

Local Development Plan

Candidate Site Register (Addendum) – First Phase Assessment

SITES PASSED AT FIRST PHASE ASSESSMENT

BRECON BEACONS
October 2019
NATIONAL PARK

Local Development Plan – Candidate Site first phase assessment – Sites passed first phase assessment

The replacement Local Development Plan will identify land to address the National Park's development needs, including proposals for housing, employment, retail and community facilities. The first stage of this process involved an initial call for candidate sites to assist the National Park Authority in understanding what land is available to inform the replacement LDP Preferred Strategy. The Welsh Government (WG) advises that early consideration should be given to engagement with interested parties on potential sites to be included within the LDP.

All sites submitted to the National Park were compiled onto the 1st Stage Candidate Site Register. A high level site assessment process takes place to consider factors such as insurmountable constraints, and particular attention has been given to 'greater than local constraints' (i.e. the constraints imposed by Welsh Government and NRW etc.). An assessment of the general location of the sites was also considered in accordance to the National policy objective to locate new development close to existing settlements, all those sites which were submitted in areas of open countryside, demonstrably separated from existing settlements were removed from the register as incompatible with National Policy Guidance.

This initial sifting process will help to inform the Preferred Strategy and, a further sift might was also necessary as a Preferred Strategy started to emerge. All Candidate sites submitted to the Authority have been assessed against set sustainability criteria to determine their suitability for future development. Those sites that fail this initial assessment have not be considered suitable for further consideration as part of the LDP process and have been filtered out.

The following sites are those which have been submitted to the authority for consideration and have passed the first phase of assessment.

These sites will be taken forward to the second phase of assessment.

The second phase of assessment will involve a detailed consideration of all sites put forward. We will appraise sites for their suitability within the following key areas

Contribution to Preferred Strategy – assessing the extent to which the location of the site is consistent with the broad spatial distribution and scale of growth as set out in the Preferred Strategy and Strategic Policies.

Environment – considering the nature of the proposed site in relation to the particularity of environmental constraints, including issues of environmental designations, flood risk and potential of development to improve the existing situation

Vitality and viability – to assess the extent to which any development would be able to contribute towards the development of vital and viable communities, through improved relationships to employment opportunities.

Accessibility – How will the site be accessed, particular regard will be given to the sites location in relation to alternative sustainable transport methods such as public transport, walking and cycle routes

Landscape character – The capability of the landscape context to accommodate further development, including a consideration of the impact development would have on the special qualities of the National Park including cultural heritage within the built environment.

Continuity - Considering whether a proposal will present an extension to an existing land use of benefit to meeting the objectives of the preferred strategy.

Development Potential – considering the likely use of the proposed site and the potential in real terms of the site being available for development within the plan period.

Climate change Mitigation – Assessing the nature of the site for vulnerability to the effects of climate change including issues of flooding and drainage and orientation to maximise resource efficiency, including the potential for onsite provision of renewable energy.

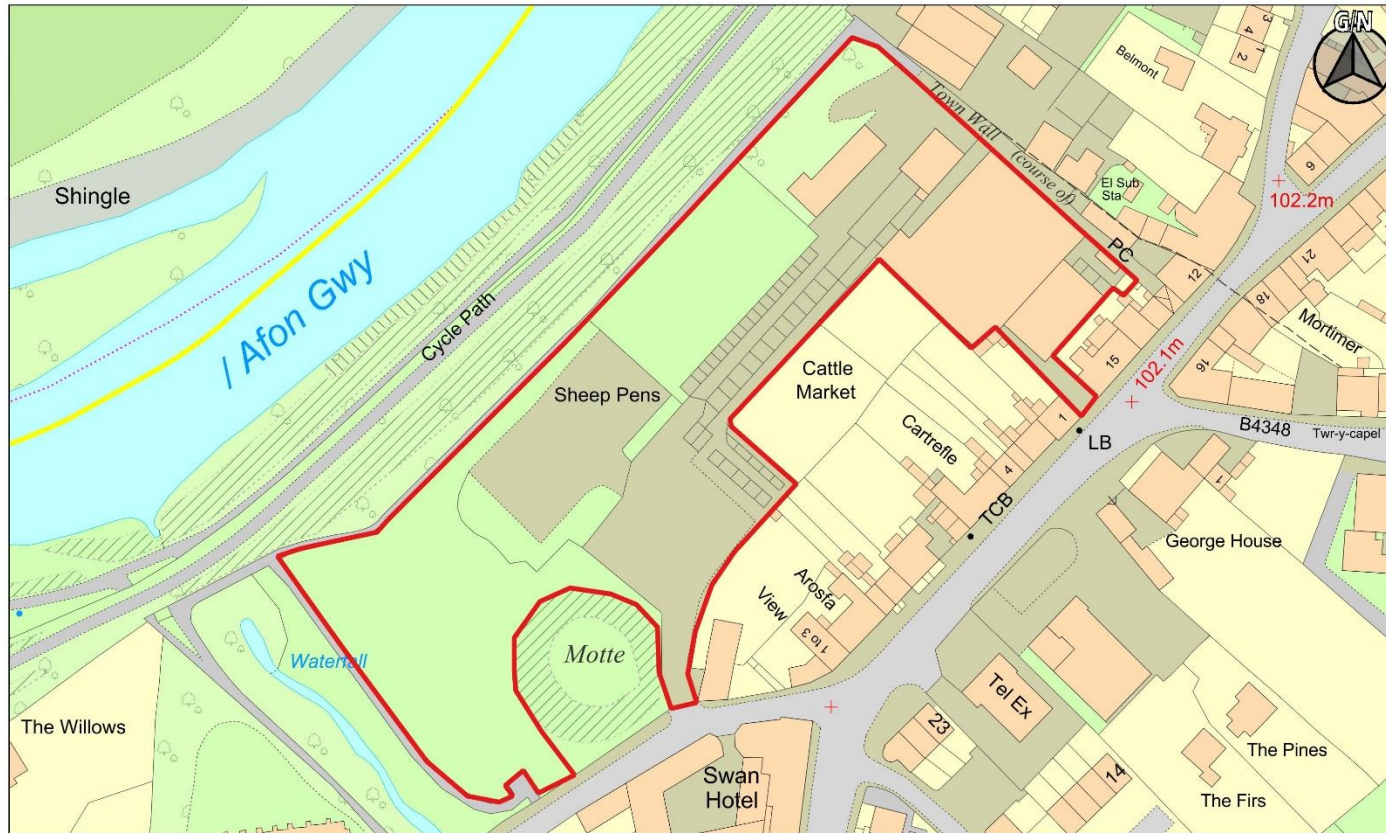
Further information can be gained by contacting the Strategy and Policy team by email: LDP@beacons-npa.gov.uk or tel: 01874 620429

List of Candidate Sites passed initial assessment

Hold down the Ctrl key and click on the site name for further details

CS No	Site
2CSI31	Former Livestock Market, Hay-on-Wye
2CSI33	Fields adjacent to A4078 on north-west side, Talgarth
2CSI34	Former Mid Wales Hospital Site, Talgarth

CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS131	Hay-on-Wye	Former Livestock Market, Hay-on-Wye	1.25	SO226422	Brownfield – Livestock Market	Residential



 Candidate Site

Dyddiad / Date: 01/10/2019

Graddfa / Scale: 1:1250

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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS133	Talgarth	Fields adjacent to A4078 on north-west side, Talgarth	11.17	SO154342	Agricultural	Mixed Use – HE/FE educational facility and social/affordable housing



 Candidate Site

Dyddiad / Date: 01/10/2019

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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CSI34	Talgarth	Former Mid Wales Hospital Site, Talgarth	17	SO161331	Brownfield – Former Hospital	Mixed Use – HE/FE educational facility and social/affordable housing



 Candidate Site

Dyddiad / Date: 11/10/2019

Graddfa / Scale: 1:4000

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