

Local Development Plan

Candidate Site Register – First Phase Assessment

SITES PASSED AT FIRST PHASE ASSESSMENT

BRECON BEACONS
June 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.

A total of 117 candidate sites were submitted for a range of uses, including residential, employment and recreation uses. As such, and in accordance with WG guidance the National Park advertised its invitation to all interested parties to put forward candidate sites for consideration within the emerging LDP. The invitation to submit sites for consideration within the LDP opened in November 2018 and closed on the 7th January 2019.

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
2CS003	Hay Road, Talgarth
2CS008	Land off the B4246, Govilon
2CS009	Former Brick Works, Hirwaun
2CS010	Brecon Beacons College, Penlan, Brecon
2CS015	Pen y Dre, Brecon Road, Crickhowell
2CS020	Land at Ty Clyd, Govilon
2CS021	Land at Ty Clyd Close, Govilon, Abergavenny
2CS026	Pant yr Eos, Bwlch, Brecon
2CS034	Cwmfalldau Fields, Brecon
2CS035	Sennybridge TMP, Sennybridge, Brecon
2CS036	Brecon Barracks, Brecon
2CS043	Land adjacent to Elvicta Business Park, Crickhowell
2CS055	Land North of Camden Crescent, Cae Prior, Brecon
2CS060	Land North of Heol y Ffynnon, Brecon
2CS073	Land adjoining Brecon Pharmaceuticals, Hay-on-Wye
2CS079	Former Army Camp, Cwrt y Gollen, Crickhowell
2CS081	Land at Llwyndu, Abergavenny
2CS084	Maen-du, nr Maes y Ffynnon, Brecon
2CS085	Site at Brecon High School, Cerigochion Road, Penlan, Brecon
2CS089	Site at Neuadd Brycheiniog and Plas y Ffynnon, Cambrian Way, Brecon
2CS088	Site at Pont Willim, Pontwilym, Brecon
2CS090	Land at Upper House Farm, Great Oak Road, Crickhowell
2CS092	Land at Old School and Community Centre, School Street, Talgarth
2CS094	Former Youth Centre, 4 Cradoc Road, Brecon
2CSI02	CS93 - Existing LDP Allocation - Slwch House Fields, Dorlangoch, Brecon

2CSI14	Victorian Primary School, Back Lane, Talgarth
2CSI15	Talgarth CP School Sports Field, Woodlands Ave, Talgarth
2CSI17	De-comissioned PCC Highways Depot, Hay Road, Talgarth

CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS081	Abergavenny Boarders	Land at Llwyndu, Abergavenny	9.3	SO 293155	Agricultural	Residential



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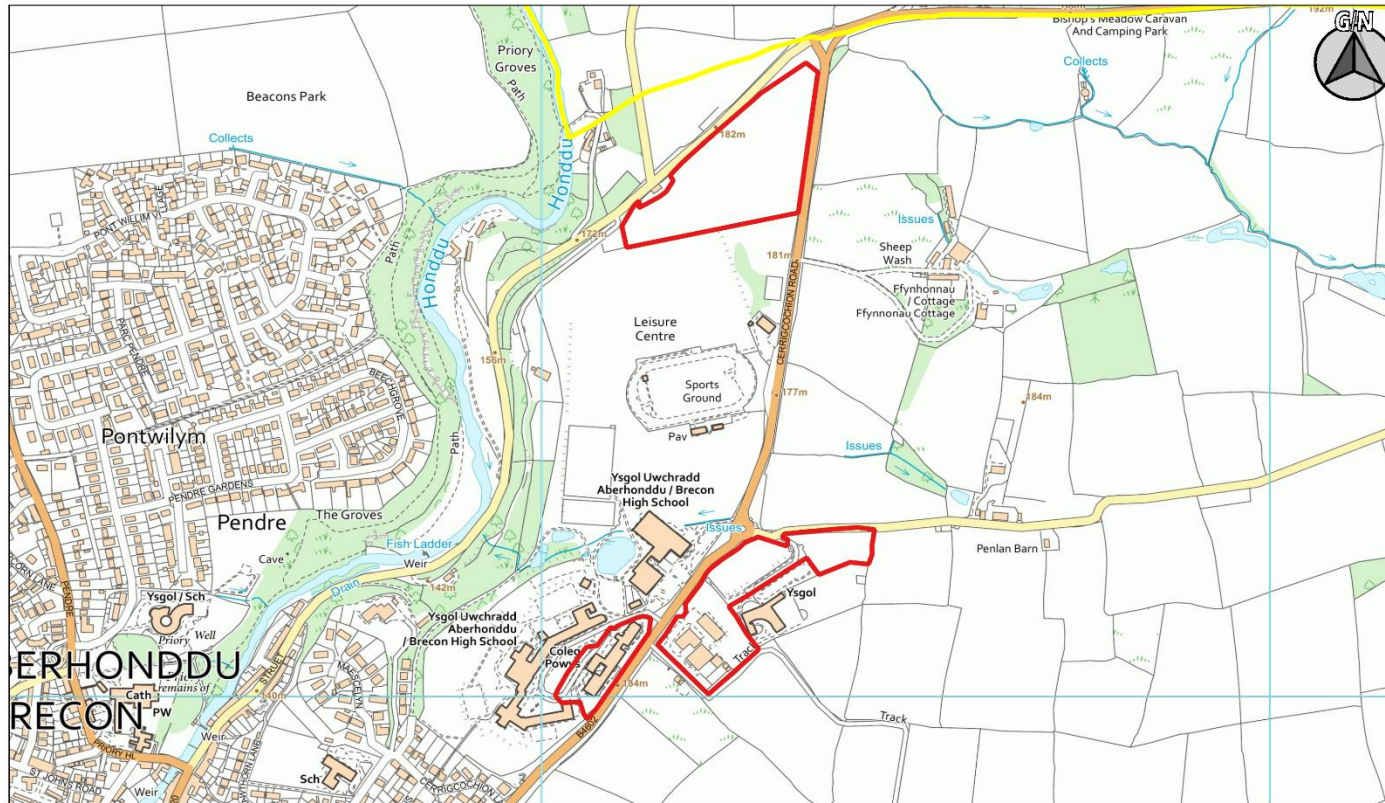
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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS010	Brecon	Brecon Beacons College, Penlan, Brecon	5.2	SO 051291	Education & Community	Mixed Use Site



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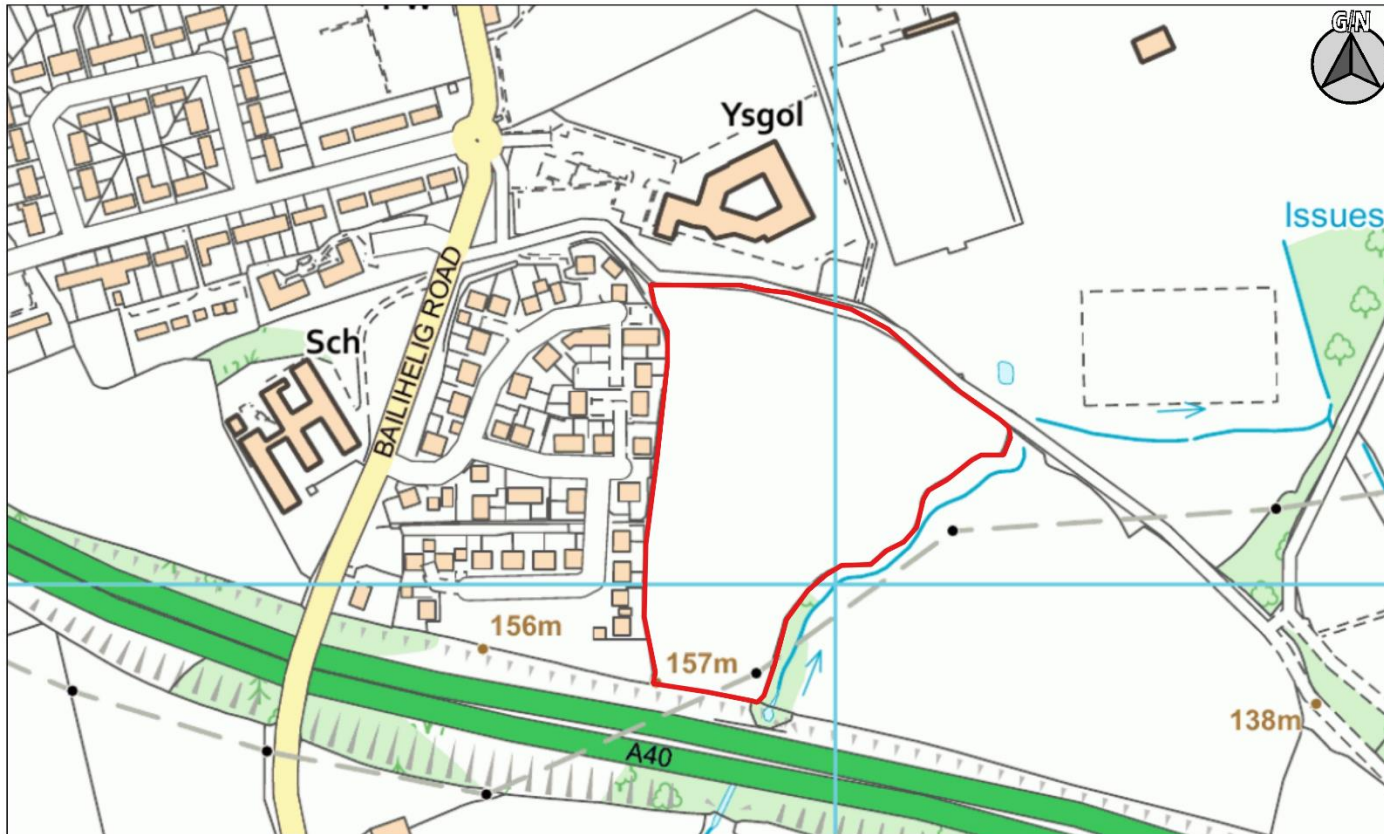
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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS034	Brecon	Cwmfalldau Fields, Brecon (Allocated within LDP for 66 dwellings)	2.3	SO 039280	Agricultural Land	Residential



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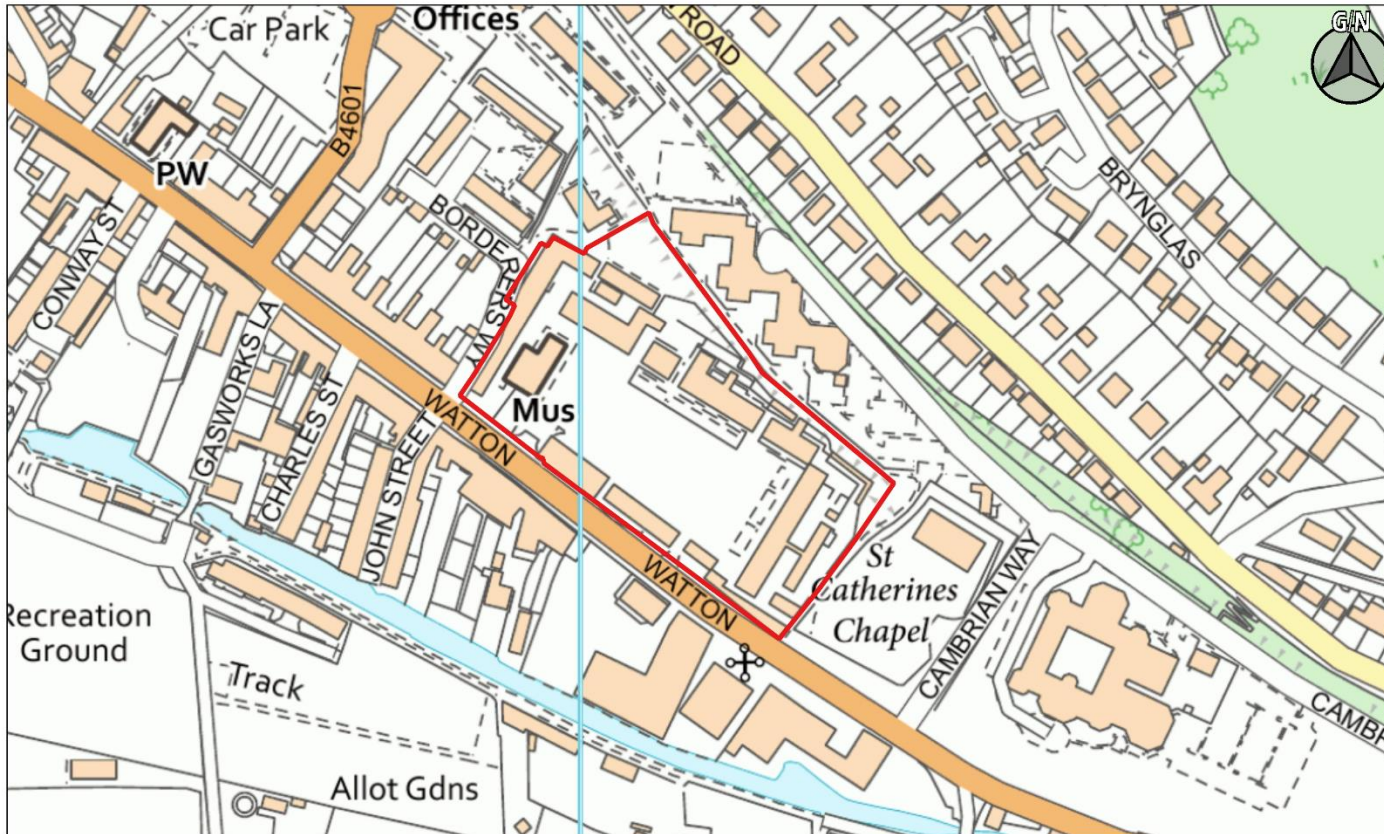
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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS036	Brecon	Brecon Barracks, Brecon	2.2	SO 050281	Brownfield	Residential (conversion of existing buildings)



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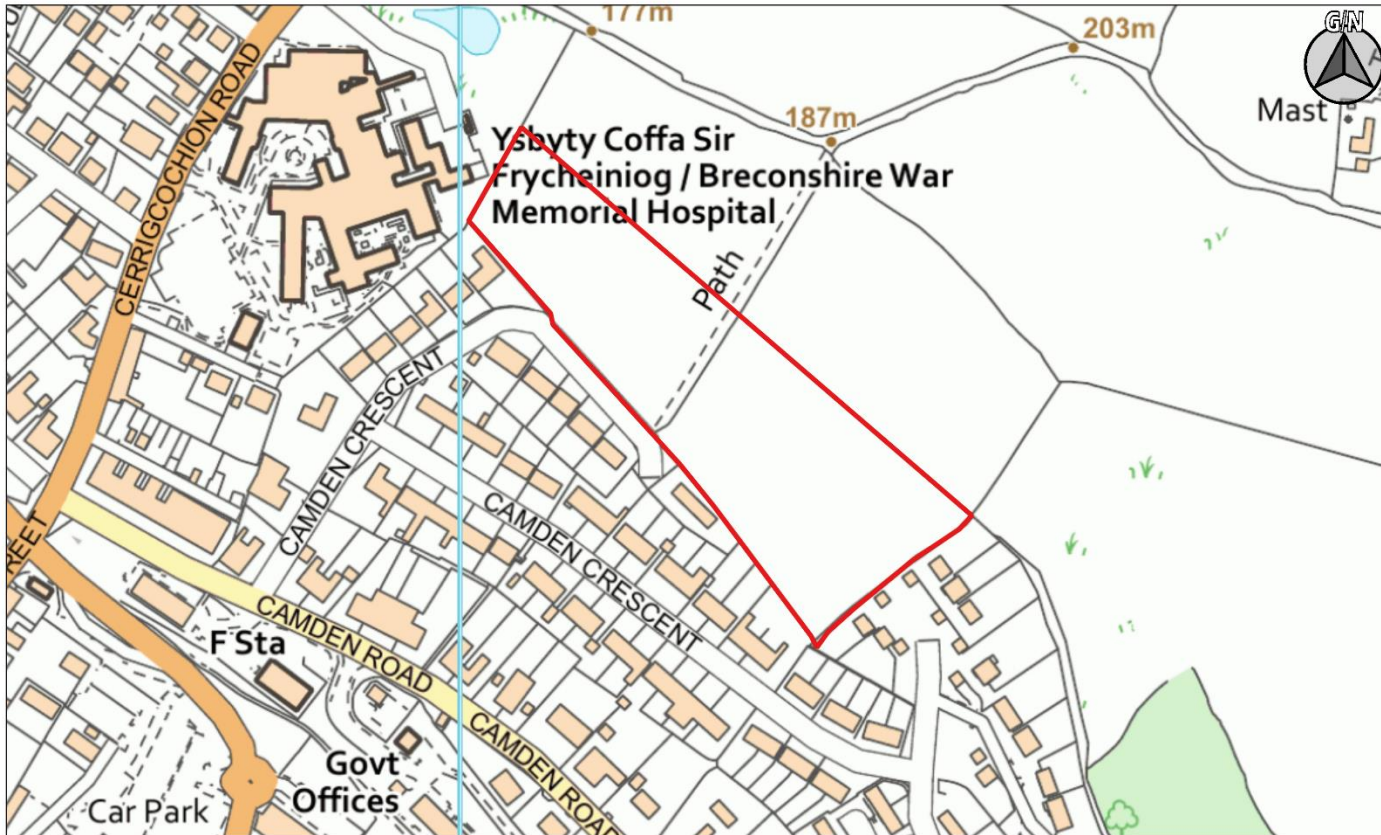
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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS055	Brecon	Land North of Camden Crescent, Cae Prior, Brecon (Allocated within LDP for 38 dwellings)	2	SO 051286	Agricultural	Residential



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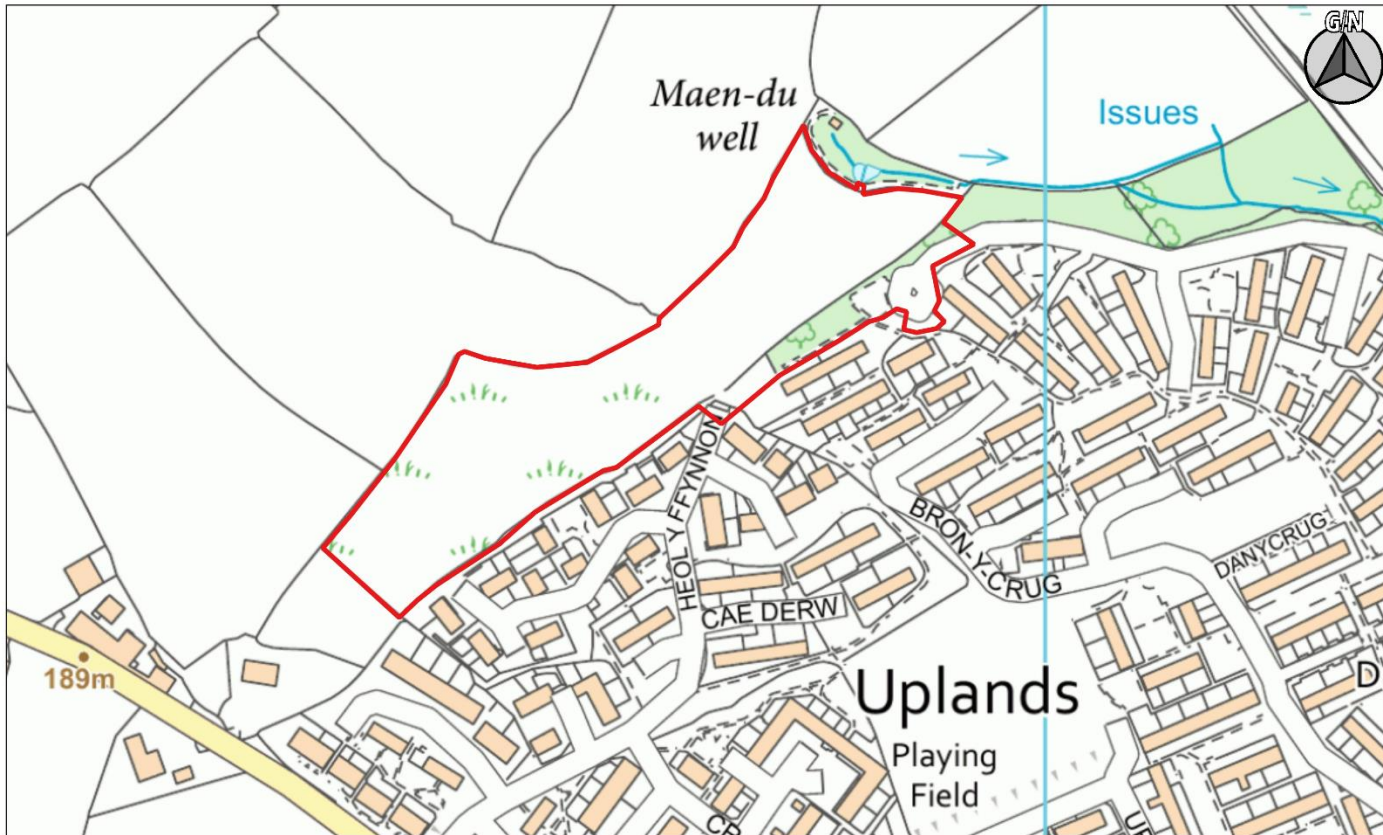
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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS060	Brecon	Land North of Heol Y Ffynnon, Brecon (Partly allocated within LDP for 33 dwellings)	2.14	SO 038295	Agricultural	Residential and Open Space



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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS084	Brecon	Maen-du, nr Maes y Ffynnon, Brecon	4	SO 039296	Agricultural and Woodland	Residential and Open Space



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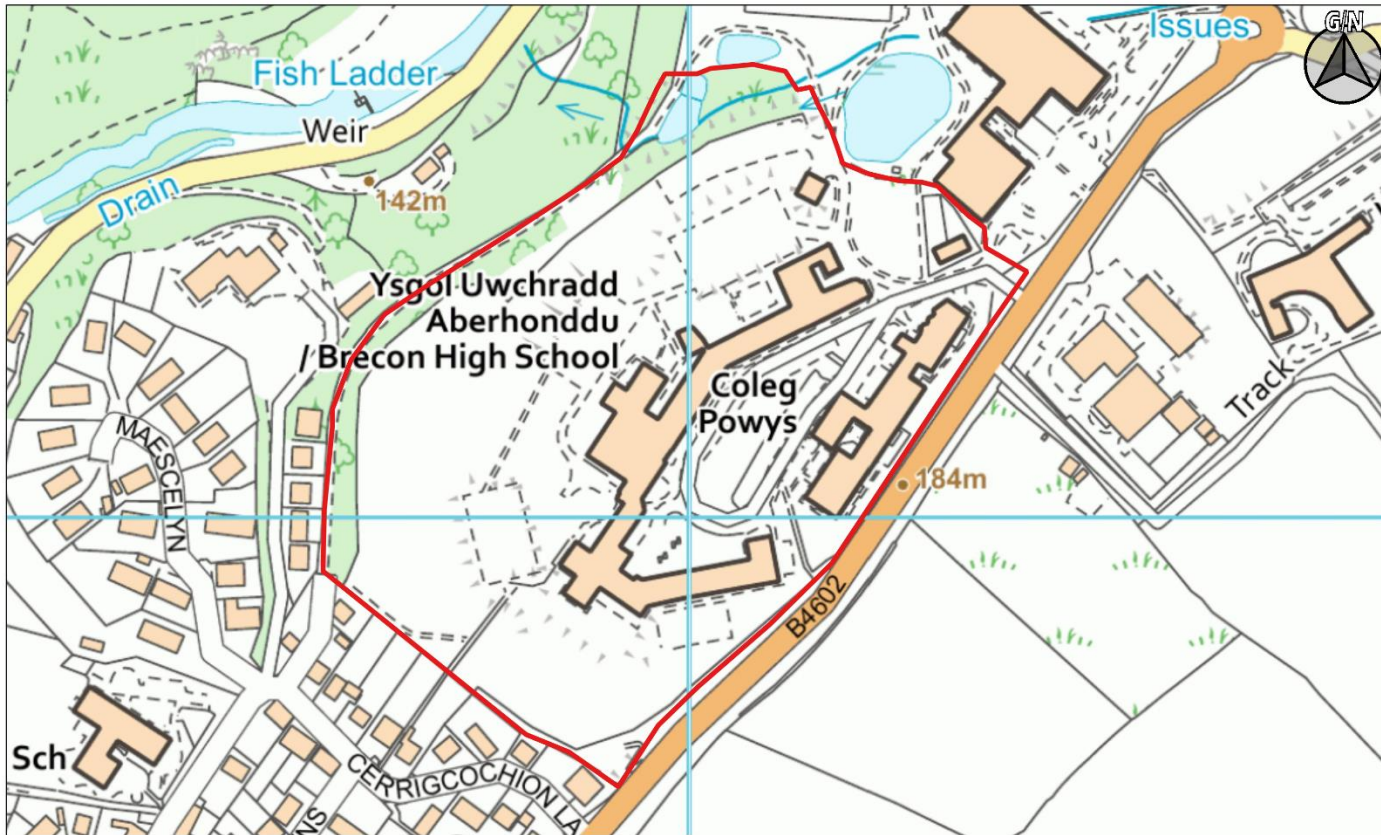
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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS085	Brecon	Site at Brecon High School, Cerigochion Road, Penlan, Brecon	6.95	SO 050290	Educational	Residential or Mixed Use



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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS088	Brecon	Site at Pont Willim, Pontwilym, Brecon	1.47	SO 043297	Community Use	Residential and Open Space



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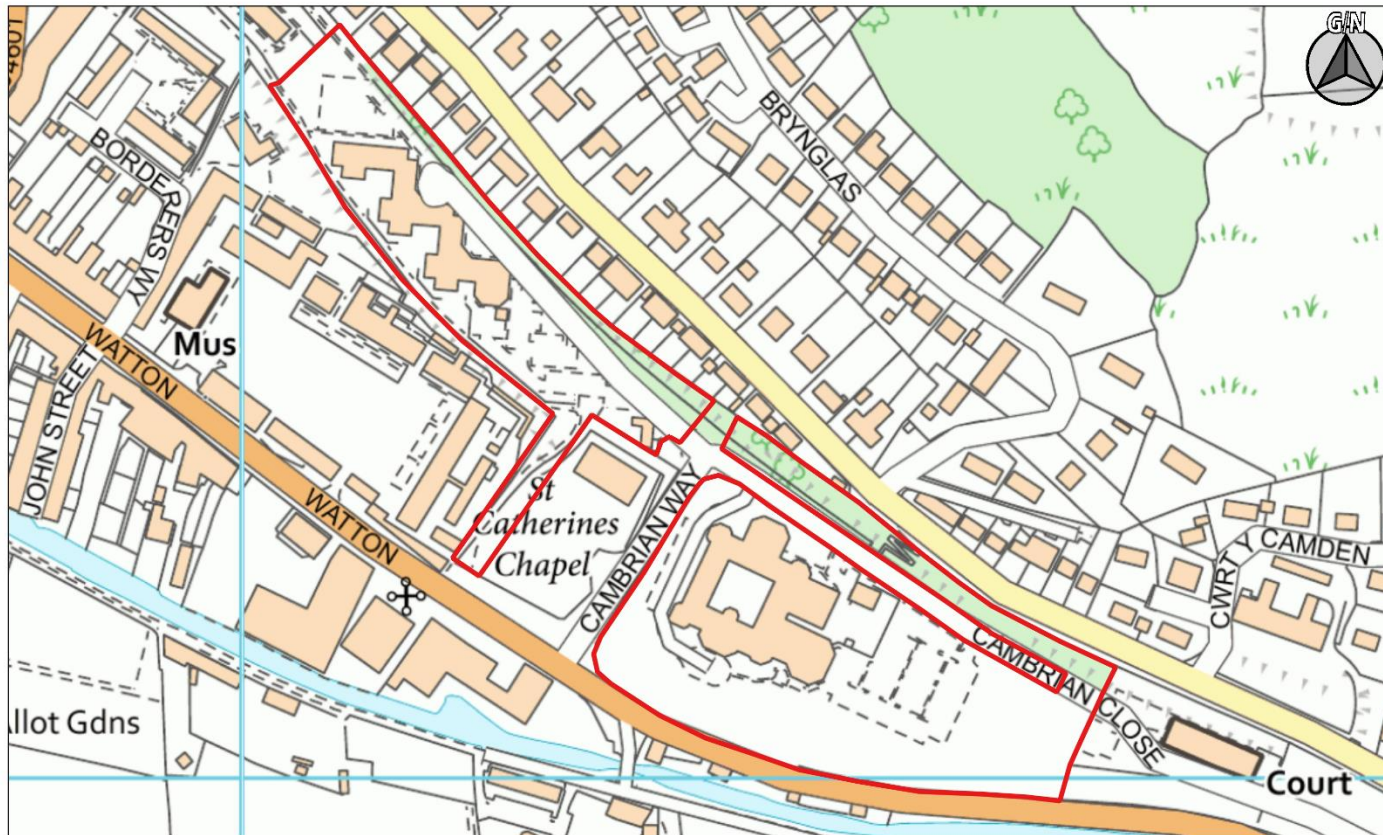
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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS089	Brecon	Site at Neuadd Brycheiniog and Plas y Ffynnon, Cambrian Way, Brecon	3.92	SO 051282	Two office blocks (B1) and associated car parks and landscaped surrounds	Residential or Mixed Use



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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS094	Brecon	Former Youth Centre, 4 Cradoc Road, Brecon	0.36	SO 040290	Youth Centre with car park	Residential



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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS102	Brecon	CS93 - Existing LDP Allocation - Slwch House Fields, Dorlangoch, Brecon	0.8	SO 066278	Agricultural	Residential – Housing



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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS026	Bwlch	Pant yr Eos, Bwlch, Brecon	0.047	SO 145224	Residential Garden	Residential – 2 Bedroom retirement dwelling (Development Boundary Review)



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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS043	Crickhowell	Land adjacent to Elvicta Business Park, Crickhowell	0.9	SO 223178	Agricultural	B8 Storage and Distribution



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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS015	Crickhowell	Pen y Dre, Brecon Road, Crickhowell	0.37	SO 216187	Orchard and Garden Land	Residential – 3 dwellings (Development Boundary Review)



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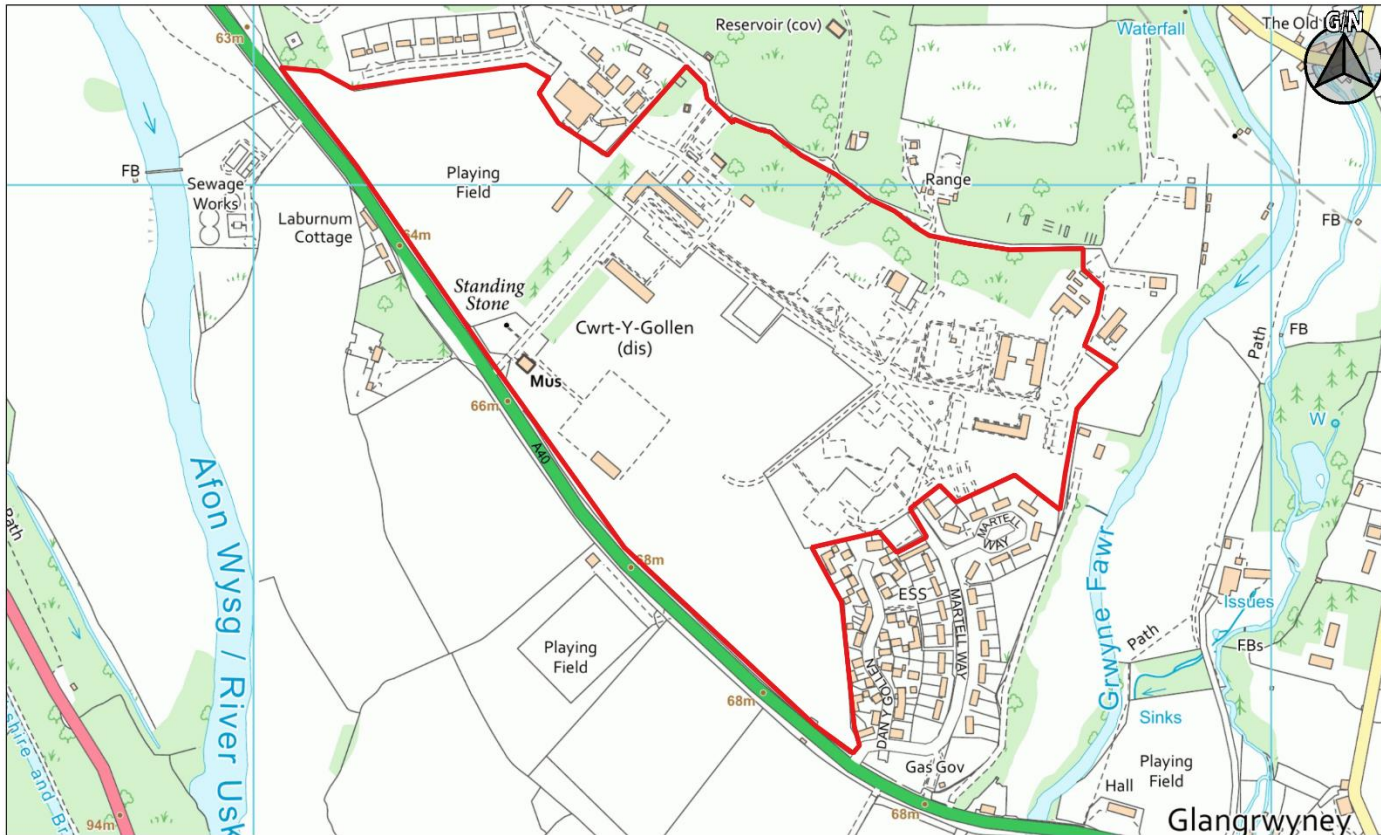
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2CS079	Crickhowell	Former Army Camp, Cwrt y Gollen, Crickhowell (Allocated within LDP)	24.4	SO 232168	Former Army Camp	Mixed Use – residential, commercial and open space



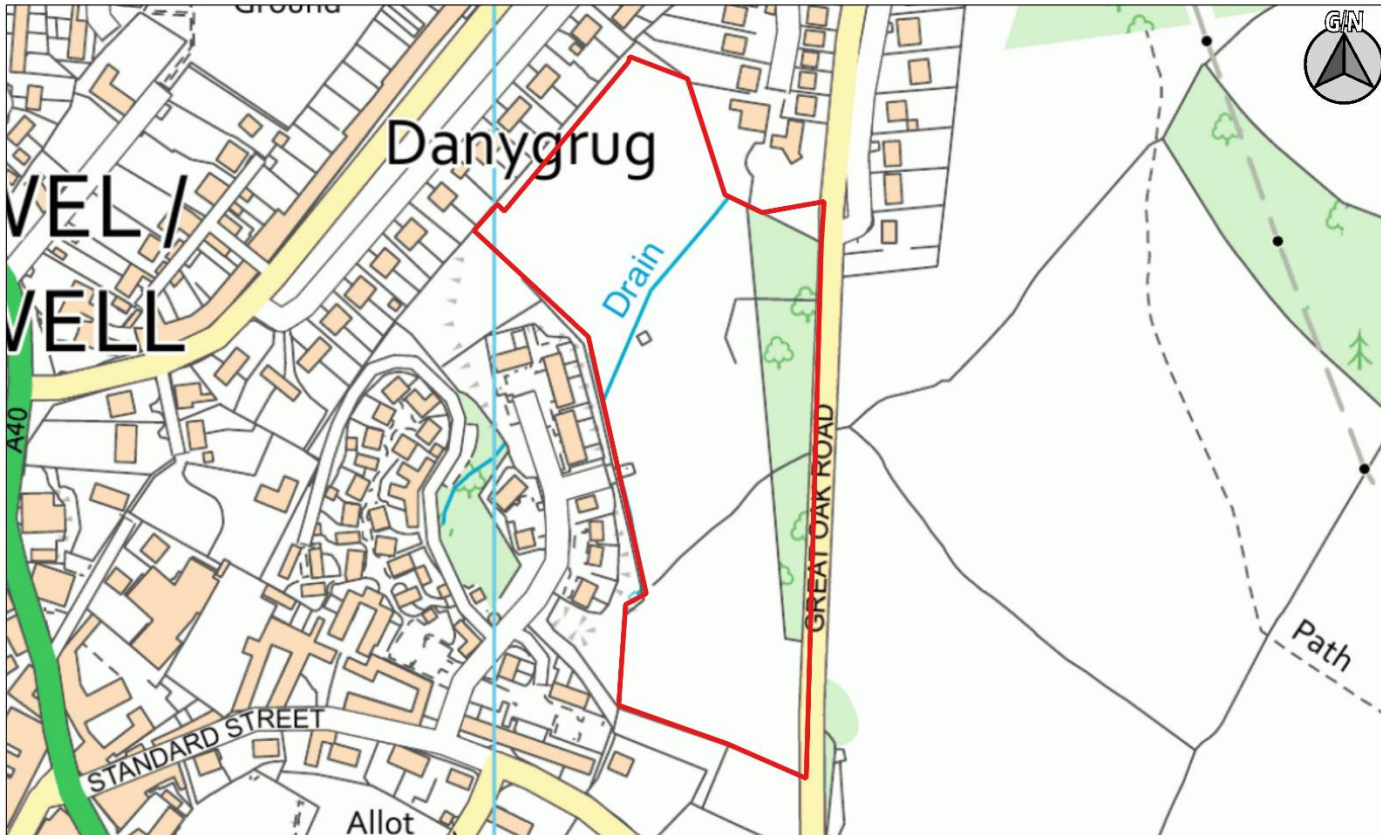
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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS090	Crickhowell	Land at Upper House Farm, Great Oak Road, Crickhowell	3.13	SO 220186	Agricultural	Residential



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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS008	Govilon	Land off the B4246, Govilon (Partly allocated within LDP for housing)	1.92	SO 271 140	Agricultural	Residential



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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS020	Govilon	Land at Ty Clyd, Govilon (Allocated within LDP for Housing)	1.54	SO 270140	Agricultural	Residential



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2CS021	Govilon	Land at Ty Clyd Close, Govilon, Abergavenny	0.37	SO 269141	Agricultural	Residential



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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS073	Hay-on-Wye	Land adjoining Brecon Pharmaceuticals, Hay-on-Wye (allocated within LDP for housing)	0.34	SO 220418	Agricultural	Residential



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Graddfa / Scale: 1:1250

CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS009	Hirwaun	Former Brick Works, Hirwaun	2	SN 960060	Agricultural	Residential



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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS035	Sennybridge & Defynnog	Sennybridge TMP, Sennybridge, Brecon	1.86	SN 918286	Military Storage / Workshop	Residential or Employment (B1/B2/B8 Uses) (Employment)



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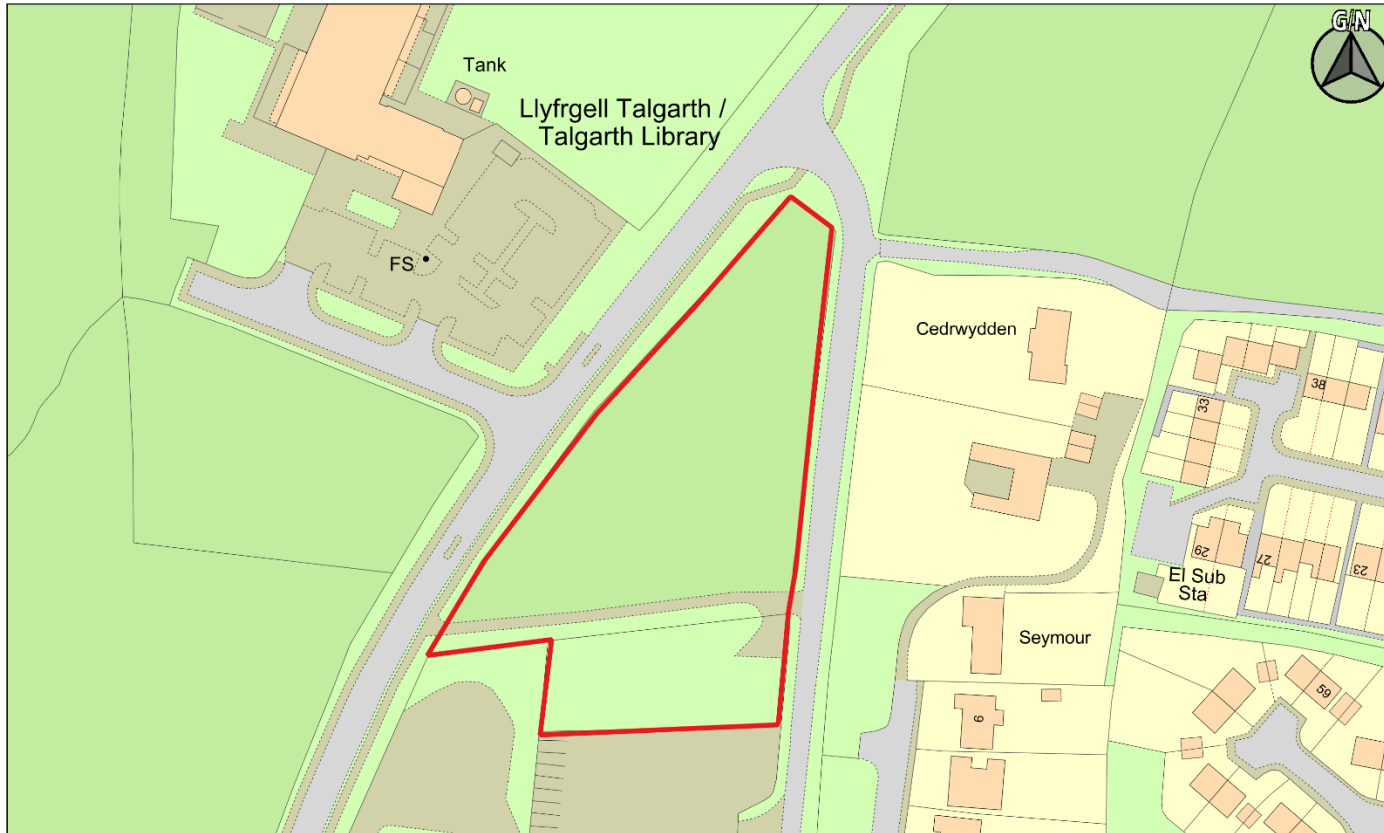
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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS003	Talgarth	Hay Road, Talgarth	1	SO 155342	Storage	Mixed Residential



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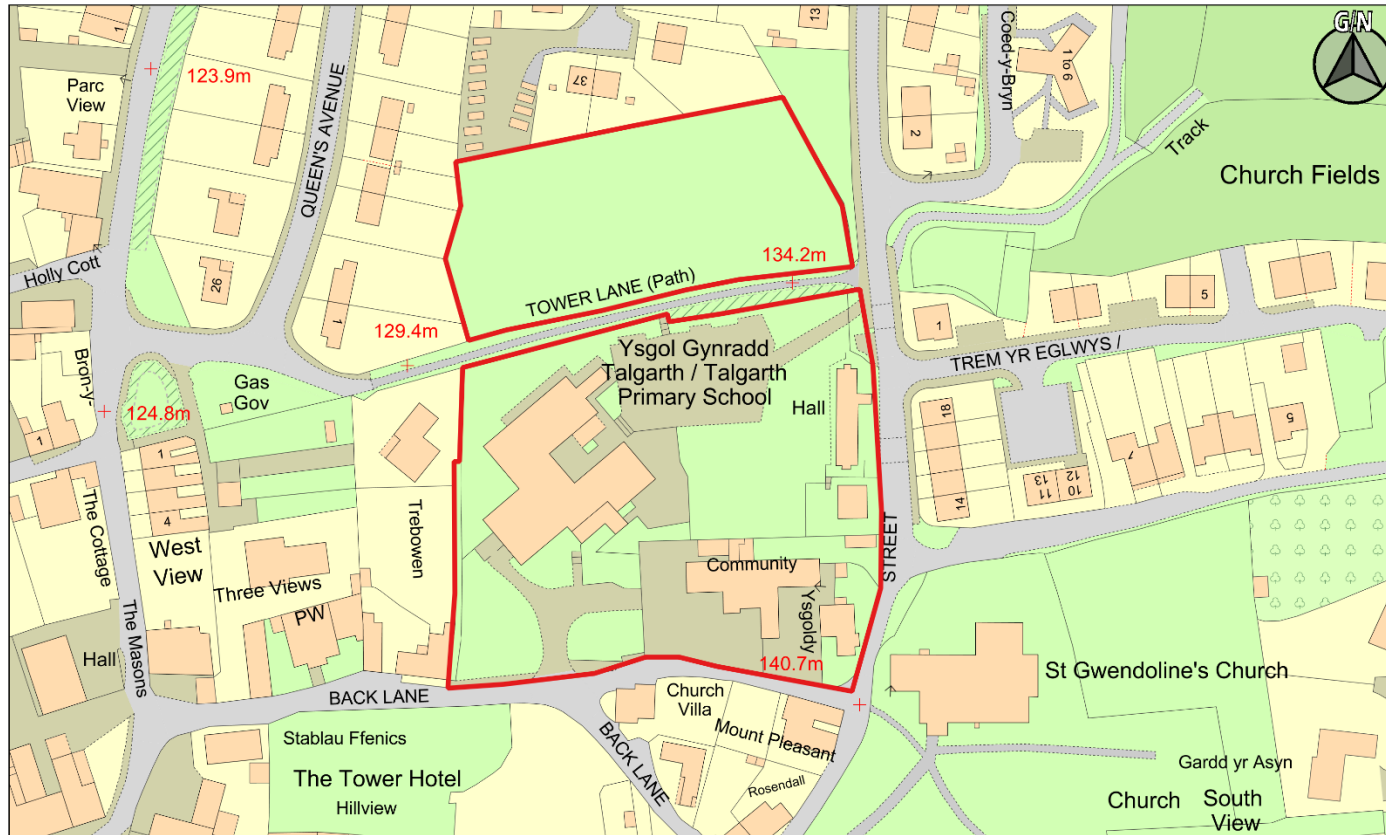
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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS092	Talgarth	Land at Old School and Community Centre, School Street, Talgarth	1.25	SO 156338	Former Primary School with playing field and community center	Residential and Open Space



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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS114	Talgarth	Victorian Primary School, Back Lane, Talgarth	0.21	SO 155339	Former Community Centre	Economic Development/Community Use



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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS115	Talgarth	Talgarth CP School Sports Field, Woodlands Ave, Talgarth	0.4	SO 155339	Former School Sports Field	Retention as Public Open Space



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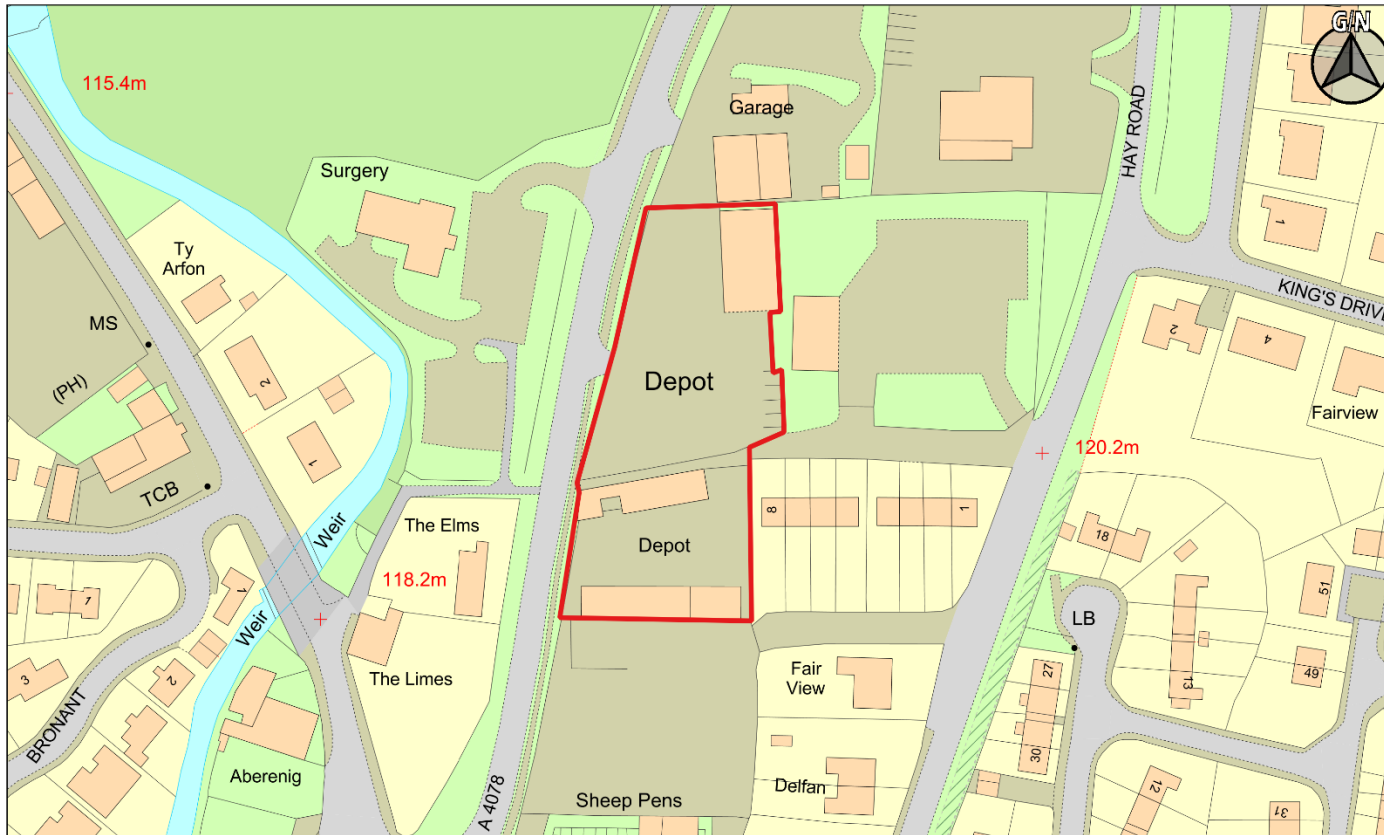
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CS ID No.	Location	Site Name & Address	Size (Ha)	Grid Ref	Current Use	Proposed Use
2CS117	Talgarth	De-comissioned PCC Highways Depot, Hay Road, Talgarth	0.6	SO 154341	De-commissioned PCC Highways Depot	Retained for Economic Development



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