Cwrt y Gollen

Development Brief
May 2014

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01 Introduction

Cwrt y Gollen is a large former Army Camp. It is located on the outskirts of the village of Glangrwyney, on the edge of the Brecon Beacons National Park. It lies on the A40(T) between Abergavenny and Crickhowell, which forms the main transport route across the National Park.

The site (ref. CS66) is allocated by Policy SP5, Policy 33 and 34 of the Adopted Brecon Beacons National Park Local Development Plan (2013) for mixed use redevelopment comprising 70 dwellings, 1.4 ha of employment, open space and community uses along with the retention of the parkland setting. The LDP requires that a Development Brief is prepared for all mixed use development sites.

In recommending the allocation of the site, the LDP Inspector concluded that without a positive proposal for re-development it is likely to deteriorate further with a detrimental visual impact on the Special Qualities of the National Park. This document therefore provides guidance and sets out key design considerations that will be expected to inform the development of the site.

A Development Brief for the site was prepared and endorsed by the National Park in 2008. This document therefore provides an update to this brief and sets out updated guidance and key design considerations in light of the adopted LDP and updated Planning Policy Wales.

02 Background & Planning Status

The 24.4ha site (CS66) is allocated within the adopted Brecon Beacons National Park Local Development Plan (LDP) (2013) for mixed use development (policies 33 and 34). It is expected to comprise 3.7ha of housing, 1.4ha of employment and the remainder is to include community facilities and open space provision.

Policy SP5 indicates that the site will comprise around 70 dwellings. In this area of the National Park there is a requirement for a 30% contribution towards affordable housing as set out in Policy 28.

Background

Prior to its allocation in the LDP, the site was allocated within the Brecon Beacons National Park Authority's (BBNPA) Approved Unitary Development Plan (March 2007) as a previously developed site suitable for redevelopment as mixed use. As required by the UDP a Development Brief was prepared and approved by the National Park Authority (NPA) in 2008. As part of that process a steering group was set up by the NPA in 2007 to advise on the preparation of a development brief for Cwrt y Gollen by the site owners, Crickhowell Estates Ltd, in collaboration with Powys and Monmouthshire County Councils and other stakeholders.

Since that time, the scale of development at the site has been significantly reduced by the LDP from up to 200 dwellings to around 70 dwellings. The location of development will continue to be limited to existing previously developed areas. Accordingly, the purpose of this document is to update the existing development brief and the key design parameters that will inform the future development of the site based on the reduced quantum of development required by the LDP.

Standing Stone At Site Entrance

Cwrt -y Gollen House Memorial Plaque

The Welsh Brigade Depot

Dan-y Gollen

Former Barrack Blocks

Former Gymnasium

Former Army Headquarters

This updated brief is based on the overarching principles that were established for the 2008 iteration of the brief in light of more up to date planning guidance contained within Planning Policy Wales (6th Edition) and the revised Local Development Plan. Of particular note is the environmental capacity approach to sustainable development that is taken by the LDP.

The future development of the site will be based this approach and will inform and shape proposals. It is considered that there exists a significant opportunity to restore a large and derelict former Army camp at an appropriate scale in a way which will contribute towards the long term conservation and enhancement of the National Park and its Special Qualities.

Site History

The site forms part of the Cwrt-y-Gollen Estate. The original estate house burnt down in the early 20th Century and was subsequently completely removed. The site was acquired by the Ministry of Defence during the Second World War for an American Army unit.

The site expanded progressively through the 1960's and 1970's and at the height of its use, the Camp provided around 100 permanent civilian jobs for local people and housed up to 450 army service personnel, both permanent staff and those in training, and their families. The Camp made a significant contribution to the local economy and the resident population became a thriving part of the local community. It was home to various military units, including but not restricted to the following:

- The Welsh Brigade Training Depot;
- Royal Regiment of Wales Regimental Information Teams;
- Regimental Museum;
- Joint Services Hang Gliding Centre.

During the mid 1990's it was decommissioned as an active Camp due to running costs and the training activities largely transferred to other training depots in England. Whilst it remained operational following this, its subsequent usage declined.

The site was declared surplus to MOD requirements in March 1999. The former soldiers' quarters at what was known as Gills Avenue were sold to Barratt Homes.

Planning permission was granted on the land in 2001 for 35 dwellings and following demolition the site known as Dan y Gollen was developed in 2003/4.

The houses in Martell Way previously comprised quarters for married army personnel. This has been partly retained by the Ministry of Defence and partly sold as private market housing.

The Ministry of Defence has also retained 25ha of land to the north of the site which has been downgraded to a weekend training centre currently used by the Reserve Forces and Cadets Association. This retained facility includes a rifle range, training buildings, accommodation units and training grounds. A substantial upgrading of the facilities has recently taken place along with the construction of a and new Cadet Training Centre.

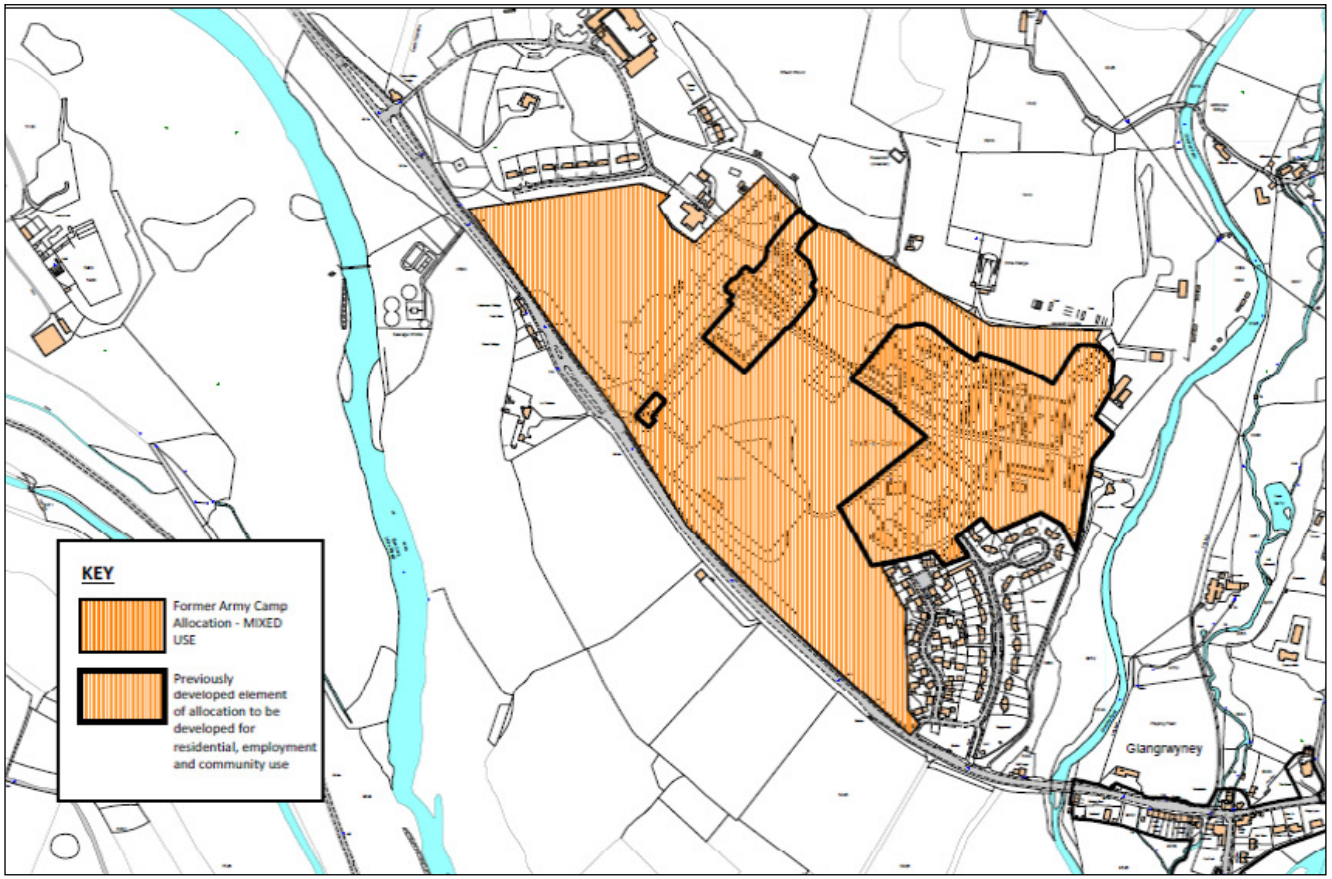


Fig 01 - LDP Site Allocation Plan

03 Site Description

Cwrt y Gollen is a large degraded former Army Camp located within a mature parkland setting with a number of existing buildings, concrete footprints of demolished buildings and areas of hardstanding. The site offers a unique opportunity to develop a sustainable place to live and work at the heart of a strong network of existing settlements along the Usk Valley.

The site is generally flat, with the south western half adjoining the main road, consisting mainly of amenity grassland with parkland trees and tree groups. This area contains a few isolated buildings and the former parade ground – a large area of tarmac hard standing. Adjoining the north eastern boundary of the site are groups of 1, 2 and 3 storey 1960s buildings, remnants of its former use as a MOD camp, separated by an area of open grassland extending to the woodland which borders the rear (eastern) boundary.

To the south-west the site is bounded by the A40 trunk road which separates the site from the flat, open farmland of the river Usk floodplain. To the northeast a wooded escarpment rises to higher ground beyond. To the south east the site is separated from the village of Glangrwyney by two housing estates which were formerly part of the camp at Dan y Gollen and Martell Way, and the Grwyne Fawr River further east. To the north and north-east is an area of slightly elevated ground still in MOD ownership, occupied by buildings including the recently developed RFCA Headquarters set amongst groups of trees and grassland.

Fig 02 - Existing Site Plan

04 A Vision for Cwrt y Gollen

The vision was derived during a series of workshops that were held during the preparation of the original Development Brief which included representatives from the local community, government and other statutory bodies and stakeholders. The vision sets out nine key priorities identified by the participants of those workshops, they are:

- A place at the heart of the local community with its own distinct identity;
- An attractive and affordable place to live;
- A secure place to work;
- A stimulating and secure place to play;
- An engaging place for the young population;
- A well connected and accessible place that is easy to find your way around;
- A supportive and considerate community;
- A green and environmentally friendly place;
- An environmentally aware development.

A vision is, by its very nature, ambitious. It sets its goals high to inspire creative thinking and to avoid the creation of an 'anywhere place'. The vision and priorities for development will act as a checklist throughout the detail design process. and remains entirely valid and appropriate for the site.

There will naturally be balances and trade-offs in the final design between the different priorities, however developers will be asked to demonstrate how their proposals address the different priorities.

The vision for Cwrt y Gollen is as follows:

Cwrt y Gollen will be an exemplar and sustainable part of the village of Glangrwyney that will make best use of its assets and local resources, with a strong complementary relationship to the existing communities of Crickhowell and the Vale of Grwyney.

05 Design objectives

Cwrt y Gollen has the potential to set a new standard for contemporary design within the Brecon Beacons National Park. Good design will ensure the best and most efficient use of the site and will deliver social, environmental and economic benefits.

Planning Policy Wales (PPW) 6th Edtion and Technical Advice Note 12 set out the the main objectives of good design under 5 key headings.

1. Access;

2. Character;

3. Community Safety;

4. Environmental Sustainability;

5. Movement.

The way in which development proposals will be expected to respond to these objectives is set out in the following sections.

Fig 03 - TAN 12 - Design Objectives

Access & Movement

Accessibility and ease of movement for all, shapes the basic structure of a place and determines how effectively new development is connected into the existing built fabric. A strong movement framework improves access by alternative modes of transport, such as walking, cycling and public transport, and reduces reliance on the car. This in turn enhances the vitality and safety of the public realm. Streets and junctions should be designed as places and will equally contribute to their place making and movement functions. The design of all streets and junctions to be adopted will follow the principles of the Powys Highways Design Guide, the County Surveyor's Society (CSS) Wales Car Parking Standards (2008), Manual for Streets (DfT 2007) and Manual for Streets 2 (2010) and DMRB.

Development at Cwrt y Gollen should adhere to the following principles within the parameters set by the above guidance:

- Adopt an inclusive design approach for all people including those with mobility and sensory impairments as well as learning difficulties;
- A permeable movement pattern within the site will be achieved by creating a typical block size (i.e. a grouping of plots surrounded by streets) in the range of 40-90 metres, as set out in the development framework;
- Development of the site should establish safe, overlooked and comfortable pedestrian and cycle connections throughout the development. Links between the site and public footpaths in the area will be improved. The development will provide an alternative route to the A40(T) footpath and cycleway within the parkland;
- The site will be accessed via the existing vehicle access point off the A40(T) and improvements made to the junction in line with Welsh Government and DMRB design standards. At this location particular regard will need to be had to the setting of the Standing stone;
- Shared surface streets will be appropriate in line with its rural setting, the exact location and details will be subject to agreement with Powys County Council. If separate footways are required, they will be wide enough for two pedestrians to pass in comfort. Cycling will be accommodated on street to reduce speed;
- Traffic calming shall be integrated as part of the street scene. The arrangement of buildings, spaces and activities shall be used as a natural traffic calmer and to create a pleasant environment for pedestrians and cyclists. Development should seek to keep speed below 20mph throughout, subject to further consultation with the Highways Authority;
- The use of traffic signs and other street furniture shall be kept to a minimum to reduce clutter, in keeping with the predominantly residential character of the site and its rural location;
- As part of the detailed design a comprehensive refuse strategy will be required that demonstrates the streets will be accessible for refuge collection;
- Any planning application shall be supported by a Transportation Assessment and by a green transport plan as recommended by PPW;
- Safe pedestrian routes to bus stops on the A40 shall be created;
- A cycle path shall be created within the site to allow cyclists an alternative means of access from the A40 across the parkland towards the residential and employment area;
- Detailed parking provision will be in line with the BBNPA Local Development Plan and the CSS Wales Car Parking Standards 2008 and agreed with Powys Council.

Entrance to site from A40

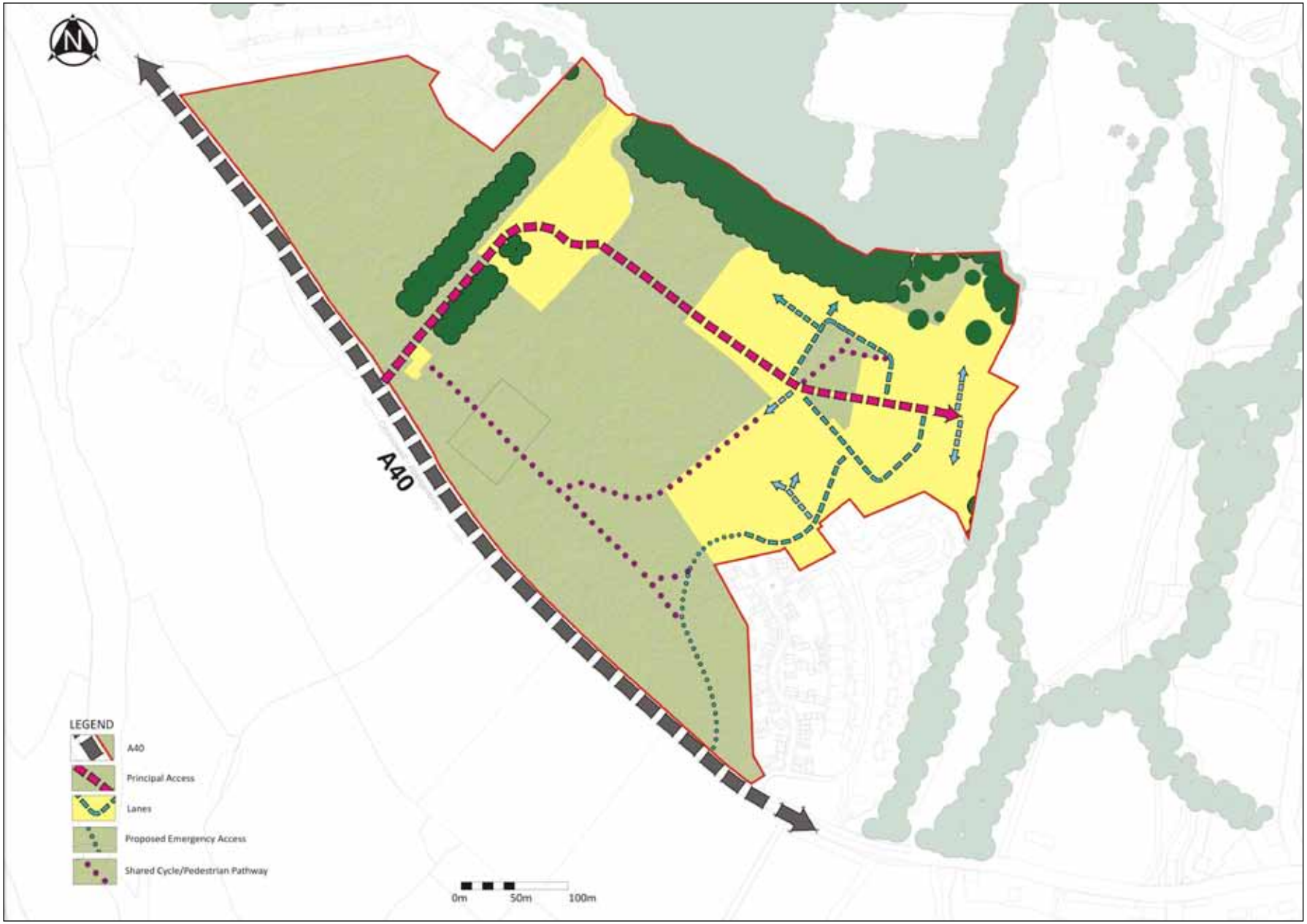


Fig 07 - Movement Hierarchy

Character

When operational, Cwrt y Gollen Army Camp had its own distinct character that bore few of the characteristic features of the surrounding villages. Nevertheless it established a strong identity principally thanks to its parkland setting and mature treescape which helped its alien urban forms to be assimilated into the landscape. The character and context of a site should influence the design such that development responds to it in a positive and creative way.

Development should complement the historic character of the area, but reflect the technologies and aesthetics of the 21st century to add a positive layer to the local character

The parkland, associated trees and woodland still provide the site with a distinct character which should be embraced and enhanced through the following principles:

- The siting of new buildings must closely relate to the location of previously developed land and will not encroach into the established parkland unless it makes a positive contribution in landscape and community terms;
- The development will make efficient use of the site with development densities appropriate to the surrounding context and its village location;
- The scale of new buildings should relate to the character of the local area and will not generally exceed 2 storeys unless appropriate in design terms, a taller building or structure can be reused or would enhance the character and visual appearance of the site;
- Single storey development may also be appropriate on parts of the site subject to design resolution;
- Views towards the surrounding countryside shall be maximised by the development to add to its sense of place and identity;
- Development density will decrease towards the parkland to create a very broken and open edge and retain visual permeability;
- The parkland will be managed for improved biodiversity. Public access will be made available across the parkland as part of a permissive Right of Way;
- There will be clear distinctions between public and private areas throughout the development. The main access points and openings in any building will be from the principal street frontage to help animate the public realm, with all openings to the front comprising habitable rooms. Individual front doors will have direct access to the street. A regular rhythm of doors and windows will animate the edges, provide visual interest and ensure informal surveillance;
- New trees will be planted as part of the

development to maintain the parkland setting in perpetuity, identify key routes, strengthen the character of the public realm, frame views and aid way-finding. Any development proposals must be accompanied by a tree planting strategy with an appropriate maintenance plan. Existing valuable trees are subject to a Tree Preservation Order and will be managed appropriately;

- Architectural design will reflect requirements to achieve high standards of sustainable design. Innovative and contemporary design solutions will be supported for the site. Reference should be made to the Guidance for Sustainable Design in the National Parks of Wales (2008 or subsequent revisions);
- Open space/children's play areas shall be provided within the development in accordance with N.P.F.A standards and the County Councils' adopted methods of calculation. Allotment facilities and a community orchard shall be provided in the parkland.

Land Use Principles

- The development shall comprise a mix of uses including residential and employment;
- Residential development is most likely to be concentrated on the north eastern part of the site and shall comprise a range of sizes and house-types, including detached, semi-detached, terraces and apartments. A contribution of 30% affordable housing will be expected to be made in line with Policy 28 of the LDP. Consideration shall also be given to inclusion of some live/work units;
- The north-western area is likely to be most suitable for employment uses and / or residential institutions (Class C2). Other employment generating uses such as education/training facilities or D2 leisure related businesses which could be linked to recreational use of the open space in the western section of the site, may also be appropriate;
- A community shop can be created by converting the former museum building at the site access as a means of attracting visitors and fostering community spirit;
- The site and surroundings of the standing stone (Scheduled Ancient Monument) should be enhanced as a feature at the current entrance to the site. The stone and its setting should not be encroached upon by uncessary fencging or signage. Any on site interpretation should be provided at a discrete distance;
- The development will retain the existing open parkland fronting onto the A40(T), as well as an area of open green space between the two main development areas. New uses for the parkland area can include sports pitches, surface water attenuation and foul drainage treatment.

Community Safety

Enclosed and continuous streets and spaces create a well defined, overlooked public realm and a safer, more pleasant environment for people. Positive frontage development along the street maximises the opportunity for social interaction and creates a sense of place for residents. Enclosure can be achieved by boundary walls and hedgerows as well as buildings, however these boundary features must be low enough to maintain an overlooked public realm. Development at Cwrt y Gollen shall adhere to the following principles:

- Streets and spaces shall generally have consistent building lines and be defined with buildings up to 2 storeys (3 storeys where existing 3 storey buildings are located);
- There shall be a range of alternative parking provision options as part of the development (including on street, small scale courtyards, garaging). Some on street parking shall be provided to maximise an active residential frontage on all the streets and ensure the provision of cohesive usable shared open space or gardens for residents;
- Active frontages shall be created to animate the street scenes, particularly along main routes;
- Lighting: The public realm and streets within the development will need to be illuminated to safe standards without over-lighting to prevent excessive glare or disturbance to wildlife and light pollution of the skies in accordance with Policy 12 of the LDP.

Environmental Sustainability

Envrionmental Sustainability should be at the heart of the proposals. This comprises three core elements:

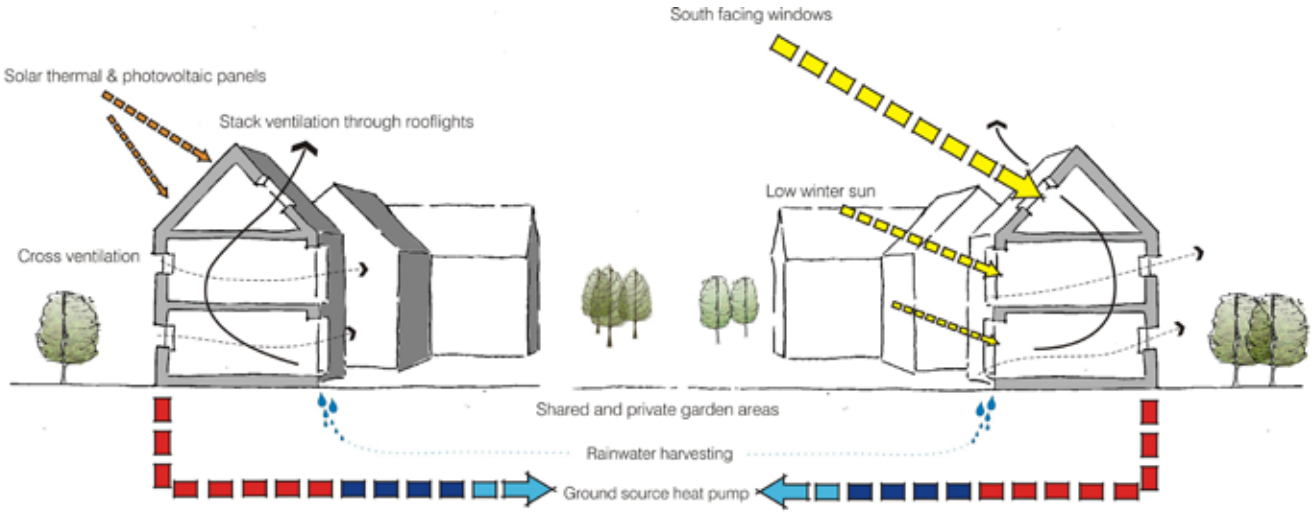
1 Achieving Efficient use and Protection of Natural Resources

- As required by LDP Policy SP11, all new dwellings will achieve Code For Sustainable Homes Level 4 or exceed the current minimum standard;
- Buildings shall be designed to maximise passive design by optimising the benefits of insulation and solar gain. A balance will have to be struck between optimum building orientation for passive design and place-making principles;
- Materials with low embodied energy (i.e. natural local materials) shall be used wherever possible together with construction techniques that make future maintenance and repairs simple and cost effective. The development shall promote sustainable construction and the use of recycled aggregates;
- Up to 3 homes will be selected to demonstrate outstanding contemporary exemplars of housing design and resource efficiency within the park and achievement CFSH Level 6 or Passivhaus status will be encouraged;
- Existing buildings will be assessed for their suitability for conversion;
- Community recycling bins shall be installed at an easily accessible location;
- A new on site foul treatment works will be constructed to relieve impact on the existing infrastructure and will comply with LDP policy 57;
- Development must be located outside the area defined by the Environment Agency Wales (EAW) to be at risk of flooding (Zone C2);
- SUDS will be employed to prevent an impact on fluvial flooding and enhance biodiversity. The solution will compy with LDP policy 58;
- The development shall include water conservation measures, such as rainwater harvesting, grey-water recycling and water efficient appliances.

2. Enhancing Biodiversity

All site planning and design shall be preceded by an ecological survey at the appropriate time of the year in line with BBNPA approved Planning Guidance. Applications will need to demonstrate compliance with LDP policies 6 and 7.

Previous site surveys have confirmed the presence of bats within buildings and foraging across the site and



Timber frame structure with hemcrete panels acting as a carbon sink and providing both thermal mass and insulation

woodland margins. A European Protected Species licence will need to be obtained through Natural Resources Wales prior to any demolition works starting and the detail of required mitigation will be confirmed at this stage.

- Development must retain and manage the existing natural features on the site, including category A and B parkland,trees (as set out in Appendix 3), open spaces and woodland unless a compelling case can be made for their removal;
- Two new dedicated bat houses will be constructed in strategic locations in compensation for the loss of buildings that are to be demolished;
- No trees identified as having medium/high potential to support roosting bats will be removed during construction;
- Lighting will be minimised within the woodland, woodland edge, areas around both bat houses and parkland areas and any increase over 0.2 lux (a moonlit night) will be avoided in these areas;
- The woodland and parkland will be appropriately managed, to improve the ground flora with the view to encouraging more insects for prey items and additional native species will be planted to the east of the woodland to create denser and consequently darker woodland;
- New native species trees and hedgerows which are characteristic of the area will be planted to improve connectivity between existing features of biodiversity interest. A priority will be to enhance the northeast boundary between Rheld Wood and the existing tree belt bordering Dan y Gollen.

3. Designing For Change

If designed successfully, a development will become an integrated part of an area and become part of the built fabric in the long term. This means that buildings may change use over their lifetime and will need to be designed to allow for future adaptation (to, for example, live work units). Development at Cwrt y Gollen shall adhere to the following principles:

- Buildings should be designed to accommodate climate change predictions such as extremes of temperature and rainfall;
- As set out by the development framework, blocks will build in flexibility for the future. This means creating simple blocks of built development measuring between 40-90 metres which are capable of being developed and subdivided in a variety of ways in line with a phasing strategy;
- Re-using existing buildings can be the most sustainable way to develop an existing site. Building surveys should be undertaken to determine the suitability of converting existing buildings;
- Where possible and subject to feasilbility, a minimum target of 10% of dwellings will achieve lifetime homes standards.

Public Realm

The public realm is the space that is accessible to the public and includes streets, spaces and recreational areas to include formal and informal play areas. An attractive and usable public realm is essential for enabling positive interaction by the community. Development at Cwrt y Gollen shall adhere to the following public realm design principles:

- **Streets and spaces:** The design of all streets and spaces will follow the principles of Powys Highways Design Guide, the CSS Wales Car Parking Standards (2007) and 'Manual for Streets 1 & 2' (DfT 2007 & 2011). Powys County Council will only adopt areas that form part of the highway and pedestrian links;
- Se**rvicing:** The design of refuse storage, services and utilities shall be integrated as part of the design. Any new services shall need to be coordinated and use common trenches located in roadways where possible to avoid negative effects on the public realm and maintain the flexibility for future changes. Where private delivery or service space is required, this shall be integrated within the building block and screened by buildings to avoid unsightly yards and storage areas along the street frontages. Bin storage mechanical and electrical equipment areas shall be integrated into the architecture and/or located at the rear of buildings. The development shall provide community recycling and composting facilities on site;
- **Utilities:** The design of utilities shall be integrated into the development and above ground infrastructure and plant shall not detract to views from the street or public realm;
- **Trees:** The site contains a large number of notable mature trees mostly protected by a Tree Preservation Order (TPO). In line with Policy 8 of the LDP a detailed arboricultural report undertaken with the previous application for the site must be updated to BS 5837:2012. Trees identified for retention must be protected during construction and managed as part of the development;
- **Maintenance:** Planning permission will be granted on a comprehensive basis so as to ensure a co-ordinated development in accordance with the principles set out in the Brief, including arrangements for long-term management of open spaces and other common areas. Any planning application shall be accompanied by a maintenance plan to demonstrate how the development, open spaces and common areas will be maintained in perpetuity. Public open space on the site will be maintained via a site management agreement.

Key design considerations

There are a number of drivers and considerations influencing development at Cwrt y Gollen. These are derived from the history of the site, its location, planning policy and consultation undertaken to date.

The following are the most fundamental issues influencing design decisions on the site:

- Development should be based on the environmental carrying capacity of the area;
- Development shall be limited essentially to the previously developed areas and remain outside the floodplain (see diagram);
- Development at Cwrt y Gollen shall become a part of Glangrwyney and be well connected to the existing village;
- The existing principal access from the A40 shall be utilised and junction improvements carried out to improve safety for all;
- Existing roads within the site will be reused and improved to the required standard where necessary taking account of good design principles and ease of access;
- Priority will be given to pedestrian and cycle movement;
- Potential for re-using existing buildings should be explored as long as sustainable development can be achieved in social, environmental and economic terms;
- All TP and Category A and B trees as identified in the 2012 Tree Survey and Constraints Report shall be retained unless a compelling case can be made for their removal;
- Environmental sustainability shall be a key driver for design and layout, including consideration of passive solar design. Reference should be made to the Guidance for Sustainable Design in the National Parks of Wales (2007);
- The development shall make the most of the site's natural setting taking full account of key views into and out of the site;
- The MOD open firing range outside of the site boundary will be modified to reduce noise impact on

Fig 04 - Trees to be retained

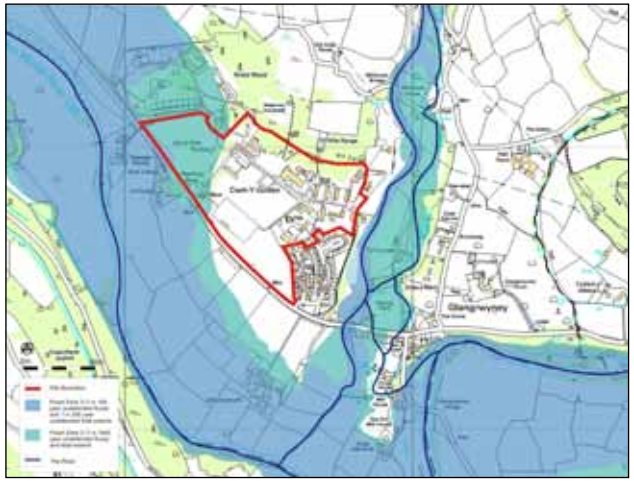


Fig 05 - Floodplain

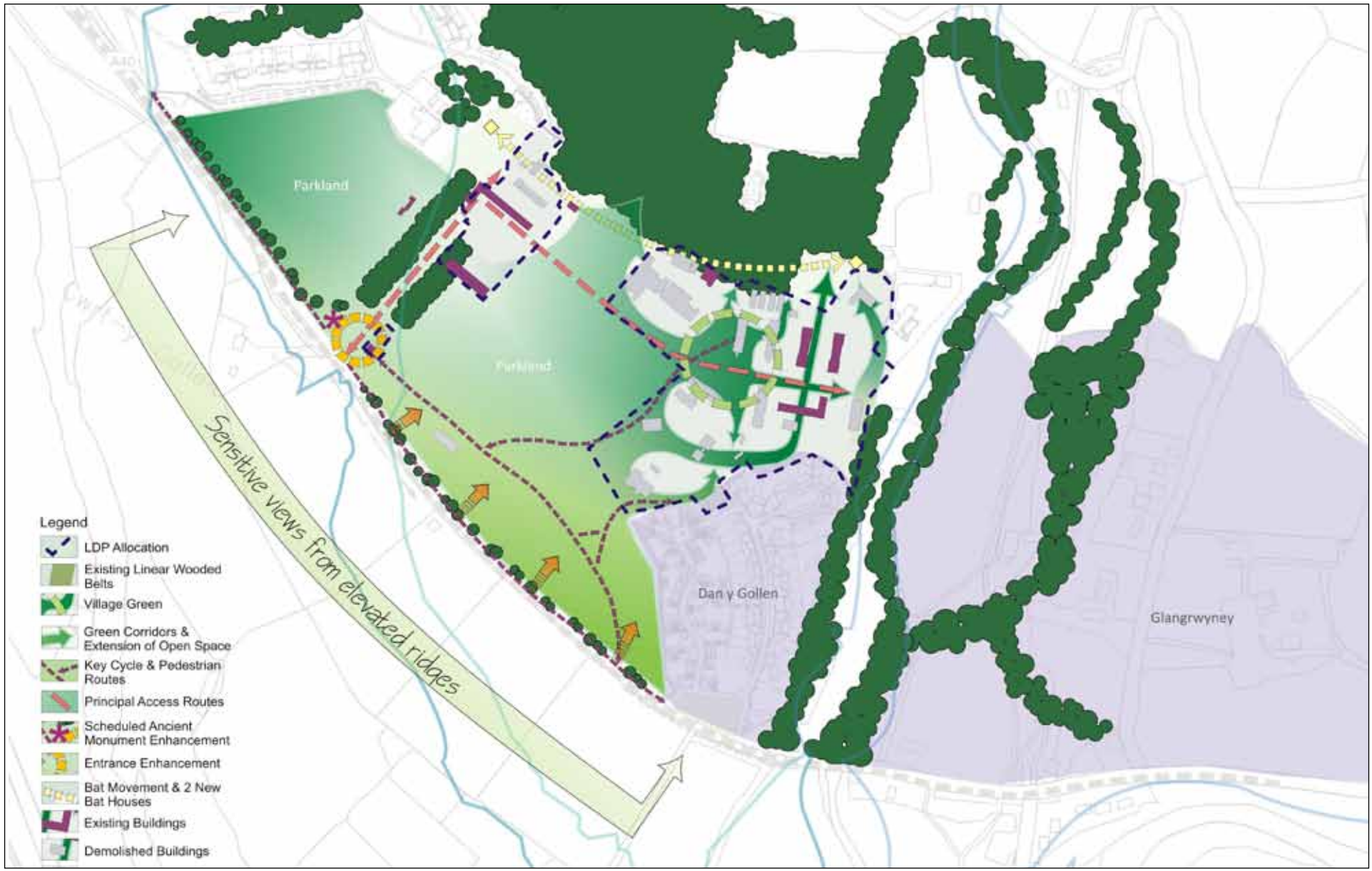


Fig 06 - Design Considerations

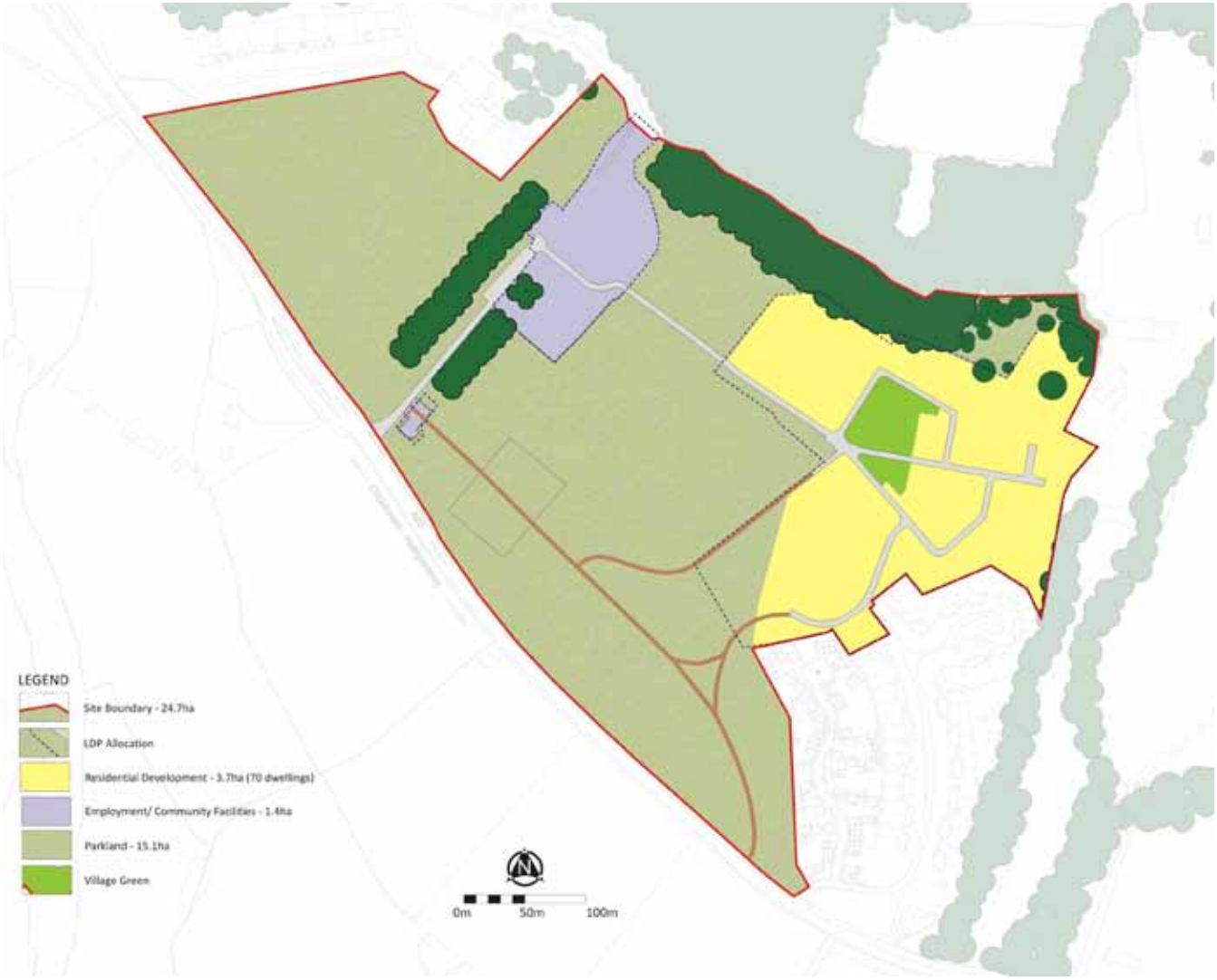


Fig 08 - Illustrative Framework Plan

06 Development Framework

The framework plan sets out the main linkages, spaces and development blocks which will form the basis of any detailed application.

The form of settlement is shaped by streets, which form the 'backbone' of the development and divide the urban form into development blocks.

The former MOD use has left a legacy of roads, areas of previously developed land and mature trees which provide a strong ordering structure to any future development.

The master planning and design of the site should adopt an 'honest' approach to design, i.e. plans should be driven by a response to the site conditions and requirements rather than an approach that seeks to impose a false vernacular. This approach will enhance the feeling of well being and community and avoid designs that could in the future be perceived as historic or interpreted as a part of the site that did not in fact exist.

The street and block pattern of the development framework is shaped by the design considerations set out in section 05. Given its flat topography, the main physical constraints informing the layout are the flood plain, locations of previously developed land and buildings and mature trees. The framework is based on an informal arrangement of blocks set around a village green at its heart. The adaptation and reuse of existing streets and development areas will limit both the size of the blocks and layout of the streets and lanes in the detailed design.

Fig 09 - Illustrative Layout Plan

07 Illustrative Layout

The illustrative layout demonstrates one of a number of outcomes of the application of the design objectives to the development framework. This illustrative proposal does not present the only development option within the above parameters.

Development areas are based on those stated in the emerging LDP:

- Total site area approx. 24.4ha;
- Residential - 3.7ha net / 70 dwellings;
- Employment - 1.4ha / floor space to be agreed depending on mix of uses;
- Open space/ community facilities – 19.3ha.

The illustrative layout includes:

- the re-use of a number of buildings including the HQ building, the museum and gymnasium;
- relocation of the existing tennis courts;
- provision of allotments and community orchard.
- the retention of part of the parade ground for community uses;
- an on site SUDS and foul water treatment.

08 Drivers for Design & Development Character

The development character at Cwrt y Gollen will be shaped by its setting. Whilst designed as part of one cohesive development, there will be subtle differences of character across the site, determined by the local setting, existing features, the development layout, building types, architecture and public realm treatment. The figure to the left and following pages set out some of the main contextual drivers for built form character.

A combination of existing and new tree planting, as well as low garden walls and hedgerows will bring cohesion to the built development. The relationship between public and private development will be important to achieve a 'loose knit', green character that nevertheless hangs together as a built form.

Architecture will be guided by sustainability principles, promoting innovative design solutions and potentially acting as a comtemporary 'showcase' for Glangrwyney and the National Park.

Fig 10 - Character Areas

Village Green

The 'heart' of the new housing will be centred around a large 'Village Green'. It will be a focal point that all movement routes lead to and from providing a strong reference point for the whole scheme. The space will encourage social interaction and offer a place where children can play informally in a safe, overlooked environment.

An illustrative cross section. Road widths will vary in line with Powys County Standards

Key Characteristics:

- Defined by continuous built form to ensure a strong sense of enclosure and a clear definition to the space, active frontage and natural surveillance;
- Integrates the existing pattern of trees and will include new tree planting to enhance the sense of enclosure and spatial definition;
- Have short front gardens defined by low walls and hedges to create a positive and distinctive separation of the public realm;
- Be a maximum of 2 storeys. Garages can be used to link units together;
- Be orientated to maximise the outward high quality views and solar gain;
- Be up to 25 dph (dwellings per hectare);
- Have coordinated hard surfaces and street furniture using a limited palate of materials;
- Be adaptable and robust to accommodate varying activities and needs and must be conducive to social interaction.

The Parkland Edge

This character area borders or fronts onto the formal parkland and should be very low density creating a very open loose grain, enabling views between buildings from the south. It will act as a transition from open parkland towards tighter grain development towards the centre of the development.

Houses will be large detached properties demonstrating individuality and distinctive character but will share unifying elements within their elevations through choice of materials and colour.

The architecture along this edge will be innovative and will create an attractive edge to the parkland. Buildings along this edge will define a clear edge to the development and should be generally 2 storeys.

An illustrative cross section. Road widths will vary in line with Powys County Standards

Key Characteristics:

- Very low net density below 15dph to create an open parkland edge with wide spacing between buildings;
- Contemporary and innovative large 4 & 5 bedroom detached dwellings overlooking the parkland, set in large gardens bounded by hedgerows and walls;
- Captures dramatic views out of the development;
- Houses on the leading edge could incorporate green roofs;
- Parkland edge to be kept free from cars facing the parkland;
- Oriented to maximize solar gain and take advantage of stunning views to the wider landscape;
- Unifying elements such as stone, glazing, timber cladding and painted render;
- Garages accessed off shared private drives mostly to the rear of the properties leading into large gravel drives and forecourts.

The Green Corridor

This area is set around the green infrastructure that extends from the parkland setting and permeates the residential area through a series of informal open spaces and tree lined verges.

The Green Corridor will have the largest variety of built form, including detached, semi-detached houses and potential for re-furbished barrack blocks converted to apartments.

Houses must overlook the green corridors to provide natural surveillance with detached, semi-detached and flatted dwellings enjoying views over the countryside

An illustrative cross section. Road widths will vary in line with Powys County Standards

including Sugar Loaf.

Key Characteristics:

- Buildings at maximum 2 storeys and up to 3 storeys in relation to existing buildings;
- Informal tree planting as a transition from parkland to native woodland to the north;
- Low density below 25dph (new dwellings)and 38dph for the apartment blocks;
- Muted colour palate using a predominance of render with stone and timber elements;
- Boundaries predominantly defined by hedgerows low stone walls and deep front gardens;
- Oriented to create enclosure and natural surveillance over green corridors and shared gardens;
- High quality views.

The Employment & Community Hub

The employment and community hub cover will comprise a mix of employment and community uses and includes the potential for a C2 residential institution. The existing Headquarters and guardroom buildings could be converted if they would provide the right type of employment space that is in demand and must not detract from the entrance to the residential area.

The employment courtyard will be a high quality working environment with attractive, permanent architecture. All buildings should reflect the contemporary architectural themes, style and quality of the residential development.

Key Characteristics:

- Potential conversion of the former HQ building to provide workshops and small offices and the guardroom to a nursery/creche. Conversion of the museum to a community shop or other facility.
- New employment and residential institution to the north;
- Flexibility to respond to employment opportunities that may arise.

An illustrative cross section. Road widths will vary in line with Powys County Standards

The Parkland

The parkland will provide a cohesive setting for the new development. The majority of the existing parkland will become public open space (see green space plan below), easily accessible to new and existing residents of Glangrwyney. The parkland will be managed to increase its biodiversity value and include sustainable urban drainage (SUDS) features for the development. The retained mature parkland trees will be managed and enhanced by a planting strategy to ensure tree cover.

Key Characteristics:

- The overall open attribute across most of the remaining parkland should be retained as a counterbalance to the the wooded backdrop of Rheld Wood;
- Community allotment facility and orchard located between the employment and residential areas;
- A footpath and cycle way across the parkland as a link between Glangrwyney and the proposed community shop;
- The potential for sports provision on the site of the former cricket ground;
- New tree planting to replace trees that are dead dying or dangerous specimens;
- Enhanced access to, interpretation and setting of the Sceduled Ancient Monument;
- Interpretation relating to the former historic house, estate and gardens and protection from inappropriate encroachment;
- To be a source for informal and formal leisure activities at the heart of the community;
- Western half of the parade ground retained to host community events. The eastern half to be returned to grassland;
- New play facilities for a broad age group to take inspiration from the local landscape;
- Beneath surface SUDs and foul drainage facilities if required.

09 Community Benefits

The development at Cwrt-y-Gollen will provide, during its construction and beyond, a number of community benefi ts, the detailed terms of which will be secured through a S.106 Agreement between the landowner and BBNPA.

The benefits will include:

1. A range of housing types;
2. Up to 30% affordable housing;
3. Increased Public Open Space, community orchard and allotment facility;
4. Regeneration of a previously developed site which has become an eyesore;
5. Community store reducing the need to travel for essential goods;
6. Cycle route within the site;
7. Noise mitigation on the adjacent MOD firing range site to reduce noise impact on the wider community;
8. Recreation Area within the parkland for a range of age groups;
9. Ecological enhancement and long-term management;
10. Emergency access route during extreme flood events; and
11. Employment opportunities;
12. Enhanced management and understanding of the archaeological resource and history of the site.

10 Delivery & Phasing

The regeneration of Cwrt y Gollen will likely be phased over a 3 to 5 year period as there will be at least a year lead in time to provide the necessary site infrastructure. The developer will have to demonstrate that the proposed approach to phasing will deliver the essential elements of the master plan at the right stage.

The design of individual phases may incorporate development influenced by different design character as set out in section 08 and phases will need to be coordinated with each other. Broad phasing bands will be as follows:

Site Infrastructure Works - Year 1

- Demolish unuseable buildings;
- Improve roads, site access and site infrastructure.

Construction Period - Years 2-5

- Up to 70 residential dwellings and associated landscape;
- Parkland tree planting;
- Provision of LLAP and Parkland access;
- Provision of employment facilities or residential institution - timing subject to demand
- Provision of community facilities.

11 Environmental Impact Assessment (EIA)

The Brecon Beacons National Park Authority has deemed that by virtue of the characteristics, location and potential impacts of the development, any future outline planning application for the site will require an EIA to be undertaken in line with the Environmental Impact Assessment (England & Wales) Regulations 1999.

It is likely that the EIA will cover the following topics:

1. Ecology;
2. Transportation & Highways;
3. Human Beings – including local services, schools, health care;
4. Landscape & Visual Impact Assessment;
5. Noise;
6. Hydrology (Flood Risk & Land Drainage);

The Environmental Impact Assessment will examine the impact of proposed development on these topics and will be required to accompany the Outline Planning Application.

Appendix 1

The following policies specifically relate to the former Army Camp.

Policy SP5 Housing

The LDP has identified a supply of land to provide an estimated 2,045 dwellings over the LDP period. Land is allocated for 960 dwellings at the sites set out in Table 6.1 and as shown on the Proposals Map.

First Five Years	Settlement Tier	Settlement	Site	Site Code	No. Dwellings	No. of Affordable Units	AH Target
	Allocated Brownfield Site	Nearest Settlement – Glangrwyney	Former Army Camp, Cwrt y Gollen	CS66	70	21	30%

Policy 28 Affordable Housing Contributions

The NPA require all proposals within the Primary Key Settlement, Key Settlements, Level 3 Settlements (except for those in Heads of the Valleys and Rural South submarket) and the two allocated brownfield sites at the Former Army Camp, Cwrt-y-Gollen and the Former Mid Wales Hospital for development that would results in the net creation of new dwellings for sale or rent on the open market, (including the sub division of existing houses, changes of use, conversion of rural buildings, or new build, where there is a net gain in dwellings), to make an affordable housing contribution.

The contribution will be either through on site provision, a commuted sum or a mix of both mechanisms. However, commuted sums will only be acceptable in exceptional circumstances (where it can be demonstrated that on-site provision is not appropriate in order to accord with Technical Advice Note 2).

The level of contributions required will be in accordance with the following targets

Abergavenny, Hay and Crickhowell submarket: 30% affordable

Brecon, Carmarthenshire and Rural Hinterland submarket: 20% affordable

Heads of the Valleys and Rural South submarket: 0% affordable

olicy 33 Employment Sites

The sites set out in Table 7.1 are allocated for employment use (B1, B2, or B8).

Site Code	Site Name	Notes	Settlement	Size (ha)
CS66	Former Army Camp, Cwrt y Gollen (Mixed use site of which 1.4ha is allocated for employment)		Allocated Brownfield site	1.4

Appendix 2: Notes of Stakeholder Panel Discussion