

LAND AT HAY ROAD, TALGARTH – DEVELOPMENT BRIEF



Prepared by:



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INTRODUCTION

This Development Brief has been prepared by Powys County Council and DPP, acting on behalf of BS Estates.

BS Estates has an option on the land which is allocated for residential development.

The Development Brief has been prepared in response to the requirements of the allocation of the site in the Brecon Beacons National Park Local Development Plan (“LDP”).

This Brief is intended to guide the development of the site.. The Brief sets out the planning policy framework against which any planning application will be assessed and sets out the context for the development of the site, highlighting the unique characteristics of the site, it’s setting, the benefits of any development and important site constraints. The Brief also defines the site specific key design parameters that will inform the development of the mixed use site prior to the submission of any planning applications.

The Brief will be informed through stakeholder and public consultation before being considered for adoption as Supplementary Planning Guidance.

SECTION ONE – BACKGROUND AND PLANNING CONTEXT

This section of the Brief sets out the planning background and context of the site.

The Site

The site is located to the north of Talgarth, to the west of Hay Road. The site extends to 2.2 hectares and is currently managed grassland.

The site is bordered by adjacent farmland to the north and western boundaries. A further parcel of agricultural land to the southern boundary of the site benefits from outline planning permission for residential development.

The site has road frontage of 192m along its eastern boundary. The total site slopes from east to west over 2.3m as a steep slope along the western boundary and from north to south over 2.17 m.

The site is relatively open and contains fenced boundaries with a mixture of native mature trees and shrubs. Trees and hedgerows along the east and west boundaries of the site are a strong landscape feature and provide effective screening to the A4078 to the east. The western boundary hedgerow consists of a largely hawthorn hedge which provides an ideal opportunity for promoting and enhancing existing wildlife habitats and encouraging bio diversity initiatives as part of any future development proposals.

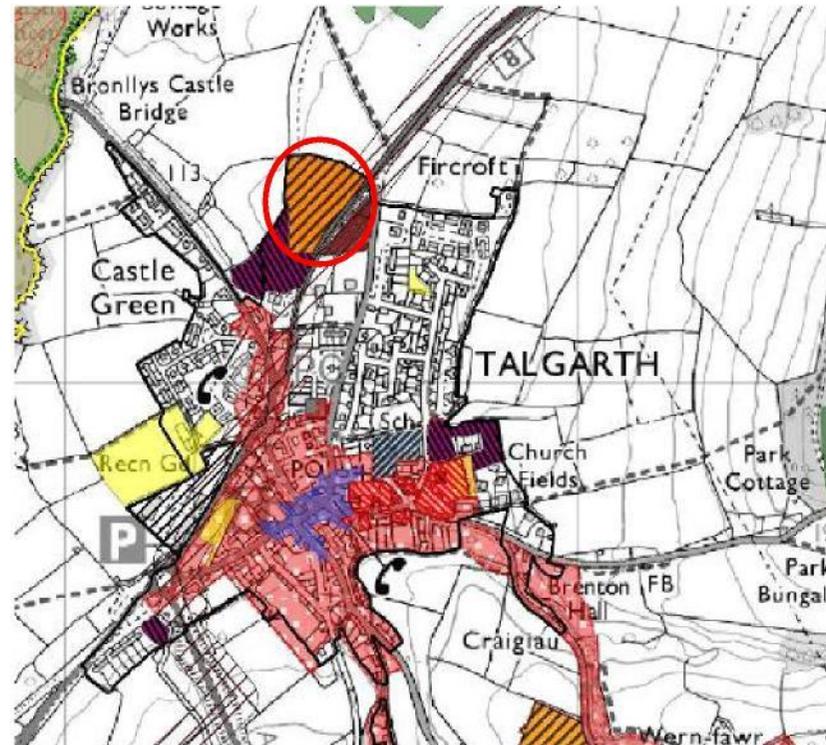
The Hay Road site has the benefit of far reaching views to the Black Mountains and is well screened by existing mature trees to the west and eastern boundaries and lies within the Middle Wye Valley Landscape of Outstanding Historic Interest. The detailed design process required as part of any future planning application at the site will pay due consideration to this designation.

Planning Status

The Brecon Beacons National Park Local Development Plan (LDP) was adopted on 17th December 2013.

The LDP allocates 0.5ha of the site for an extension to the adjacent site (site T9) which has outline planning permission for housing, and the remaining 1.56ha for the provision of a new primary school. The site is referred to in the LDP as SALT037. In line with all of the mixed-use allocations in the LDP, a Development Brief for the site is required to guide future planning applications.

Below is an extract from the LDP showing the extent of the land allocated for the mixed-use development:



Brecon Beacons National Park LDP Proposals Map for Talgarth

Background to the LDP Allocation

The site was allocated for residential and education use following representations to the LDP by the landowner and Powys County Council.

Powys County Council has identified the site for the provision of a new 180 place primary school which could include replacement community facilities such as a new Youth Centre, Library and an Early Years setting for pre-school children. The new school will replace the existing primary schools of Bronllys and Talgarth (identified on the plan overleaf). The promotion of the site for the provision of a new primary school follows a comprehensive site selection process by Powys County Council and a public consultation exercise.

In addition to the allocation of the site for the provision of a new primary school, the LDP indicates that the site is suitable for the provision of up to 15 residential units.

The Proposed School

The new community school will provide a learning led solution which is appropriate to the site to achieve the best possible environmental solution within the funding constraints set by Welsh Government. With tighter revenue budgets and ever increasing energy prices, the new school will be designed with sustainability as a fundamental core concept to provide a contemporary, flexible building solution which meets education needs, maximising natural daylight and natural ventilation through passive design and help to reduce running costs and energy consumption.

Currently the proposal is that the CYPP/Multi agency space is a shared spaced used after school hours by the Youth Centre. The library is also intended as a shared space which will be used by the community during the day with pupils at the school having controlled access to the library under supervision.

Powys County Council will be conducting a series of detailed stakeholder consultations to help capture the ideas of the students and staff. The workshops will allow each group of stakeholders to share their views on what they want as well as what they don't want. Involving pupils in the design helps to increase their sense of ownership and provides learning opportunities in the process.

The main benefit of this approach will help to use the design of the new primary school as a learning event, improve the quality of briefing, share local knowledge and create greater ownership through mutual understanding.

The Proposed Residential Development

The proposed residential development at the site will contribute towards meeting the identified housing need in Talgarth as set out in the LDP

In confirming the allocation of the site for residential development, the LDP Inspector highlighted that Talgarth ranked as the third largest settlement in the National Park and was one of the most sustainable locations for growth in terms of it being able to provide for a good range of day-to-day needs of its residents within the town itself.

In recommending allocation of the site, the Inspector highlighted that it was anticipated that the site would provide 15 dwellings within the first 5 years following adoption of the Plan. The Inspector clarified that Dwr Cymru /Welsh Water had confirmed that improvements to Talgarth waste water treatment works would be completed by 31st March 2015. She also confirmed that that there had been no objection to the proposed allocation by the Highways Authority



Hay Road Site Development Brief



view
south

SECTION TWO – THE CONTEXT FOR Future DEVELOPMENT

This section of the Brief sets out the context relevant to any future development of the site:

Site Context

As outlined earlier in this Brief, the site is located north of the market town of Talgarth. The overview of Talgarth in the LDP sets out the context within which future development shall take place as follows;

Talgarth is identified as a Key Settlement, serving an important strategic function for surrounding communities. Talgarth fulfils a role serving both the resident population and that from surrounding settlements, providing links and influence to larger service areas outside of the National Park boundary. New development in such settlements will be focused to provide new housing opportunities, near to services and facilities to reduce over reliance on the private car.



The town sits alongside the A479 trunk road and is located between the county town of Brecon to the west and Hay-on-Wye to the east. It is adjacent to the village of Bronllys which is just outside the National Park boundary. Talgarth occupies a strategic

position providing links between South East Wales and the Central region. Talgarth is the main settlement serving a wider community, with a population of approximately 2,000.

In terms of townscape, Talgarth is an historic market town located in the northeast of the National Park Area. It lies at the north-western foothills of the Black Mountains and is set within a superb and dramatic rural environment, recognised for both its visual and sensory quality and historic significance.

The existing housing stock is varied in type and condition, ranging from the historic core, to post war Council Housing, to modern estates. The central part of the town has retained its medieval street pattern and the historic buildings of the townscape have remained largely intact although some are in a poor state of repair. The centre of the town is designated as a conservation area and contains a number of prominent listed buildings, including the Tower which has recently been restored.

Site Constraints and Opportunities

The site is subject to a number of constraints and opportunities which will influence the development to be brought forward. These are considered below:

Constraints

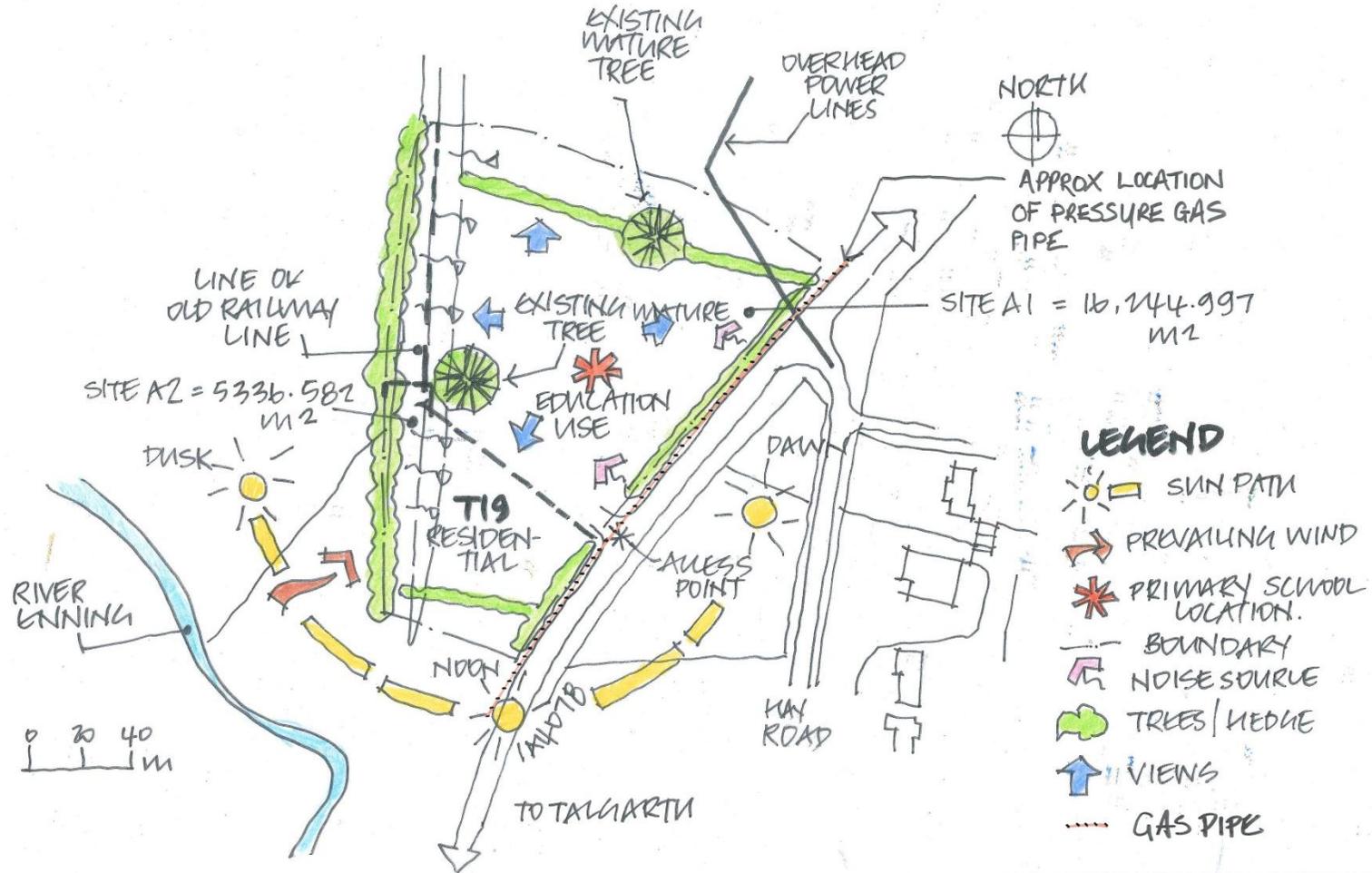
- Sloping ground to the west restricts the area of the site suitable for development;
- An intermediate gas pipe line is located parallel to the A4078;
- Overhead power line crosses the north east corner of the site; and
- Mature trees and hedges to the existing boundary.

Opportunities

- The close proximity to existing residential catchment area and community of Talgarth;
- Natural contours with fine long distance views to the north and west;
- Existing mature hedge to the east and west boundaries of the site provide containment;
- Existing network of pedestrian and cycle route provides links to Talgarth and to Bronllys; and
- Located on bus route.

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The sketch below sets out an analysis of some of the characteristics of the site:



Hay Road Site Development Brief

Two mature oak trees located on the site will be integrated within the development of the site:

The site
slopes to
the
West:



SECTION THREE – THE VISION FOR THE SITE

The vision for the site was confirmed by its adoption for mixed-use, which supports the LDP's key settlement vision for Talgarth. Mixed-use development at this location will provide valuable new homes and educational facilities for the people of Talgarth and its hinterlands. This will assist in creating a hub to support the wider rural economy, which in turn will help to make Talgarth a thriving market town which is a good place to live and work.

As set out earlier in this document, the LDP allocates the site for residential use and a new primary school. As such, the principle of development has already been established.

The site is considered to be a natural residential extension to the town of Talgarth and provides for a much needed up to date community school accessible to the wider community. It is recognised that the design of any proposals for the site are part of a comprehensive scheme in order to ensure that the two uses can operate alongside one another, complement one another and the adjacent residential site whilst creating the best development possible. The key elements of the vision for the site are:

- Creating an attractive place to live and learn;
- Respecting the location of the site at the edge of the town;
- Creating secure place for children to live, learn and play;
- Respecting the character of the site and surrounding area;
- Contributing to the housing and education needs of existing and local community;
- Ensuring that the site can be accessed by all; and
- Where possible, the uses ensure that they incorporate environmentally sustainability principles.

Right: Indicative design proposal demonstrating how the residential element of the site will respect local character.

Below: A recent Powys school proposal at Hay-on-Wye which provides an indication of the current design standards for educational buildings within the County.

It should be noted that the accompanying images are indicative only and subject to variation as part of the detailed design process. This process will pay due consideration to site characteristics and local vernacular.



SECTION FOUR – KEY DESIGN CONSIDERATIONS

The Development Brief envisages a comprehensive proposal for both the school and residential use, although it is likely that the residential and educational components will be considered via independent planning applications. A number of key design considerations will influence the design of the development at the site. Whilst the exact details of the layout and design of the site will be considered through the submission of planning applications, a number of key design principles will be followed. These are considered below:

Character

The character of the development at the site will be shaped by its setting. As such the character of the development will take account of the following:

- The location of the site within, but at the edge of the town – as such, the layout of the residential development will be medium density and should be characterised as more ‘urban’ than ‘suburban’ which traditionally presents a lower density of development;
- The school is most likely to be single storey and set back away from the main access road. The staff and visitors parking area will help to provide a visual buffer between the housing development and the new school and will help to reinforce the hierarchical character of the site;
- The new school will be set out to maximise long distant views across the landscape and respond to the existing contours of the site;
- The new residential development will respond to and be integrated with the proposed residential development on the adjacent site. This will maximise the creation of ‘place’;
- The new residential development will be no higher than 2.5 storeys in height and should be aligned to the neighbouring residential development when that comes forward;
- The appearance and choice of materials for the new school and the housing development shall reflect the local vernacular; and
- A combination hard and soft landscaping with new and existing tree planting will help to bring the relationship between the privately owned spaces and publicly owned spaces together with the aim of enhancing and protecting the amenities of the site and help to reinforce the character of the local area on the edge of the settlement of Talgarth.

Movement, Access and Parking

The site should be designed to ensure easy access by a choice of modes of transport. It should be designed to ensure movement within the site and through it. It will also be designed to accommodate the required level of car parking as an integral part of the development.

Close proximity of alternative modes of transport such as walking, cycling and public transport will help to reduce the reliance on the car.

Walkways through the site should provide pedestrians with a choice to use safe and attractive footpaths as an alternative to the car and will help to contribute to the existing footpath and cycle network of the community. The mixed use development of the Hay Road site should adhere to the following parameters:

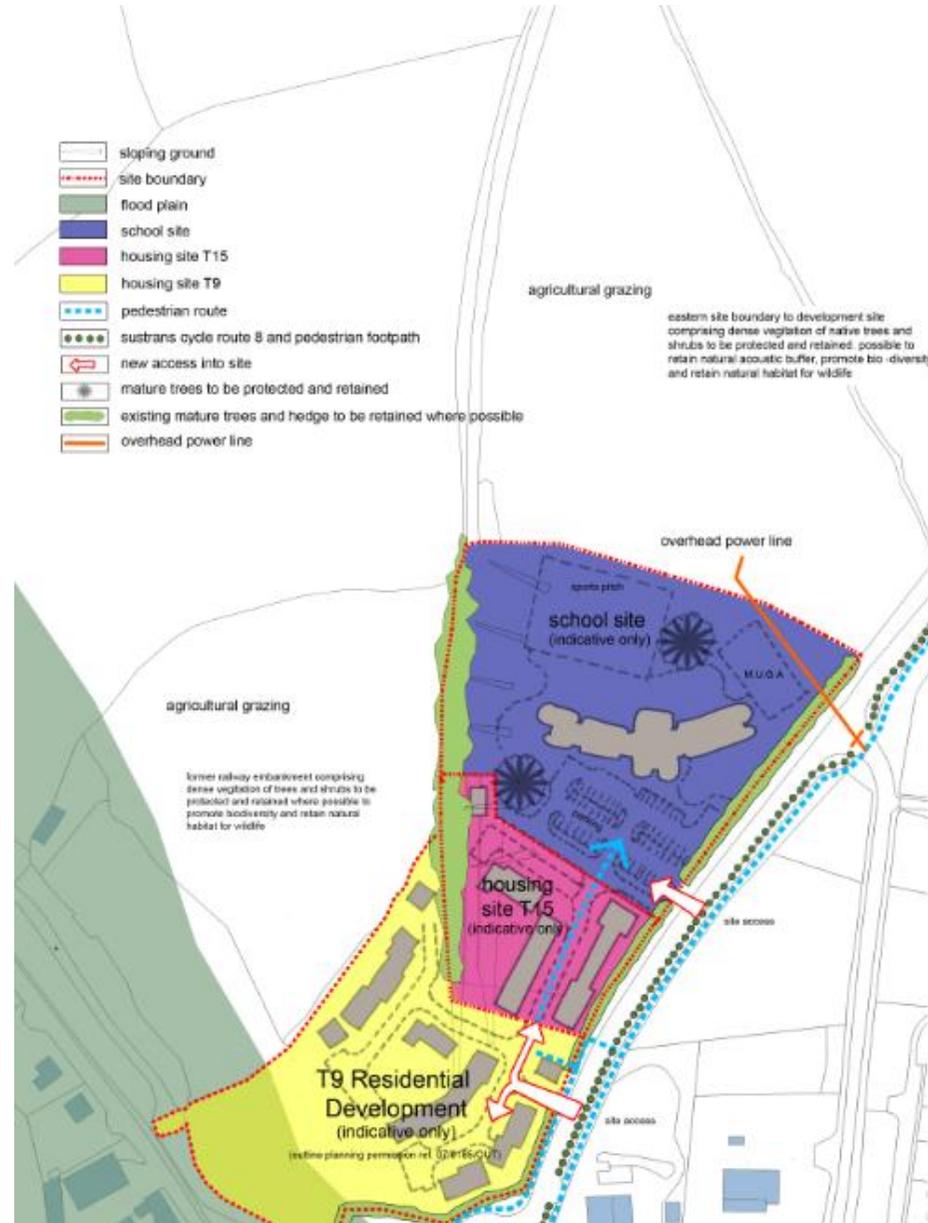
- The access road to the school should include traffic calming and speed within the site should be limited to 20mph to increase road safety.
- Visitor parking will be designed as an integral part of the development and take into account the needs of the disabled;
- Adequate covered and lit cycle parking should be incorporated within the design of the site;
- Footpaths into the site and street lighting for the development will be designed to blend with the existing;
- The use of traffic signs and other street furniture shall be kept to a minimum to reduce clutter in keeping with its rural location. Excessive use of lighting, kerbing, signage and road markings will be avoided; and
- Ensuring quality of access for people regardless of disability or age is a fundamental objective and an important principle for the use and management of the new school. Car parking within the school grounds will be provided for staff and visitors and an appropriate number of these will be designated for disabled parent/child spaces in addition to a bus and taxi drop off area.

Community Safety and Public Realm

The site will seek to create a public realm based on the following parameters:

- The site is located in a largely rural area with minimal existing light pollution. Appropriate planning conditions will be imposed upon the grant of planning permission at the site, which require submission and approval of a lighting management plan. This will address issues of glare and light spillage and in particular, pay due consideration to Dark Skies Reserve Status.
- The layout will address the issues of shared access, overlooking and shading and achieve high quality appearance with materials and building styles which encapsulate the local character; and
- A landscaping scheme will include appropriate planting to provide an attractive setting to the buildings and soften the impact of the development on the surrounding area.

Indicative Development Framework for the Site



SECTION FIVE – COMMUNITY BENEFITS

In line with the reasons for the allocation of the site in the LDP, the development of the site should result in a number of community benefits:

- The provision of a new purpose built, sustainably designed primary school helping to meet the current and future needs of residents;
- The provision of choice and range of housing types including up to 20% affordable housing to contribute to the identified need; and
- Enhanced access to the primary school via 'safe' pedestrian and cycle routes from the town.
- A community focused primary school facility which will also be available for use by organisations and community groups outside of school hours. Consultation will be undertaken with the local community to ensure the new facility complements those already existing in the area.
- Play space within the primary school boundary for use by pupils and local organisations and/or community groups.
- A sustainable approach to design will incorporate ecological survey and management plans to recognise site biodiversity.

SECTION SIX – CONCLUSIONS

It is considered that development of the site as proposed within this Brief, will make a significant contribution in addressing identified issues and realising the vision and objectives set out for Talgarth within the LDP. Delivery of new homes and the provision of a new modern, fit for purpose primary school will secure new investment in the town. These facilities will help to improve standards of living for local people and contribute to the local authority's objective for sustainable communities.