The Local Development Plan (LDP) will identify land to address the National Park’s development needs, including proposals for housing, employment, retail and community facilities.

**The Authority is hereby inviting anyone to submit sites that they wish to be considered for inclusion in the LDP and to provide further detailed information about the site.**

The sites may currently be either developed or undeveloped and where a site is being proposed for residential use only, the threshold for submission of a candidate site is 3 dwellings or more. There is no minimum threshold for all other land use site submission.

Whilst there is no guarantee that sites suggested at this stage will be taken forward into the LDP, Candidate Site submissions allow the Authority to ascertain the availability of land for development during the Plan period. All Candidate Sites will be considered on their own merits and will be assessed against set criteria.

All candidate sites received by the Authority will be included on a site register that will be available for inspection at the National Park HQ in Brecon.

If you would like to nominate a site for consideration for inclusion in the LDP, please submit

  a completed **Candidate Site Form** (below) and

  an **ordnance survey based map**, of minimum scale 1:2500, outlining the land for consideration in RED.

**All completed candidate site forms must be sent to:**

Strategy and Policy,

Brecon Beacons National Park,

Plas y Ffynnon,

Cambrian Way,

Brecon,

Powys,

LD3 7HP.

Alternatively please send electric copies of submission to [LDP@beacons-npa.gov.uk](mailto:LDP@beacons-npa.gov.uk)

The closing date for submissions is **midday on Thursday 29th August 2019**.

Please note that the information provided **cannot** be treated as confidential and all candidate sites submitted will be available for public inspection.

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| **CONTACT DETAILS** |
| Name:  Address:          Postcode:    Telephone Number:    Email Address: |
| **AGENT’S CONTACT DETAILS (IF APPLICABLE)** |
| Name:    Address:        Postcode:    Telephone Number:    Email Address: |

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| **SITE DETAILS** | | | | | | | | | | | | |
| Site Name:    Location (Edged red on an accompanying Ordnance Survey Plan):      Site Area (Hectares):  Estimated Gross/Net Greenfield Land:  Estimated Gross/Net Brownfield Land:  Grid Reference (If known):      Current Use(s):      Proposed Use(s):      Brief description of proposal (if residential, please give an estimate of the number of units): | | | | | | | | | | | | |
| **OWNERSHIP** | | | | | | | | | | | | |
|  | | | | | | | | | | **Yes** | | **No** |
| Is the site wholly in the ownership of the proposer? | | | | | | | | | |  | |  |
| If not, are all other land owners aware of this submission? | | | | | | | | | |  | |  |
| If multiple landowners are involved, please provide an Ordnance Survey Plan clearly identifying the parcels of land owned, and please provide contact details of all owners. | | | | | | | | | | | | |
| **SITE SUITABILITY ISSUES** | | | | | | | | | | | | |
| **Question** | | | | **Yes** | | **No** | **Comments/further details/mitigation proposed** | | | | | |
| Does the site have any physical constraints (e.g. topography, access, severe slope, vegetation cover etc.) | | | |  | |  |  | | | | | |
| Is the site within a C1 or C2 flood risk zone? | | | |  | |  |  | | | | | |
| Is this site affected by ‘bad neighbour’ uses (e.g. power lines, railway lines, major highways, heavy industry)? | | | |  | |  |  | | | | | |
| Is there a possibility that the site is contaminated? | | | |  | |  |  | | | | | |
| Is the site subject to any other key constraints? | | | |  | |  |  | | | | | |
| Any additional notes about site suitability: | | | | | | | | | | | | |
| **UTILITIES** | | | | | | | | | | | | |
| Is the site capable of connection to the following services? | | | | | | | | | | | | |
| Mains water supply    Electrical supply    Landline telephone | | [ ]    [ ]    [ ] | | | Mains sewerage    Gas supply    Broadband | | | | [ ]    [ ]    [ ] | | | |
| Other (please specify):    Please provide any further details: | | | | | | | | | | | | |
| **TRANSPORT** | | | | | | | | | | | | |
| Is the site currently accessible from the existing highway network? If not, please explain/demonstrate on an accompanying plan how access could be achieved:        What are the opportunities for modal shift and increasing sustainable forms of transport and not negatively impacting on air quality? (For major developments, consideration should be given to providing a separate Transport Statement) | | | | | | | | | | | | |
| **SITE DELIVERABILITY AND VIABILITY** | | | | | | | | | | | | |
| Please give a likely indication of the following:    Submission of Planning Application(s):      Commencement on site:      Using the timescale below, please give an indication of the build rates: | | | | | | | | | | | | |
| Please indicate an approximate timescale for site delivery: | | | | | | | | | | | | |
| **2018/19** | **2019/20** | | **2020/21** | | | | | **2021/22** | | | **2022/23** | |
|  |  | |  | | | | |  | | |  | |
| **2023/24** | **2024/25** | | **2025/26** | | | | | **2026/27** | | | **2027/28** | |
|  |  | |  | | | | |  | | |  | |
| **2028/29** | **2029/30** | | **2030/31** | | | | | **2031/32** | | | **2032/33** | |
|  |  | |  | | | | |  | | |  | |

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| **SITE DELIVERABILITY AND VIABILITY** |
| What constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved?      Does the site (or part of the site) currently have planning permission, or has the site obtained planning permission in the past? If so, why has it not been delivered?      Have you undertaken any site surveys? If so, please provide details.        If you are the landowner, have you engaged with/undertaken any discussions with a potential developer(s)?        Is the site financially viable to come forward?        The Authority may seek a viability assessment on your site in order to demonstrate whether its delivery is viable or not. Failure to submit a viability assessment when requested may result in your proposed site not being allocated. |
| Any additional information to support the representation can be continued on a separate sheet if necessary.  Thank you for your cooperation in the process.  **Please return to:**  Strategy and Policy, BBNP, Plas y Ffynnon, Cambrian Way, Brecon, Powys, LD3 7HP.  Alternatively please send electronic copies of submission to [LDP@beacons-npa.gov.uk](mailto:LDP@beacons-npa.gov.uk). |