.

In order to speak members of the public are required to complete the form and return it to us by 10.00am 3 working days before the meeting they want to address (or on the Thursday before the Planning Access and Rights Of Way meeting on the Tuesday).

The PAROW agenda is divided into two distinct parts:

a) ‘Items for Decision’ - comprising applications (both planning and rights of way applications) and any other matters upon which Members are required to make a decision, and;

b) ‘Items for Noting’ - upon which a decision has already been taken under Delegated Powers. Members may engage in debate or ask officers questions about ‘Items for Noting’

Members of the public (and Members who have declared a personal and prejudicial interest in a particular matter) may speak in relation to ‘Items for Decision’ and notice to speak must be given in accordance with the ‘Public Speaking Scheme’. There shall be no public speaking in relation to ‘Items for Noting’.
Members of the public can seek advice from a duty planning officer. There is no duty planning officer available.

<table>
<thead>
<tr>
<th>Authority’s performance</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>We offer pre-application advice to householders and the public contemplating minor householder developments through our weekly planning surgeries. We hold two surgeries, one every Wednesday between 9.30am and 4pm at our offices in Brecon and one every second and fourth Tuesday between 2pm and 3pm at the One-Stop Shop, Town Hall, Abergavenny. When attending a planning surgery members of the public are asked to bring with them as much information as possible. Information such as the description of development, photographs, sketches and plans are very helpful. They are advised that the more information they can bring the better informed our designated planning officer will be to assess their proposal against current planning policy. For more information regarding planning surgeries please consult our Planning Advice Note 6 which is available at <a href="http://www.beacons-npa.gov.uk">www.beacons-npa.gov.uk</a>. We also welcome e-mails to <a href="mailto:planning.enquiries@beacons-npa.gov.uk">planning.enquiries@beacons-npa.gov.uk</a> where enquiries will be forwarded to a planning officer. For developments other than householder proposals we offer a comprehensive formal pre-application service on a chargeable basis as referred to above. Our advice note on pre-application charging is available on our website.</td>
<td></td>
</tr>
<tr>
<td>Indicator</td>
<td>14. Does the local planning authority’s web site have an online register of planning applications, which members of the public can access track their progress (and view their content)?</td>
</tr>
<tr>
<td>-----------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>“Good”</td>
<td>All documents are available online</td>
</tr>
<tr>
<td>“Fair”</td>
<td>Only the planning application details are available online, and access to other documents must be sought directly</td>
</tr>
<tr>
<td>“Improvement needed”</td>
<td>No planning application information is published online</td>
</tr>
</tbody>
</table>

**Authority’s performance**

Yes

The Authority operates a Public Access Service. Through this service members of the public may:

- View current applications and supporting documents
- Comment on current applications
- Save searches and receive email alerts
- Track the progress of current applications
### SECTION 5 – ENFORCEMENT

<table>
<thead>
<tr>
<th>Indicator</th>
<th>15. Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days</th>
</tr>
</thead>
<tbody>
<tr>
<td>“Good”</td>
<td>“Fair”</td>
</tr>
<tr>
<td>Target to be benchmarked</td>
<td>Target to be benchmarked</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Authority’s performance</th>
<th>91</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>In general the Authority investigates all new complaints as swiftly as possible which reflects the high performance achieved. There have been examples whereby long standing complaints have been re-investigated within the financial year which accounts for some of those investigated in over 84 days. As the total number of backlog cases continues to diminish the Authority expects performance against the 84 day investigation indicator to improve further. Indeed, a small improvement of 2% from last year has been recorded.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Indicator</th>
<th>16. Average time taken to investigate enforcement cases</th>
</tr>
</thead>
<tbody>
<tr>
<td>“Good”</td>
<td>“Fair”</td>
</tr>
<tr>
<td>Target to be benchmarked</td>
<td>Target to be benchmarked</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Authority’s performance</th>
<th>44</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The average time taken to investigate matters, which is considerably lower than the 84 day target is to be commended, as is the 12 day improvement from last year’s return.</td>
</tr>
</tbody>
</table>
**Indicator 17. Percentage of enforcement cases where enforcement action is taken or a retrospective application received within 180 days from the start of the case (in those cases where it was expedient to enforce)**

<table>
<thead>
<tr>
<th>“Good”</th>
<th>“Fair”</th>
<th>“Improvement needed”</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target to be benchmarked</td>
<td>Target to be benchmarked</td>
<td>Target to be benchmarked</td>
</tr>
</tbody>
</table>

**Authority’s performance** 66

Enforcement Action should be the last resort and thus the authority always seeks to negotiate a voluntary resolution first. Nevertheless, we are pleased to report a significant improvement against this indicator as 59% was returned last year.

---

**Indicator 18. Average time taken to take enforcement action**

<table>
<thead>
<tr>
<th>“Good”</th>
<th>“Fair”</th>
<th>“Improvement needed”</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target to be benchmarked</td>
<td>Target to be benchmarked</td>
<td>Target to be benchmarked</td>
</tr>
</tbody>
</table>

**Authority’s performance** 323

It is considered given the various complexities that are associated with taking formal enforcement action the above performance is to be commended, as is the improvement by 49 days since last year’s return.
SECTION 6 – SUSTAINABLE DEVELOPMENT INDICATORS

The purpose of the Sustainable Development Indicators is to measure the contribution the planning system makes to sustainable development in Wales.

The Sustainable Development Indicators will be used to measure the progress against national planning sustainability objectives, set out in Planning Policy Wales, and can be used to demonstrate to our stakeholders the role and scope of the planning system in delivering wider objectives. The information will also be useful to local planning authorities to understand more about the outcomes of the planning system and help inform future decisions.

| Authority’s returns | The response was complete. |
### Indicator
SD1. The floorspace (square metres) granted and refused planning permission for new economic development on allocated employment sites during the year.

<table>
<thead>
<tr>
<th>Granted (square metres)</th>
<th>Refused (square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Authority’s data</strong></td>
<td><strong>Authority’s data</strong></td>
</tr>
<tr>
<td>7,883</td>
<td>0</td>
</tr>
</tbody>
</table>

A significant increase in square metres granted has been recorded since last year’s return of 2,368m².

It should be noted that this is not a ‘missed’ return in relation to the refused data. It is a ‘0’ because we haven’t refused any applications relevant to this SD indicator. Indeed, we have enabling policies for this type of development.
<table>
<thead>
<tr>
<th>Indicator</th>
<th>SD2. Planning permission granted for renewable and low carbon energy development during the year.</th>
</tr>
</thead>
</table>

| Granted permission (number of applications) |  |
| Authority’s data                            | 3 |

| Granted permission (MW energy generation) |  |
| Authority’s data                          | 0 |

As above, we have enabling policies for renewable and low carbon energy development.
Indicator | SD3. The number of dwellings granted planning permission during the year.

<table>
<thead>
<tr>
<th>Market housing (number of units)</th>
<th>Authority’s data</th>
<th>276</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable housing (number of units)</td>
<td>Authority’s data</td>
<td>66</td>
</tr>
</tbody>
</table>

This matter is addressed in detail in the Annual Monitoring Report (a link to which is provided above.)
### Indicator

SD4. Planning permission granted and refused for development in C1 and C2 floodplain areas during the year.

| Number of residential units (and also hectares of non-residential units) that DID NOT meet all TAN 15 tests which were GRANTED permission |
| Authority’s data | 0 |

| Number of residential units (and also hectares of non-residential units) that did not meet all TAN 15 tests which were REFUSED permission on flood risk grounds |
| Authority’s data | 0 |

| Number of residential units (and also hectares of non-residential units) that MET all TAN 15 tests which were GRANTED permission |
| Authority’s data | 17 |

No comments
**Indicator**

SD5. The area of land (ha) granted planning permission for new development on previously developed land and greenfield land during the year.

<table>
<thead>
<tr>
<th>Previously developed land (hectares)</th>
<th>Authority’s data</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Greenfield land (hectares)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authority’s data</td>
</tr>
<tr>
<td>1</td>
</tr>
</tbody>
</table>

No comments
**Indicator**  
SD6. The area of public open space (ha) that would be lost and gained as a result of development granted planning permission during the quarter.

<table>
<thead>
<tr>
<th>Open space lost (hectares)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Authority’s data</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Open space gained (hectares)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Authority’s data</td>
<td>0</td>
</tr>
</tbody>
</table>

There have been zero applications resulting in either the loss or gain of open space. Accordingly, this is not a ‘missed’ return.
**Indicator**

SD7. The total financial contributions (£) agreed from new development granted planning permission during the quarter for the provision of community infrastructure.

<table>
<thead>
<tr>
<th>Gained via Section 106 agreements (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authority’s data</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Gained via Community Infrastructure Levy (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authority’s data</td>
</tr>
</tbody>
</table>

It is worth noting that the Authority is not directly responsible for the provision of education, transport infrastructure, leisure facilities etc. Nevertheless, the Authority, through the provisions of our LDP and Planning Obligations Strategy seek the appropriate contributions from developers, in consultation with the appropriate authorities, to reconcile the impacts of development proposals on relevant services.

The second one is a zero as the Authority does not operate a CIL schedule.