



**BRECON BEACONS NATIONAL PARK  
LOCAL DEVELOPMENT PLAN**

**AS ADOPTED BY THE BRECON BEACONS NATIONAL PARK AUTHORITY**

**17<sup>TH</sup> DECEMBER 2013**

## Contents

<b>I</b>	<b>Introduction</b> .....	<b>I</b>
<b>I.1</b>	<b>The Character of the Plan Area</b> .....	<b>I</b>
I.2	How the Plan has been Prepared .....	I
I.3	The State of the Park: The Issues.....	2
<b>CHAPTER 2: THE VISION &amp; OBJECTIVES FOR THE BRECON BEACONS NATIONAL PARK</b> .....		<b>4</b>
2.1	The National Park Management Plan Vision .....	4
2.2	LDP Vision.....	5
2.3	Local Development Plan (LDP) Objectives .....	7
2.4	Environmental Capacity Approach to Sustainable Development .....	9
2.5	Policy Responses.....	11
<b>CHAPTER 3: OVERARCHING POLICIES</b> .....		<b>12</b>
<b>3</b>	<b>Overarching Policies</b> .....	<b>12</b>
3.1	National Park Purposes.....	13
3.2	Appropriate Development in the National Park.....	13
3.3	Major Development in the National Park .....	14
3.4	Ministry of Defence Developments .....	15
3.5	Notifiable Installations .....	15
3.6	Environmental Protection.....	16
3.7	Biodiversity.....	16
3.7.2	Sites of European Importance.....	17
3.7.3	Sites of National Importance .....	18
3.7.4	Sites of Interest for Nature Conservation .....	19
3.7.5	Local Sites of Nature Conservation Interest.....	19
3.7.6	Protected and Important Wild Species .....	20
3.8	Trees and Development .....	22
3.9	Ancient Woodland and Veteran Trees .....	23

3.10 Water Quality.....	24
3.11 Light Pollution.....	25
3.12 Soil Quality.....	26
3.13 Air Quality.....	26
3.14 Natural Resources, Ecosystem Services and Food Security .....	27
3.15 Conserving the Historic Environment.....	31
3.15.1 Demolition of Listed Buildings.....	32
3.15.3 The Setting of Listed Buildings.....	33
3.15.4 Locally Important Heritage Assets of Local Interest .....	33
3.15.5 Conservation Areas .....	34
3.15.6 Historic Parks and Gardens .....	35
3.15.7 Historic Landscapes.....	36
3.15.8 Scheduled Ancient Monuments and archaeological remains.....	37
3.15.9 Areas for Archaeological Evaluation .....	37
3.15.10 World Heritage sites .....	37
3.16 Climate Change.....	38
3.16.1 Sustainable Development and Design.....	39
3.16.2 Renewable Energy.....	41
3.16.3 Location of Development Avoiding Areas Subject to Flooding.....	42
<b>CHAPTER 4: SPATIAL STRATEGY .....</b>	<b>45</b>
4.0 Spatial Strategy .....	45
4.1 Location of Development .....	45
4.2 Implementing the Settlement Hierarchy .....	49
<b>4.3 Primary Key Settlement: BRECON .....</b>	<b>50</b>
4.3.1 Brecon Context: .....	50
4.3.2 Brecon 15 year Vision: .....	50
4.3.3 Brecon Issues and Objectives .....	51
4.3.4 Brecon Policy Responses: .....	53

<b>4.4</b>	<b>Level 2: Key Settlements</b> .....	<b>55</b>
4.4.1.	Key Settlements Overview.....	56
4.4.2	Key Settlement Vision for Future Development.....	60
4.4.3	Key Settlement Issues and Objectives.....	62
4.4.4.	Key Settlements Policy Responses .....	67
4.4.5.	Key Settlements: Mitigating Impact .....	68
<b>4.5</b>	<b>Growth outside of Key Settlements</b> .....	<b>70</b>
<b>4.6</b>	<b>Level 3: SETTLEMENTS</b> .....	<b>73</b>
4.6.1	Settlements: Context.....	73
4.6.2	Settlements: Issues.....	73
4.6.3	Settlements 15 year Vision:.....	74
<b>4.7</b>	<b>Level 4: LIMITED GROWTH SETTLEMENTS</b> .....	<b>78</b>
4.7.1	Limited Growth Settlements: Context .....	78
4.7.2	Limited Growth Settlements: Issues and Objectives.....	78
4.7.3	Limited Growth Settlements: 15 year Vision: .....	78
<b>4.8</b>	<b>Acceptable Exceptions Development</b> .....	<b>84</b>
<b>4.9</b>	<b>Level 5: COUNTRYSIDE</b> .....	<b>85</b>
4.9.1	Countryside Context: .....	85
4.9.2	Countryside Issues:.....	85
4.9.3	Countryside 15 year Vision: .....	85
<b>CHAPTER 5: MITIGATING IMPACT</b> .....	<b>88</b>	
5.0	Mitigating Impact in the Location of Growth.....	88
<b>CHAPTER 6: HOUSING</b> .....	<b>92</b>	
6.1	Scale of Housing provision .....	92
6.2	Detailed Housing Development Policies.....	98
6.2.1	Renovation of Former Dwellings in the Countryside.....	98
6.2.2	Demolition and Replacement of Dwellings .....	99
6.2.3	House Extensions and Ancillary Buildings .....	100

6.3	Providing Affordable Housing.....	101
6.3.2	Definition of Affordable Housing.....	102
6.3.3	Definition of how Local Need will be established .....	103
6.3.4	Definition of Local Connection .....	103
6.3.5	Definition of Local Area.....	104
6.3.6	Design .....	104
6.3.7	Affordable Housing Contribution Target.....	104
6.3.8	Threshold.....	105
6.3.9	Nature of contribution .....	105
6.3.10	Affordable Housing Contribution Targets.....	105
6.4	Sites for Gypsy and Travellers.....	107
<b>CHAPTER 7: ECONOMIC WELLBEING.....</b>		<b>109</b>
7.0	Employment Policy.....	110
7.1	Employment Allocations .....	111
7.2	Mixed Use Allocations.....	113
7.3	Protection of Employment Sites and Buildings.....	115
7.4	The Re-use and Adaptation of Existing Rural Buildings in the Countryside .....	118
7.5	Agriculture and Forestry .....	118
7.5.1	Housing for Essential Rural Enterprise Needs.....	118
7.5.2	Farm Diversification Including Farm Shops.....	119
7.5.3	Other Rural Economic Activities .....	121
7.6	New Farm and Forestry Buildings .....	122
7.7	Retail.....	123
7.7.1	Retail & Town Centres.....	124
7.7.2	Role, Function and Vitality of Identified Retail Centres .....	124
7.7.3	Supporting Existing Town Centres.....	125
7.7.4	Development in the Retail Centres.....	125
7.7.5	The Diversity of Uses in Town Centres .....	126

7.7.6	Retail outside Level 1 and Level 2 Settlements .....	126
7.8	Sustainable Tourism.....	128
7.8.1	Holiday Accommodation .....	129
7.8.2	New Build Holiday Accommodation .....	130
7.8.3	Temporary/Non-permanent Holiday Accommodation.....	131
7.8.4	Caravans and Chalets.....	131
7.8.5	Low Impact Development .....	132
7.8.6	New or Extended Sites for Touring Caravans, Camper-vans and Tents.....	133
7.8.7	Outdoor Activity Centres.....	134
7.8.8	Tourism and Enjoyment.....	135
7.8.9	The Recreational use of Motor Vehicles and Craft.....	135
7.8.10	Rights of Way and Long Distance Routes .....	135
7.8.11	Pressure and Vulnerable Areas .....	136
<b>CHAPTER 8: PROVISION OF SERVICES AND FACILITIES.....</b>		<b>137</b>
8.1	Community Facilities.....	138
8.1.2	Development of new or extended Community Facilities.....	138
8.2	The Welsh Language.....	139
8.3	Planning Obligations.....	140
8.4	Sustainable Infrastructure .....	142
8.5	Utility Services.....	143
8.5.1	Power-lines and Pipelines .....	143
8.5.2	Telecommunications .....	144
8.6	Utilities, Drainage, Sewerage Constraints .....	145
8.6.2	Non-Mains Sewerage Solutions.....	146
8.7	Sustainable Drainage Systems (SUDS).....	147
8.8	Sustainable Transport.....	148
8.9	Development Control and Transport.....	150
8.10	Cycling and Walking.....	151

8.11 Sustainable Use of Land .....	152
8.12 Dwellings Density.....	152
8.13 Previously Developed Land in the National Park .....	153
<b>CHAPTER 9: WASTE.....</b>	<b>155</b>
9.1 Regional Waste Strategy – The Regional Waste Plans.....	155
9.2 Energy from Waste .....	157
9.3 Composting.....	159
<b>CHAPTER 10: SUSTAINABLE USE OF MINERALS RESOURCES.....</b>	<b>160</b>
10.1 Minerals extraction in National Parks .....	160
10.2 Sand and Gravel Resources.....	160
10.3 Safeguarding of Coal Resources.....	160
10.4 Borrow Pits.....	161
10.5 Small Scale Quarrying for Local Needs.....	162
10.6 Recycled, Secondary and Waste Materials.....	163
10.7 Inactive Mineral Sites .....	164
<b>CHAPTER 11: MONITORING .....</b>	<b>165</b>
<b>Appendices.....</b>	<b>184</b>
Appendix 1: Requirements of Development.....	185
Appendix 2: Special Qualities of the National Park.....	202
Appendix 3: Water Conservation .....	204
Appendix 4: Planning Obligations.....	206
Appendix 5: Tree Species Native to the Brecon Beacons National Park.....	208
Appendix 6: Register of Historic Parks and Gardens.....	209
Appendix 7: Mineral Working.....	210
Appendix 8: List of Supplementary Planning Guidance.....	212
Appendix 9: Glossary of Terms.....	213
Appendix 10: Table of housing submarket areas by postcode.....	219
Appendix 11: Housing Tables.....	221

Appendix 12: Amendments following LDP Examination.....	225
<b>Proposals Map.....</b>	<b>236</b>

## List of Tables

Table 1.1: Summary of Key Issues	2
Table 2.1: National Park Management Plan Vision	5
Table 2.2: LDP Objectives	8
Table 3.1: Natural Resources Areas of Influence	30
Table 3.2: Settlements Affected by Flooding	44
Table 4.1: Settlement Hierarchy – Key Settlements	46
Table 4.2: Settlement Hierarchy – Settlements	47
Table 4.3: Brecon Issues and Objective	52
Table 4.4: Key Settlement Overview	56
Table 4.5: Key Settlement 15 Year Vision	61
Table 4.6: Crickhowell Issues and Objectives	63
Table 4.7: Hay-on-Wye Issues and Objectives	64
Table 4.8 Sennybridge Issues and Objectives	65
Table 4.9: Talgarth Issues and Objectives	66
Table 4.10: Settlements Constraints	77
Table 4.11: Limited Growth Settlements Constraints	83
Table 5.1: Area Constraints	91
Table 6.1: Current Residential Allocations	95
Table 6.2: Breakdown of Housing Supply	87
Table 7.1: Employment Allocations	112
Table 7.2: Mixed Use Allocations	114
Table 7.3: Existing Industrial Estates/Business Parks	116
Table 7.4: Retail Policy Cross Reference	123

## List of Figures

Figure 1: Key Diagram	48
Figure 2: Settlement Assessment Matrix	72

## Policy Index

### National Park Polices

<b>SP1</b>	<b>National Park Policy</b> .....	<b>p.13</b>
Policy 1	Appropriate Development in the National Park.....	p.14
<b>SP2</b>	<b>Major Development in the National Park – Strategic Policy</b> .....	<b>p.15</b>
Policy 2	Notifiable Installations .....	p.15
<b>SP3</b>	<b>Environmental Protection – Strategic Policy</b> .....	<b>p.16</b>
Policy 3	Sites of European Importance .....	p.17
Policy 4	Sites of National Importance .....	p.18
Policy 5	Sites of Importance for Nature Conversation .....	p.19
Policy 6	Biodiversity and Development .....	p.20
Policy 7	Protected and Important Wild Species .....	p.22
Policy 8	Trees and Development .....	p.22
Policy 9	Ancient Woodland and Veteran Trees .....	p.24
Policy 10	Water Quality .....	p.25
Policy 11	Sustainable Use of Water .....	p.25
Policy 12	Light Pollution.....	p.25
Policy 13	Soil Quality .....	p.26
Policy 14	Air Quality.....	p.27
Policy 15	Listed Buildings.....	p.32
Policy 16	Demolition of Listed Buildings.....	p.33
Policy 17	The Setting of Listed Buildings.....	p.33
Policy 18	Protection of Buildings of Local Importance.....	p.34
Policy 19	Development affecting Conservation Areas .....	p.35
Policy 20	Historic Parks and Gardens .....	p.36
Policy 21	Historic Landscapes .....	p.36
Policy 22	Areas of Archaeological Evaluation .....	p.37
<b>SP 4</b>	<b>Climate Change</b> .....	<b>p.38</b>
<b>SP11</b>	<b>Sustainable Design</b> .....	<b>p.77</b>
Policy 23	Sustainable Design in the Adaption and Re-use of Existing Buildings .....	p.40
<b>SP9</b>	<b>Renewable Energy</b> .....	<b>p.41</b>

### Spatial Policies

<b>SP10</b>	<b>Sustainable Distribution of Development</b> .....	<b>p.47</b>
B LPI	Brecon Enabling Appropriate Development .....	p.53
B LP2	Brecon Mitigating Impact .....	p.54
K LPI	Definition of Key Settlements .....	p.55
K LP2	Key Settlement Appropriate Development .....	p.67
K LP3	Mitigating Impact.....	p.68
S LPI	Definition of Settlements .....	p.74
S LP2	Settlements Appropriate Development .....	p.75
S LP3	Mitigating Impact.....	p.76
LGS LPI	Definition of Limited Growth Settlements.....	p.80
LGS LP2	Limited Growth Settlements Appropriate Development.....	p.81
LGS LP3	Limited Growth Settlements Mitigating Impact.....	p.82

E LPI	Community Sustainability Edge of Settlement Exceptions.....	p.84
CYD LPI	Enabling Appropriate Development in the Countryside.....	p.87

## Topic Policies

<b>SP5</b>	<b>Housing</b> .....	<b>p.94</b>
Policy 24	Housing Requirement.....	p.93
Policy 25	Renovation of Former Dwellings in the Countryside.....	p.99
Policy 26	Demolition and Replacement of Dwellings .....	p.101
Policy 27	House Extensions and Ancillary Buildings .....	p.102
<b>SP6</b>	<b>Affordable Housing</b> .....	<b>p.105</b>
Policy 28	Affordable Housing Contributions .....	p.107
Policy 29	Enabling Affordable Housing Exception Sites.....	p.107
Policy 30	Gypsy and Traveller Site .....	p.109
Policy 31	Sites for Gypsies and Travellers.....	p.109
<b>SP 12</b>	<b>Economic Wellbeing</b> .....	<b>p.111</b>
Policy 32	Employment Land Requirement.....	p.112
Policy 33	Employment Sites .....	p.112
Policy 34	Mixed Use Allocations.....	p.114
Policy 35	Employment Generating Development.....	p.115
Policy 36	Enabling B Use Class Employment Use outside Settlement Boundaries and Settlement Extents .....	p.115
Policy 37	Protection of Employment Sites and Buildings .....	p.118
Policy 38	Farm Diversification .....	p.120
Policy 39	Equestrian Facilities .....	p.121
Policy 40	Storage of Caravans .....	p.122
Policy 41	New Farm and Forestry Buildings .....	p.122
<b>SP 13</b>	<b>Retail Strategy</b> .....	<b>p.123</b>
Policy 42	Development in Retail Centres.....	p.126
Policy 43	Neighbourhood, Village and Rural Shops .....	p.127
Policy 44	Change of Use of Public Houses.....	p.128
<b>SP 14</b>	<b>Sustainable Tourism</b> .....	<b>p.129</b>
Policy 45	New Buildings for Holiday Accommodation.....	p.131
Policy 46	Non-permanent Holiday Accommodation.....	p.133
Policy 47	New or Extended Sites for Touring Caravans, Camper Vans and Tents .....	p.134
Policy 48	New or Extended Outdoor Activity Centres .....	p.134
Policy 49	Rights of Way and Long Distance Routes .....	p.136
<b>SP15</b>	<b>Supporting Sustainable Communities</b> .....	<b>p.127</b>
Policy 50	Retention of Existing Community Facilities.....	p.138
Policy 51	Development of New or Extended Community Facilities.....	p.139
Policy 52	Welsh Language .....	p.140
Policy 53	Planning Obligations .....	p.142
<b>SP16</b>	<b>Sustainable Infrastructure</b> .....	<b>p.143</b>
Policy 54	Power-lines and Pipelines .....	p.144
Policy 55	Telecommunications .....	p.134
Policy 56	Water and Sewage Supply for New Development.....	p.146
Policy 57	Use of Non Mains Sewerage Solutions.....	p.147
Policy 58	Sustainable Drainage Systems .....	p.148

<b>SP17</b>	<b>Sustainable Transport.....</b>	<b>p.150</b>
Policy 59	Impacts of Traffic .....	p.151
Policy 60	Provision for Cycling and Walking .....	p.152
<b>SP18</b>	<b>Sustainable Use of Land.....</b>	<b>p.152</b>
Policy 61	Dwelling Density.....	p.153
<b>SP7</b>	<b>Waste .....</b>	<b>p.156</b>
Policy 62	Local Waste Management Facilities.....	p.156
Policy 63	Energy from Waste Development Schemes .....	p.158
Policy 64	Composting.....	p.159
Policy 65	Minerals Safeguarding.....	p.161
Policy 66	Borrow Pits .....	p.162
Policy 67	Recycled, Secondary and Waste Materials .....	p.163
Policy 68	Inactive Mineral Sites .....	p.164

## **I Introduction**

- I.0.1 This is the Brecon Beacons National Park Local Development Plan. It sets out policies and proposals to guide development in the National Park from 2007 to 2022 and beyond. These policies and proposals aim to meet the needs for housing, jobs and services whilst protecting the Park's high quality environment.

### **I.1 The Character of the Plan Area**

- I.1.1 The Brecon Beacons National Park is designated for its landscape quality. Defined by the IUCN as a Category V protected Landscape, it is an area where the interaction of people and nature over time has created a distinctive character with significant aesthetic, ecological and cultural value.
- I.1.2 The Brecon Beacons National Park contains some of the most spectacular and distinctive upland landforms in southern Britain. The Park covers 520 square miles (1344 square kilometres) and lies between rural Mid Wales and the industrial South Wales Valleys. It is a diverse landscape, where sweeping uplands contrast with green valleys, with dramatic waterfalls, ancient woodland, caves, forests and reservoirs. The highest point in the Park is Pen y Fan in the Brecon Beacons, at the centre of the National Park. Its distinctive table-topped summit stands at 886m, and it is climbed by hundreds of thousands of people each year.
- I.1.3 The Park is home to 33,000 people, over 9000 different plants and animals, and has a strong Welsh heritage and rich economic, social and cultural life. The largest settlement is the cathedral town of Brecon with a population of approximately 7,500. Meanwhile, over 3 million people a year come to the Brecon Beacons National Park to enjoy the unforgettable landscape and peace and tranquillity of the area. The mountains, uplands and valleys are all excellent walking country. Others come to enjoy such activities as horse riding, cycling and mountain biking, and water-based recreation.

### **I.2 How the Plan has been Prepared**

- I.2.1 The Brecon Beacons National Park LDP has been prepared fully in accordance with the Local Development Plan Regulations.

The content of this LDP has been produced as a result of the following:

- A. Review of the existing Policy Framework;**
- B. On-going Evidence Gathering and Review of Baseline Environmental, Social and Economic Information;**
- C. Pre-Deposit Engagement of Stakeholders and Communities; and**
- D. Sustainability Appraisal/ Strategic Environmental Assessment (SA/ SEA) and Habitats Regulations Assessment (HRA)**

The key outputs of these processes have produced a portrait of the National Park which has shaped the development of the LDP.

### 1.3 The State of the Park: The Issues

1.3.1 The LDP aims to be strategic in nature and locally distinctive, centring around a cohesive Spatial Strategy which aims to address issues associated with land use planning within the National Park Context. These issues have been identified through review of all available evidence and consultation with our key stakeholders and community. These issues are summarised at Table 1.1 below.

<b>Summary of Key Issues facing the Brecon Beacons National Park Local Development Plan</b>	
<b>a. National Park Purposes and Special Qualities</b>	The effect of development on NP and its special qualities, particularly the <b>landscape, geodiversity, biodiversity and cultural heritage</b> .
<b>b. Sustainability and Climate Change</b>	The requirement to adapt and mitigate against the effects of <b>climate change</b> and peak oil through <b>sustainable development</b> and <b>renewable energy production</b> .  Sustainability to underpin the BBNPA LDP.
<b>c. Potential/ Capacity for growth</b>	The capacity for growth in terms of the following: <ul style="list-style-type: none"> <li>• Environmental Constraints</li> <li>• Infrastructure</li> <li>• Utilities</li> </ul>
<b>d. Housing, including Affordable Housing</b>	The need to provide a <b>mix of dwelling types</b> to meet the housing needs of the Park and in particular the need to meet <b>affordable housing</b> needs.
<b>e. Economic Development, including Employment opportunities</b>	Need for local <b>employment opportunities</b> and <b>links with housing</b> provision.
<b>f. Thriving Communities</b>	Need for natural growth of rural villages to allow for increased community vitality and <b>quality of life</b> .

Table 1.1 Summary of Key Issues

1.3.2 The Key Issues have been responded to in the context of the National Park purposes of designation as defined by section 61 of the Environment Act 1995.

- **Conservation and enhancement** 'to conserve and enhance the natural beauty wildlife, and cultural heritage of the National Parks.'<sup>1</sup>
- **Understanding and enjoyment** 'to promote opportunities for the understanding and enjoyment of the special qualities [of the Parks] by the public.'<sup>2</sup>

1.3.3 These twin purposes are underpinned by the Sandford Principle which asserts the primacy of the first purpose over the second in cases of irreconcilable conflict.<sup>3</sup> In addition to the two statutory purposes, Section 62 of the Environment Act places a duty onto the National Park to "foster the economic and social well-being of local communities, within the National Park". This duty should be fulfilled in the pursuit of the National Park purposes.<sup>4</sup>

1.3.4 Pursuance of the National Park purposes is not just the reserve of the NPA, Section 62 of the Environment Act also places a duty to all relevant bodies, including neighbouring and constituent Unitary Authorities, to have due regard to the National Park purposes in undertaking any activity which may impact on the National Park.

---

<sup>1</sup> Section 61 of the Environment Act 1995

<sup>2</sup> Section 61 of the Environment Act 1995

<sup>3</sup> Section 62 of the Environment Act 1995

<sup>4</sup> Section 62 of the Environment Act 1995

## CHAPTER 2: THE VISION & OBJECTIVES FOR THE BRECON BEACONS NATIONAL PARK

### 2.1 The National Park Management Plan Vision

2.1.1 The LDP Vision is derived from the National Park Management Plan: Managing Change Together (2009 –2014). The Management Plan was approved for publication on 9<sup>th</sup> April 2010. The vision it contains was developed through extensive consultation and engagement work. It is identified as follows:

2.1.2 The vision for the National Park below describes the land use elements of the National Park Management Plan Vision. It:

- Has a 15 year horizon
- Is particular to this National Park
- Takes account of the Welsh Government’s agenda and policy and regional, partner and neighboring authorities’ strategies and plans.
- Reflects national and international trends
- Captures the essence of what people have told us in response to consultation

In particular, responses to the preferred strategy vision expressed the view that it should not have attempted to be so brief and should be more closely aligned with the detailed visions of the National Park Management Plan vision.

2.1.3 The vision for the National Park is therefore:

In 2030 the Brecon Beacons National Park will be...
<ul style="list-style-type: none"><li>• Recognised internationally for its value as a protected area, whose character continues to be shaped by the long-standing interactions between people and the processes of nature.</li><li>• Widely acclaimed for its natural beauty, <b>geodiversity</b>, <b>biodiversity</b>, and <b>cultural heritage</b> which are being conserved and enhanced by its stakeholders through traditional and innovative means.</li><li>• A sought-after destination providing an outstanding variety of <b>sustainable opportunities for all</b> to understand and enjoy its tranquillity, rural character, Welsh way of life, sense of remoteness, and other <b>special qualities</b>.</li><li>• Resilient, open, and responsive to change—particularly <b>climate change</b>—and its stakeholders proactive in mitigating and adapting to the effects of undesirable change through local action.</li><li>• Less dependent upon external supply chains leading to increased food and energy security locally, <b>improved quality of life</b>, community cohesion and conservation of natural capital.</li><li>• A <b>living landscape</b> where innovative approaches to <b>sustainable development</b> and <b>renewable energy</b> are encouraged and tested for the benefit of the environment, the economy, and local communities.</li><li>• <b>Managed sustainably<sup>5</sup> through active partnerships</b> among the Park’s stakeholders so that it continues to be a source of inspiration and enjoyment for future generations.</li></ul>

<sup>5</sup> Sustainably: respecting the limits of the planet’s natural resources, its environment and its biodiversity whilst having regard for social and economic concerns such that all actions taken to meet our needs today do not compromise the needs of future generations.

- Monitored over the long term to improve future policy and management practice.

Table 2.1 National Park Management Plan Vision

## 2.2 LDP Vision

2.2.1 The National Park Management Plan is the overarching vision for the National Park as a whole. Because the NPMP coordinates and integrates other plans, strategies and actions in the National Park it is able to provide a framework for the LDP and many of its aims and objectives are similar to those in the LDP. It is essential therefore that the LDP Vision is derived from the National Park Management Plan Vision. The remit of the NPMP Vision goes far beyond the land use remit of the LDP. The LDP Vision therefore seeks to translate the NPMP Vision into a vision which addresses those areas which the Authority is able to address through the LDP process.

**The Brecon Beacons National Park will continue to be a living working landscape with many uses, where development will be sustainable and compatible with the statutory National Park purposes. This LDP will guide development in a way which will ensure that within the lifetime of the plan, the Brecon Beacons will be a place which:-**

- Continues to be recognised internationally for its value as a protected area, whose character continues to be shaped by the long-standing interactions between people and the processes of nature
- Continues to be widely acclaimed for its **natural beauty, geodiversity, biodiversity, and cultural heritage** which are being conserved and enhanced by its stakeholders through traditional and innovative means
- Continues to be a sought-after destination providing an outstanding variety of **sustainable opportunities for all** to understand and enjoy its tranquillity, rural character, Welsh way of life, sense of remoteness, and other **special qualities**
- Promotes an approach to development which ensure that the National Park of the future is able to be resilient, open and responsive to change – particularly **climate change** – and can be proactive in mitigating and adapting to the effects of undesirable change.
- Promotes an approach to development which enables our communities to be less dependent upon external supply chains leading to increased food and energy security locally, **improved quality of life**, community cohesion and conservation of natural capital
- Continues to be a **living landscape** where innovative approaches to **sustainable development** and **renewable energy** are encouraged and tested for the benefit of the environment, the economy and local communities
- **Managed sustainably through active partnerships** among the Park's stakeholders so that it continues to be a source of inspiration and enjoyment for future generations
- Has appropriate **monitoring systems** in place to ensure that development and plan policies are monitored over the long term to improve future policy development.

- 2.2.2 The essence of the vision is set out below as the summary vision, this is the key goal and aspiration that all future development should work towards within the National Park.

**The LDP will seek to ensure that...**

The Brecon Beacons will be a place where the wildlife, natural beauty, cultural heritage and special qualities of the National Park are protected and enhanced for future generations. Everyone who lives, works or visits the Park will experience a prosperous and vibrant area, while the impact on the local and global environment is minimised to acceptable levels.

## 2.3 Local Development Plan (LDP) Objectives

- 2.3.1 In order to achieve the Vision for the Brecon Beacons National Park, the following Strategic Objectives have been developed. These objectives form the core of the LDP from which all Strategy and Policy positions have been devised.
- 2.3.2 The NPA has aimed to ensure that the LDP objectives translate the statutory purpose and duty of designation in their aim and focus. The NPA recognise that in enabling development within a protected landscape there is the potential for conflict to arise between achieving our objectives. Where such conflict is irreconcilable, in accordance with the Sandford Principle, Strategic Objectives relating to National Park Purposes (suffixed SQ) will take priority. Where there is conflict between objectives referring to the 1st and 2nd National Park purposes, in accordance with the Sandford Principle, strategic objectives referring to the 1st Park purpose will take priority.

Local Development Plan (LDP) Objectives		
National Park Purposes; Special Qualities; & Potential for Growth	<b>SQ1</b>	<b>Special Qualities</b> To conserve and enhance the special qualities of the Brecon Beacons National Park.
	<b>SQ2</b>	<b>Location of Growth</b> Encourage development in sustainable locations near facilities and services therefore minimising the need to travel, whilst also respecting the National Park purposes and special qualities.
	<b>SQ3</b>	<b>Sustainable Use of Land</b> Encourage development on previously developed land in preference to the development of Greenfield land.
	<b>SQ4</b>	<b>Landscape</b> To ensure that all future development will protect and enhance the beautiful and varied character of the Landscape.
	<b>SQ5</b>	<b>Built Environment</b> To ensure that all development affecting the historic environment enhances the historic landscape and traditions of the built environment whilst also taking appropriate account of the requirements for sustainable design.
	<b>SQ6</b>	<b>Cultural Heritage</b> Conserve and enhance the cultural heritage of the Park's communities including use of the Welsh language.
	<b>SQ7</b>	<b>Biodiversity</b> Conserve and enhance the rich and complex biodiversity of the Park.
	<b>SQ8</b>	<b>Geodiversity</b> Protect and enhance the geological resources of the Park, including the European Geopark.
	<b>SQ9</b>	<b>Infrastructure</b> To ensure adequate provision of utilities for local communities and future developments.
	<b>SQ10</b>	<b>Natural Resources</b> To ensure that air, water and soil resources will be used in a sustainable manner in all new development, and that standards for water, soil and air quality are maintained at a high level.

	<b><u>SQ11</u></b>	<b>Waste</b> To ensure people and organisations reduce, reuse and recycle waste whilst also encouraging local waste and recycling facilities. To resist regional waste facilities in accordance with the Regional Waste Plan.
	<b><u>SQ12</u></b>	<b>Minerals</b> To protect the National Park against new mineral workings and extensions to existing mineral workings, whilst also safeguarding appropriate mineral resources from sterilisation.
<b>Sustainability and Climate Change</b>	<b><u>CCI</u></b>	<b>Climate Change</b> To ensure that the National Park is resilient and responsive to drivers of change and proactive in limiting and mitigating the effects of climate change.
	<b><u>CC2</u></b>	<b>Renewable Energy</b> Encourage developments to make use of renewable energy resources and to encourage small to medium scale community led renewable energy projects.
	<b><u>CC3</u></b>	<b>Sustainable Design</b> Improve the physical quality, energy efficiency, accessibility and sustainable design and construction of all development throughout the Park. Promote a sustainable settlement pattern which enhances the special qualities of the National Park.
	<b><u>CC4</u></b>	<b>Flooding</b> To ensure the location of development does not result in unacceptable flood risk.
<b>Foster the social and economic well-being of local communities</b>	<b><u>SE1</u></b>	<b>Housing</b> Provide for the overall housing requirements through a mix of dwelling types, catering for identified needs and which promotes integrated and thriving communities
	<b><u>SE2</u></b>	<b>Affordable Housing</b> To ensure that good quality, affordable housing of all types will be accessible to the Park's communities where there is an identified need.
	<b><u>SE3</u></b>	<b>Employment</b> Provide for a sustainable economy with strong links between local employment opportunities and housing supply.
	<b><u>SE4</u></b>	<b>Transport</b> To promote development which is supported by sustainable transport initiatives and reduce the reliance on private motor vehicles.
	<b><u>SE5</u></b>	<b>Tourism</b> To support a sustainable tourism industry that contributes to the public's enjoyment of the National Park.
	<b><u>SE6</u></b>	<b>Retail &amp; Town Centres</b> To maintain and enhance the vitality and viability of the town centres in the National Park through the identification of prime retail centres.
	<b><u>SE8</u></b>	<b>Sustainable Communities</b> Promote integrated communities with sustainable access to a wide range of facilities and services.
	<b><u>SE9</u></b>	<b>Health and Wellbeing</b> Promote opportunities for a healthy lifestyle and wellbeing at sustainable locations

Table 2.2 LDP Objectives

## 2.4 Environmental Capacity Approach to Sustainable Development

- 2.4.1 Taken in combination the LDP Strategic Objectives seek to enable development in keeping with the “Environmental Capacity approach to Sustainable Development” of the National Park. Within the LDP you will often come across these terms. It is important therefore that they are clearly defined and properly understood as a starting point for reading the plan.
- 2.4.2 Environmental Capacity is a concept that emerged within Sustainable Development theory in the late 1990s. In general terms the concept is used to propose that there is a limit to the amount of development which a given area can accommodate over time, determined by its “environmental” characteristics. The capacity is determined by a range of characteristics which make up environmental assets, such as biodiversity, landscape quality, water quality, air quality, transport infrastructure, but also less tangible concepts such as settlement character and quality of life<sup>6</sup>. In accordance with the theory of environmental capacity, if development within an area exceeds a particular level the adverse impact on these environmental resources will be of such detriment that that it would not be sustainable and should not be permitted. The theory is that the Land Use Planning system should identify these limits, and formulate Policies to ensure that resources aren’t so harmed.
- 2.4.3 Sustainable Development in Wales is defined in Chapter 4 of Planning Policy Wales<sup>7</sup> at Figure 4.1 as “.....enhancing the economic, social and environmental well-being of people and communities, achieving a better quality of life for our own generations in ways which; promote social justice and equality of opportunity; and enhance the natural and cultural environment and respect its limits – using only our fair share of the earth’s resources and sustaining our cultural legacy.” The National Park Authority has taken these principles and adapted it to an approach appropriate to development in a protected landscape. The strategy and policy approach in the LDP reflects the objective of the Welsh Government for Wales to become a sustainable nation. The Plan seeks to balance and integrate the key themes of a sustainable Wales by delivering proposals for a sustainable environment and living within environmental ‘limits’, the sustainable use of resources, a sustainable economy and a sustainable society.
- 2.4.4 Given the importance of the environment to the intrinsic nature of the National Park the concept of understanding, defining and developing within our “environmental capacity” is considered the most appropriate means by which the statutory purposes and duty of the National Park can be translated effectively into the land use planning system.
- 2.4.5 This LDP therefore takes an Environmental Capacity approach to the future sustainable development of the National Park. This is defined by the NPA as the ability of a place to accept development demands placed upon it without irreversible loss or damage to the environment, natural beauty, infrastructure or community resources, taking into consideration the need to protect against the likely and predicted effects of climate change. Capacity in this understanding is the “threshold” of acceptable change for any given place based upon the definition of capacity.
- 2.4.6 Understanding how development will occur within the National Park’s environmental capacity, as defined above, is a matter of applying a set of determinants to guide decision making. The Environmental Capacity approach enables informed judgment values to be made about what the limits of acceptable change within this protected landscape. These

---

<sup>6</sup> Campaign for the Protection of Rural England *Understanding Environmental Capacity* 1996, p6

<sup>7</sup> Planning Policy Wales, Edition 5, Welsh Government, November 2012.

judgment values are not just made by the National Park Authority but by all those who have a stake in the future development of the National Park, from environmental protection bodies, to the individuals who live and work within the communities of the National Park. The determination of the NPA's environmental capacity has been a collaborative process, formed through continuous consultation of development options, and consequences of development. This approach places high value on all undeveloped land within the protected landscape of the National Park, and ensures that all future decisions about the nature and location of future development has taken into consideration the impact of the loss of any Greenfield in favour of development.

- 2.4.7 As the environmental parameters the NPA employs to understand threshold are multiple and varied, so too can be the concept of threshold. That is to say that "capacity" is a dynamic and fluid concept depending on the conditions that are used to determine the extent. This can change with time, for example, as technologies and attitudes evolve, as cultures develop and communities grow. The findings of the Environmental Capacity approach as set out in this LDP will be subject to continuous monitoring and where necessary, review.
- 2.4.8 All Policies and proposals within this plan have been formulated in accordance with the Environment Capacity approach to Sustainable Development. In general the environmental capacity of a place is set in this LDP by Settlement Boundaries/Extents as shown on the Proposals Map. However all the Policies within the LDP aim to enable development in accordance with our understanding of the environmental asset and limits of the National Park.

## 2.5 Policy Responses

- 2.5.1 The policies in the following section have been formulated to respond to the Issues identified and the strategic objectives.
- 2.5.2 Strategic Policies are intended to provide a policy framework which will deliver development which will meet the identified Strategic Objectives.
- 2.5.3 The Strategic Policies are not intended to be a detailed set of policies to cover every eventual issue affecting development proposals. They seek to focus solely on those issues which must be addressed at a strategic level in order to set out the strategic direction of the Plan and to implement the chosen Strategic Option.
- 2.5.4 The strategic nature of these policies also ensures that the Plan remains sound by building in a crucial level of flexibility to deal with changing circumstances.
- 2.5.5 The Strategic Policies are supplemented by Local Policies, set out in Chapter 4. These Policies set out appropriate development in accordance with the layers of the settlement hierarchy. They are place specific, setting out how the spatial strategy is to be implemented at the local level.
- 2.5.6 Where further guidance is required to implement a strategic or spatial Policy, a detailed Policy response is set out.
- 2.5.7 Strategic Policies are prefixed with “SP”.  
Local Policies are prefixed with the settlement hierarchy it applies to and “LP” e.g. Policies relating to Settlements have the following suffix “S LP”, those relating to Brecon are suffixed “B LP”  
Detailed Policies are prefixed with Policy (followed by sequential number).
- 2.5.8 The Policy responses have been formulated in the following categories:
1. **Policies applicable to all development (Chapter 3)**
    - a. **National Park Purposes and Special Qualities**
    - b. **Sustainability and Climate Change**
  2. **Spatial Distribution of Development (Chapter 4)**
    - a. **Policies relevant to spatial location of development, in accordance with the settlement hierarchy.**
  3. **Topic Specific Policies (Chapters 6-10)**
    - a. **Potential/capacity for growth**
    - b. **Housing including affordable housing**
    - c. **Economic development, including employment opportunities**
    - d. **Thriving communities**
- 2.5.9 The LDP should be read as a whole. The general planning Policies of Chapter 3 will be applied to all planning applications, in addition to those in relevant chapters, most notably, appropriate Local Policies set out in Chapter 4.

## CHAPTER 3: OVERARCHING POLICIES

### 3 Overarching Policies

These are policies which set out the strategic themes of the Preferred Strategy. These policies seek to:-

- put the National Park purposes at the heart of everything the LDP is seeking to achieve
- promote addressing and limiting the effects of climate change as a key theme

#### **Strategic Objectives**

##### **Special Qualities (Policy SPI & SP3)**

To conserve and enhance the special qualities of the Brecon  
Beacons National Park

##### **Landscape (SPI, SP3, SPI0)**

To ensure that all future development will protect and  
enhance the beautiful and varied character of the landscape

### 3.1 National Park Purposes

- 3.1.1 The overarching policy aims to incorporate the National Park purposes and duty into the policy framework for the LDP
- 3.1.2 National Park purposes are set out in the Environment Act 1995. National legislation should not ordinarily be repeated in the LDP. It is considered that the Statutory Purposes coupled with the Statutory Duty are so fundamental to the work of the NPA that it is essential that they are placed at the heart of the development plan.
- 3.1.3 Whilst the National Park is a landscape designation there are instances where strict application of the boundary in making decisions would not be appropriate. Cross Boundary Issues include for example wind energy development and transport infrastructure. Section 62(2) of the Environment Act (1995) places a duty on certain bodies to have regard to the National Park Purposes in undertaking activity which could have an impact on the National Park. The Authority will use Policy SPI in considering proposals within its planning jurisdiction: In commenting on proposals that impact on the National Park the Authority will aim to ensure that S62(2) is observed through the application of SPI.
- 3.1.4 The following strategic policy is therefore the fundamental policy at the core of this LDP from which all other strategies and policies flow.

#### **SPI National Park Policy**

**Development in the National Park will be required to comply with the purposes and statutory duty set out in legislation, and will be permitted where it:**

- a) conserves and enhances the Natural Beauty, wildlife and cultural heritage of the Park; and/or**
- b) provides for, or supports, the understanding and enjoyment of the special qualities of the National Park in a way that does not harm those qualities; and**
- c) fulfils the two purposes above and assists the economic and social well being of local communities.**

### 3.2 Appropriate Development in the National Park

- 3.2.2 Applicants are advised to consult the National Policy when considering development proposals within the National Park.
- 3.2.3 However, National Planning Policy does not provide criteria by which to assess what is appropriate development in a National Park. This is the role of the NPA. Policy I below seeks to set out the necessary detailed criteria by which we will ensure that development does not impact on the National Park's ability to deliver its statutory purposes and duty. Policy I therefore provides a framework against which all proposals for development will be assessed.

## **Policy I**

### **Appropriate Development in the National Park**

**All proposals for development or change of use of land or buildings in the National Park must comply with the following criteria, where they are relevant to the proposal:**

- i) the scale, form, design, layout, density, intensity of use and use of materials will be appropriate to the surroundings and will maintain or enhance the quality and character of the Park's Natural Beauty, wildlife, cultural heritage and built environment;**
- ii) the proposed development is integrated into the landscape to the satisfaction of the NPA through planting and appropriate management of native species or through the construction of appropriate boundary features;**
- iii) the proposed development does not have an unacceptable impact on the economic, social, cultural and linguistic vitality and identity of any community, either in its own right or through cumulative impact.**
- iv) the proposed development promotes opportunities for the conservation and enhancement of bio/geodiversity through appropriate design and landscaping.**
- v) the proposed development is within 400m of an area of accessible natural green-space.**

## **3.3 Major Development in the National Park**

3.3.1 Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect. In National Parks, special considerations apply to major development proposals which are more national<sup>8</sup> than local in character.

3.3.2 It is the potentially serious impact that a development may have on the qualities of the Park that qualifies it for the title 'Major Development' and, in addition to needing to be in accordance with Local Development Plan policies, the proposal will have to fulfil national planning policy criteria before being permitted, known as the 'Major Development Test'. The 'Glossary of Terms' sets out the types of impact that in the opinion of the National Park Authority may mean that a development will be considered as 'Major Development'. Planning Policy Wales, sets out the actual test in terms of the need for the development, exploring how the development could be met in another way and how it impacts on the environment and landscape.

3.3.3 The Policy Statement for the National Parks in Wales "Working Together for Wales" WAG 2002 reiterates that major development should not take place within the National Park unless in exceptional circumstances. The policy statement makes it a requirement that the LDP sets out the ways in which such development proposals will be assessed by the NPA.

---

<sup>8</sup> 'National' in this context means UK.

## **SP2 Major Development in the National Park – Strategic Policy**

**We want to rigorously apply the required tests in respect of major development in the National Park, which should only take place in exceptional circumstances where proven to be in the public interest.**

**This will include an assessment of:**

- a) the need for the development, including any national considerations, and the impact of permitting it, or refusing it, upon the local economy;**
- b) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and**
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which these could be moderated.**

### **3.4 Ministry of Defence Developments**

- 3.4.1 The Ministry of Defence has an administrative headquarters and three training camps in the Park. Should it propose further development on these or elsewhere, the NPA would consider such applications in the light of the relevant policies in this LDP.

### **3.5 Notifiable Installations**

- 3.5.1 Certain sites and pipelines are designated as Notifiable Installations by virtue of the quantities of hazardous substances present. They are referred to as Notifiable Installations as development which impacts on existing or involves new hazardous substance development requires notification to the Health and Safety Executive. No new allocations for hazardous substances development or potentially polluting activities are proposed. The major development test as set out in policy SP2 will provide the primary policy context for the consideration of proposals for hazardous substances / Notifiable installations development.
- 3.5.2 The Park area already contains a number of installations handling Notifiable substances, and these and appropriate safeguarding zones are set out on the Proposals Map. Development within these areas will be subject to the following policy.

## **Policy 2**

### **Notifiable Installations**

**Development within areas defined as Notifiable Installations on the Proposals Map will be permitted where there is no unacceptable risk to either:**

- a) public health or safety; or**
- b) the operation of the Notifiable installation; and**
- c) access to the Notifiable installation.**

### 3.6 Environmental Protection

- 3.6.1 The following strategic policy seeks to conserve and enhance the natural and manmade resources that make up the National Park's protected landscape.
- 3.6.2 In addition to the policy requirements set out below, and in line with the Habitat Regulations (March 2010) and in consultation with Natural Resources Wales, survey and project level HRA should be undertaken if necessary where development may have significant impact on a European site (e.g. SAC) and any other sites that national policy indicates should be subject to HRA (e.g. possible SAC).

#### **SP3 Environmental Protection – Strategic Policy**

**All proposals for development or change of use of land or buildings in the National Park must demonstrate that the proposed development does not have an unacceptable impact on, nor detract from, or prevent the enjoyment of;**

- a) **the special qualities of the National Park as identified in the National Park Management Plan<sup>9</sup>.**
- b) **ecology and biodiversity assets both within and beyond designated sites (see Policies 2,3 and 4)**
- c) **the water environment (see Policy 5)**
- d) **geodiversity, including the Fforest Fawr European Geopark**
- e) **cultural and historic heritage, including Blaenavon Industrial Landscape World Heritage Site, Registered Historic Parks Gardens and Historic Landscapes, (see Conserving the Historic Environment below)**
- f) **the character of the built heritage, including listed buildings, conservation areas and archaeological features (see Conserving the Historic Environment Below).**
- h) **the important network of public open space and recreation facilities (See also SP15 and supporting detailed policies).**
- i) **soil and air quality (see Policy 7 and 8).**
- j) **Agricultural Land of Grade 1,2,3a**

The strategic policy is supported by the following detailed guidance.

### 3.7 Biodiversity

- 3.7.1 The LDP sets out the Strategic Objective to conserve and enhance the rich biodiversity of the Park. In order to meet this objective the LDP aims to ensure that all future development will not result in an unacceptable adverse impact on biodiversity.

<sup>9</sup> See Appendix 4 Special Qualities of the National Park

### 3.7.2 Sites of European Importance

3.7.2.1 Some areas are afforded protection through National and European legislation. Statutorily designated sites should be protected from damage and deterioration, with their important features conserved by appropriate management. The safeguarding of species and existing natural and semi-natural habitats through site protection remains a primary objective. The EU Habitats Directive gives special protection to areas designated as Special Areas of Conservation (SACs) while the Birds Directive will designate Special Protection Areas (SPAs). Together these provide for the creation of a network of protected areas across the European Union known as "Natura 2000".

3.7.2.2 To comply with the requirements of the Conservation of Habitats and Species Regulations 2010, where a proposal, which is not directly connected with or necessary to the management of that site, is likely to have a significant effect, either alone or in combination with other plans or projects, on a European site, an appropriate assessment of the implications for that site in view of its conservation objectives will need to be undertaken. The assessment should assess impacts outside the site that are likely to affect the site and its integrity, as well as impacts within the site.

3.7.2.3 Sites of European Importance are shown on the Proposal Map.

#### **Policy 3**

#### **Sites of European Importance**

**Proposals for development which may have significant effect on a European Site or potential European Site, when considered alone or in combination with other plans or projects, will not be permitted unless:**

- i. the proposed development is directly connected with or necessary for the protection, enhancement and positive management of the site for conservation purposes;**
- ii. the proposed development will not adversely affect the conservation objectives associated with the site or the integrity of the site;**
- ii. where the site supports interests not identified as a priority habitat or species, there are imperative reasons of overriding public interest why the development should proceed;**
- v. where the site supports priority habitats and/or species, there are reasons of human health, public safety, beneficial consequences of primary importance to the environment or other grounds for overriding public interest that can satisfy the requirements as to why the development should proceed; and**
- v. with respect to iii) & iv) above there is no alternative solution, and compensatory measures are secured to ensure that the overall coherence of the Natura 2000 network is protected.**

3.7.2.4 Priority habitats and species are defined in the Habitats Directive and there is guidance available on the definition of other terms used in this policy. The onus of demonstrating why a proposal should proceed is placed on the developer, who should clearly demonstrate

whether the proposals are likely to have unacceptable impacts on the site, either individually or in combination. The NPA will make an appropriate assessment of the implications for the site in view of the site's conservation objectives in consultation with all relevant bodies.

- 3.7.2.5 Where development is permitted that would cause harm to a European site, there is a statutory requirement for the developer to compensate for that loss or damage under Regulation 66 of the Conservation of Habitats and Species (2010).

### **3.7.3 Sites of National Importance**

3.7.3.1 Natural Resources Wales is responsible for identifying the best examples of rare or characteristic habitats, important localities for certain species or groups of species and geological or geomorphological sites, and for designating them as Sites of Special Scientific Interest (SSSIs). The most exemplary of these sites can be designated as National Nature Reserves (NNRs). There is also provision in legislation for SSSIs owned by other organisations or individuals to be declared a NNR and currently there is one such in the Park. All NNRs and all SSSIs are shown on the Proposals Map.

3.7.3.2 As is true for European sites, there may be occasions when the importance of a development will justify damage, temporary or permanent, to an SSSI but the aim will normally be to ensure that there is a net benefit for nature conservation. Planning Conditions and/or agreements may sometimes be sufficient to protect the special interest of a site from otherwise acceptable development. There is a presumption against development likely to damage a SSSI. The NPA will, where necessary, seek the approval of the WG for the withdrawal of permitted development rights (under an Article 4 Direction), where there is a real threat that cannot be dealt with by Planning Conditions or agreements or in any other way. Proposals likely to have an unacceptable impact on a SSSI will require an Environmental Impact Assessment.

#### **Policy 4**

#### **Sites of National Importance**

**Proposals for development which may affect a National Nature Reserve or proposed or notified Site of Special Scientific Interest will only be permitted where:**

- i) the proposal contributes to the protection, enhancement or positive management of the site; or**
- ii) the developer proves to the satisfaction of the NPA that the proposal has no unacceptable impacts which would directly or indirectly damage the site, detrimentally affect its conservation interest or its value in terms of its designation; or**
- iii) the need and reasons for the proposed development outweigh the value of the site itself; and there are no alternative means of meeting the need for the development.**

**Where appropriate the NPA will consider the use of Planning Conditions and/or Planning Obligations to provide appropriate mitigation and / or compensatory measures.**

### 3.7.4 Sites of Importance for Nature Conservation

- 3.7.4.1 The network of statutory sites alone is not sufficient to maintain biodiversity in the countryside. It is important to identify other non-statutory "wildlife sites" or Sites of Importance for Nature Conservation (SINCs) where priority habitats or species assemblages are maintained by current management. There are many such habitats and species in the Park. They may include or be found in a wide range of habitats such as woodland, grassland and rivers, particularly where these are relatively natural and not greatly modified by human activity. Sometimes however, artificial habitats, such as spoil heaps and buildings may be of importance.
- 3.7.4.2 Geological and geomorphological sites that do not merit notification as SSSIs may also be identified as SINCs. The only ones in the National Park to date are Regionally Important Geological and Geomorphological Sites (RIGS), identified by specifically constituted groups of local geologists (RIGS groups).
- 3.7.4.3 Sites of Interest for Nature Conservation are identified on the Proposals Maps

#### **Policy 5**

#### **Sites of Importance for Nature Conservation**

**Development on non-statutory sites of wildlife, geological or geomorphological importance will only be permitted where:**

- i. the need for the development outweighs the nature conservation importance of the site; and**
- ii. the proposals comply with Policy 6 and/or, where protected and important wild species are concerned, with Policy 7.**

**Where appropriate the NPA will consider the use of Planning Conditions and/or Planning Obligations to provide appropriate mitigation and / or compensatory measures.**

### 3.7.5 Biodiversity and Development

- 3.7.5.1 Sites may be formally recognized through designation as Local Nature Reserves or SINCs (as above, shown on the Proposals Map). However some sites may not be formally recognized but provide important nature conservation value. It is not therefore possible to show these sites on the Proposals Map.
- 3.7.5.2 The value of a site may include its role as a wildlife corridor or stem from lack of disturbance for example. Habitats for example but not limited to unimproved grassland and heath and moorland, as well as features such as road verges, rivers, streams and canals have a nature conservation value in their own right and as stepping-stones to other habitats potentially supporting protected species such as bats and otters. It is not possible to identify such sites on the Proposals Map and this policy is intended to ensure that development which would harm the nature conservation value of a site provides appropriate steps to mitigate or minimize harm, or provides compensation to offset harm. This may be in the form of habitat creation elsewhere.
- 3.7.5.3 Policy 6 below sets out how the NPA aims to manage impacts on biodiversity from development within the National Park area. If there are over-riding material planning considerations in favour of development, then it is reasonable for the NPA to secure

measures from developers that minimise or offset any impact or loss of habitat features or species present on a site prior to the commencement of development.

## **Policy 6 Biodiversity and Development**

**Development will only be permitted where;**

- 1. the developer proves to the satisfaction of the NPA that there is no unacceptable loss or fragmentation or other impact of a habitat or landscape feature and/or increased isolation on important species as listed under Section 42 of the NERC act (habitats and species of principal importance to Wales), OR**
  
- 2 A the developer identifies habitats and landscape features of importance for wildlife within the site and provides for the further creation, positive management, restoration, enhancement or compensation for these habitats and features to ensure that the site maintains its nature conservation importance; and**  
  
**B full provision is made for the future management of the site's habitats and features of nature conservation value. This will be secured either through Planning Obligations or the imposition of Planning Conditions; and**  
  
**C there is no unacceptable loss/breaching of linear features (e.g. hedgerows, woodland belts) Development should seek to enhance linear habitat features (e.g. hedgerow, woodland belts) 'dark corridors' and roosts used by bats**

**The NPA will require all development being judged against this policy to provide biodiversity enhancement through the scheme in accordance with the direction of the Planning Obligation Strategy.**

### **3.7.6 Protected and Important Wild Species**

3.7.6.1 Species which are protected by UK law are listed in the Wildlife and Countryside Act 1981 as amended and the Protection of Badgers Act 1992. European protected species are listed in the Habitats Regulations, Schedules 2 and 4 (see also Section 42 of the NERC Act habitats and species of principle importance to Wales). Moreover Section 40 of the NERC Act imposes a duty on all public bodies such that "every public body must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions to the purpose of conserving biodiversity". Natural Resources Wales, the RSPB, local wildlife trusts or the NPA may identify other species as regionally rare or locally important. The focus for action on all the listed species and habitats found locally will be through the Local Biodiversity Action Plans (LBAPs).

3.7.6.2 The presence of a protected or locally important species is a material consideration in development decisions. The National Park LBAP contains details of the species that are of particular importance in the National Park and those which require urgent action for maintenance of population levels. A full list of LBAP species can be found in the BBNPA

Biodiversity SPG<sup>10</sup>. The survival of both plant and animal species may depend on the availability of specialised habitats, which for animals include sheltering, feeding, breeding, roosting/resting and wintering areas. It may sometimes be possible for a development to incorporate proposals for replacement habitats for species. Where protected species are present or likely to be present the NPA will require an ecological survey to be submitted by the developer and an assessment of the likely impact of the development on the protected species. The NPA will consider the attachment of Planning Conditions or enter into agreements that would overcome the potentially damaging effects of development on the habitats of species of conservation importance. Furthermore the NPA will encourage the applicant to identify and include measures that contribute to the restoration or expansion of important habitats, and these will be set out in the landscaping and planting Planning Conditions that accompany planning permissions.

- 3.7.6.3 Developments which would harm European protected species require a derogation granted by Natural Resources Wales, which will only be granted for developments for public health and safety or other reasons of overriding public interest.
- 3.7.6.4 Wild species where not legally protected may still be important. They are often widely dispersed in the landscape and their populations may be isolated from each other. The National Park LBAP contains details of the species that are of particular importance in the National Park and those which require urgent action for the maintenance of population levels. Landscape features may provide wildlife corridors for some species, as well as links or stepping-stones between habitats. Habitats themselves are not confined to particular sites but constitute the Park as a whole, both to safeguard our current levels of biodiversity. This cannot be achieved without also safeguarding and managing the intervening habitats and areas. The protection management and enhancement of ecological networks are identified as being particularly important in the EU Habitats Directive and PPW and as such this LDP aims to encourage the positive management of landscape features which make up this network and are of major importance for wild flora and fauna.
- 3.7.6.5 The Biodiversity Information Service (BIS) for Powys and the BBNP holds a geodatabase of species records and habitat information, constantly updated by maintaining strong links with public bodies, conservation organisations and individual biological recorders. This enables the service to assist nature conservation by informing decision makers, conservation organisations and the general public on the occurrence and locations of EU and UK priority species and habitats, and those of Welsh and local importance in the region.

---

<sup>10</sup> "Best Practice in Biodiversity and Geodiversity Conservation in the Planning and Development Sectors - Brecon Beacons NP"

### **Policy 7**

#### **Protected and Important Wild Species**

**Proposals on land or buildings that support protected or important species will only be permitted where:**

- i. the need for the development outweighs the nature conservation importance of the site, and in the case of European protected species, the criteria for derogation under the Habitats Regulations are met; and**
- ii. positive measures are provided to contribute to species and habitat conservation targets; and**
- iii. the developer proves to the satisfaction of the NPA that**
  - a) the disturbance of the species and habitat in terms of the effect on species survival and reproductive potential or habitat function will be kept to a minimum; or**
  - b) alternative areas are provided to sustain at least the current levels of populations or size of habitat affected by the proposal.**

## **3.8 Trees and Development**

3.8.1 Groups and individual trees, including old and veteran trees, play an important role in enhancing the Park's landscape and biodiversity. They add to both the amenity and natural habitat of towns and villages and individual buildings, and should where at all possible be protected from development. Trees also provide shade and help to reduce pollution, as well as absorbing carbon dioxide. Where appropriate the NPA will use planning conditions or Tree Preservation Orders to protect important woods or trees. The NPA will seek to ensure that trees are retained and protected on any development site, whether they are protected by legislation or not.

### **Policy 8**

#### **Trees and Development**

**Proposals for development on sites containing trees will be required to provide a Tree Survey and a Tree Protection Plan in support of the proposal<sup>11</sup>. Permission will be granted where the NPA is satisfied that:-**

- a) Trees and their root systems (including associated soil) are retained and adequately protected prior to, during and after development; and/or**
- b) Where the NPA agrees to the removal of trees as part of the development scheme, appropriate replacement must be provided on site utilising native trees of local provenance. A scheme for tree replacement, including details of planting and aftercare, shall be agreed with the NPA prior to the commencement of development<sup>12</sup>.**

<sup>11</sup> This will be in line with British Standard BS5837: 2005 *Trees in relation to construction: Recommendation* and undertaken by a suitably qualified independent Arboriculturalist to the satisfaction of the NPA

<sup>12</sup> See Appendix 5 for details of native species trees and shrubs

**The NPA will use Planning Conditions and/or Planning Obligations to secure any necessary mitigation / compensation / enhancement measures in relation to trees and development proposals.**

### **3.9 Ancient Woodland and Veteran Trees**

- 3.9.1 Ancient Woodlands are a valued and irreplaceable resource. Ancient woodland is land that has had a continuous woodland cover since at least 1600 AD and may be ancient semi-natural (ASNW), which retains a native tree and shrub cover that has not been planted, although it may have been managed by coppicing or felling and allowed to regenerate naturally, or plantation on ancient woodland sites (PAWS where the original tree cover has been felled and replaced by planting, often with conifers, and usually over the last century). Having been present in the landscape over many centuries they are rich in wildlife and are more likely to support rarer species and to contain special features. Ancient Woodland is also more likely to contain features of historical and archaeological importance. Their rarity and importance means that these areas should be protected.<sup>13</sup>
- 3.9.2 Veteran Trees are of prime importance because of their rarity and function within an ecosystem. Individual old trees often have local or national significance, owing to their age, size or condition, Ancient and Veteran trees are vital to sustain a range of nationally and internationally important species.
- 3.9.3 The LDP aims to protect both Veteran Trees and Ancient Woodland from adverse impact as a result of development.
- 3.9.4 Areas of Ancient Woodland known to the NPA at the time of writing are shown on the Proposals Map. Development proposals on or adjacent to Ancient Woodland will be considered against Policy 9 below.
- 3.9.5 There is currently no comprehensive inventory of Veteran trees within Wales. Applicants are required to undertake a survey of any trees present on or immediately adjacent to a development site. This survey work should detail whether a site contains or is adjacent to any trees which could be considered to be Veteran. Where the NPA is aware that Ancient Woodland or a Veteran Tree is present on or immediately adjacent to a development site, the following policy will be applied.

---

<sup>13</sup> *Conserving the Past – Ensuring the Future: A Planner’s guide to ancient woods and trees in England* Woodland Trust (2006)

## **Policy 9**

### **Ancient Woodland and Veteran Trees**

**Proposal for development which would result in any of the following**

- a) the fragmentation or loss of ancient woodland; and/ or**
- b) the loss of an ancient or veteran tree; and/ or**
- c) ground damage, loss of understory, or ground disturbance to an area of woodland or veteran tree's root protection area; and/ or**
- d) a reduction in the area of other semi-natural habitats adjoining ancient woodland; and/ or**
- e) significant alteration of the land use adjacent to ancient woodland; and/ or**
- f) an increase in the likely exposure of ancient woodland or veteran tree to air, water or light pollution from the surrounding area; and/ or**
- g) alter the hydrology in a way that might impact on ancient woodland, Ancient, or Veteran Trees; and/ or**
- h) destroy important connecting habitats related to ancient woodlands; and/or**
- i) degrade known archaeological or historical features within ancient woodlands or associated with veteran trees; and/or**
- j) an area of high public use being placed near an ancient or veteran tree will only be granted planning permission where it can be demonstrated to the satisfaction of the NPA that the need for, and benefits of the development in that location, outweigh the loss or deterioration of the woodland habitat:-**

**The NPA will use Planning Conditions and/or Planning Obligations to secure any necessary mitigation / compensation / enhancement measures required of any proposal which will impact on a Veteran Tree or Ancient Woodland. This may include the requirement for an Arboriculturalist to supervise any construction work which is likely to impact on trees of significance.**

## **3.10 Water Quality**

3.10.1 Whilst Natural Resources Wales has a regulatory role in relation to water quality, the planning system has a crucial role to play in limiting the adverse effects of development on the water environment.

3.10.2 In accordance with the principles of sustainable development the NPA will seek to ensure that no adverse impact occurs to the water environment as a result of development. Developers will need to take into consideration the quality and the quantity of the local water resource, considering how their proposal will impact on the water environment as a

whole, including ensuring the protection of water sources, aquatic ecosystems and associated habitats. This is particularly important in terms of any development proposal that is likely to impact on the Rivers Usk and Wye SACs.

**Policy 10  
Water Quality**

**Development Proposals will only be permitted where:**

- a) **They do not have unacceptable adverse impact upon the water environment, and**
- b) **Where they would not pose an unacceptable risk to the quality and quantity of controlled waters (including groundwater and surface water).**

**Policy 11  
Sustainable Use of Water**

**The NPA will seek to ensure that all future development proposals consider the incorporation of meets the highest standards for water management.**

### **3.11 Light Pollution**

3.11.1 An objective of the National Park Management Plan is to minimise light and noise pollution. Dark night skies are recognised as a key contributor to the sense of tranquillity and remoteness which is often cited as a key special quality of the National Park. The following policy therefore seeks to protect dark night skies from the impact of lighting and to relate any lighting proposed to its purpose, such as site security or floodlighting recreational facilities, so that careful design and the use of appropriate means of lighting and lighting levels minimise the impact on adjoining areas. There is also a possibility that light pollution could adversely affect the integrity of a Natura 2000 site where development coincides with roost sites/transit routes for bats and other light sensitive species.

3.11.2 Proposals which individually or cumulatively have an unacceptable adverse effect on dark night skies will be resisted.

3.11.3 The National Park Authority will prepare SPG to provide further guidance on the implementation of this policy.

**Policy 12  
Light Pollution**

**Proposals where lighting is required shall include a full lighting scheme and will be permitted:-**

- a) **where the lighting proposed is appropriate to its purpose; and,**
- b) **where there is not a significant adverse effect individually or cumulatively on**

- i) **the character of the area;**
- ii) **local residents;**
- iii) **vehicle users;**
- iv) **pedestrians;**
- v) **biodiversity; and**
- vi) **the visibility of the night sky.**
- vii) **'dark corridors' for bats and light sensitive species.**

### 3.12 Soil Quality

- 3.12.1 In accordance with the principles of sustainable development there is a need to ensure that land management practices effectively take account of the need to maintain and improve soil quality, structure and functions. This must be achieved by avoiding inappropriate use and development, by prevention of soil erosion, shrinkage, contamination, burial and loss and preventing irreversible declines in soil organic matter and pH levels.
- 3.12.2 Development has the potential to negatively affect soil quality, structure and function, which could impact on the viability of farming, affect water quality and biodiversity, land drainage, negatively impact on carbon stores and undermine the structural integrity of the built environment.
- 3.12.3 In order to ensure that development within the National Park does not contribute to negative impacts the NPA will require all proposals to set out a management plan for the protection of soil during and post construction. This will be in accordance with standards set out by the Department for the Environment, Food and Rural Affairs in its comprehensive practical guide to soil protection Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.<sup>14</sup>

#### **Policy I3 Soil Quality**

**Development proposals must demonstrate that they adhere to good practice on the sustainable use and management of soil in development and construction through adherence to DEFRA's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.**

**Developments which have an unacceptable adverse impact on soil quality will not be permitted.**

### 3.13 Air Quality

- 3.13.1 In accordance with the principles of sustainable development there is a need to ensure that development proposals effectively take account of the need to maintain and improve air quality within the National Park. Air quality is affected by activities beyond the Park boundary, particularly to the south and west, as well as by activities within it. Therefore development proposals must take into consideration the potential cumulative contribution

<sup>14</sup> Construction Code of Practice for the Sustainable Use of Soils on construction Sites  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69308/pb13298-code-of-practice-090910.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69308/pb13298-code-of-practice-090910.pdf)

to critical thresholds of the known atmospheric pollutants deriving from the proposed scheme and must aim to avoid adding to background loads.

- 3.13.2 Deposition of air pollutants can contribute to soil and water pollution, for example acidification of water and nutrient enrichment and this in turn can have a negative impact on biodiversity. Compliance with air quality standards is used as a measure of social deprivation and some areas along the southern boundary of the National Park, as well as areas adjacent to the larger settlements within the Park, fall significantly short of the 100% compliance with public air quality standards achieved throughout the rest of the Park (EAW). The main sources of air pollution will arise from vehicle emissions, combustion and industrial processes, quarrying, soil disturbance, large scale agricultural operations and interactions between the atmosphere and land surface changes such as land drainage. Within the BBNP, critical loads for atmospheric acid and nitrate deposition are exceeded for nine of the eleven Special Areas of Conservation (SACs) modelled in 2010 (EAW).<sup>15</sup>

#### **Policy 14 Air Quality**

**Proposals for development will only be permitted where it is proven that no detrimental impact, individually or cumulatively will be had on air quality. Proposals for development which are likely to impact negatively on air quality or are potentially polluting will not be permitted unless mitigation measures to avoid the impact are provided.**

### **3.14 Natural Resources, Ecosystem Services and Food Security**

- 3.14.1 The National Parks in Wales have been tasked by the Minister in the Welsh Assembly Government to be test beds of innovation, including new ways of thinking and new approaches to policy development.
- 3.14.2 This LDP therefore takes seriously the need to respond to change in the light of the wealth of evidence and research which is emerging and being constantly updated which points to the importance of safeguarding natural resources and ecosystem services<sup>16</sup>. The ability of local areas, and particularly rural areas to become more self-sufficient will be crucial over the lifetime of this plan.
- 3.14.3 Maintaining and enhancing the National Park's natural resources and ecosystem services is therefore a crucial element in meeting the National Park's purposes and duty. Both the sustainability of our landscape and the people who depend on it for their homes and livelihoods are directly linked to the conservation of natural resources.
- 3.14.4 The control of new development presents opportunities to ensure that both the development itself, and the communities within the Park will be much more responsive and flexible to the ever changing challenges of climate change that will arise over the lifetime of this plan.

<sup>15</sup> See HRA Screening Report of BBNPA NPMP and SA Report of BBNPA NPMP and Pages 43-51 of EAW Evidence Pack for the Brecon Beacons National Park (draft)

<sup>16</sup> See Issues Paper – **Natural Resources, ecosystem services and food security**

3.14.5 The LDP sets out a suite of Strategic Objectives, which taken in combination can be summarised as requiring the LDP to adhere to two fundamental principles:-

- Maintaining and enhancing the National Park’s natural resources and ecosystem services (in accordance with SPI and SP3 policy).
- Providing opportunities for our communities to become more self-sufficient in terms of both fuel and food production (in line with Spatial Policy E LPI).

3.14.6 These principles underpin the Environmental Capacity Approach adopted by this LDP, and as such, all LDP policies seek to contribute the pursuit of maintaining and enhancing the natural assets of the National Park whilst ensuring the economic and social well-being of its communities.

3.14.7 The Section below lists the areas where the National Park Authority is able, through its development control function, to encourage a more coherent response to enabling development within Environmental Capacity to promote sustainable rural communities. In this context, policy responses relate to maintaining ecosystems services, which is considered by the NPA to be a fundamental component of the capacity of the environment to accommodate future development.

3.14.8 Each area of influence is listed together with cross references to the relevant LDP Strategic Objective and the relevant LDP Policy which will aid in the delivery of development in keeping with the principles of ecosystem services.

<b>Area of influence</b>	<b>Strategic Objective</b>	<b>Cross Reference</b>
1) Retaining and enhancing the Park’s special qualities	SQ1	National Park Policy SP3
2) The provision of Spaces for growing food within and close to settlements	SE7	Spatial Policy E LPI and SPI5
3)The construction of buildings using sustainably sourced timber and recycled aggregates	CC3	SPI I and Policy 67
4) The provision of spaces for growing new woodland within and close to settlements	SE7 & CC2	Spatial Policy E LPI
5) Development which meets the standards for provision of accessible natural greenspace	SE8	Policy I
6) The sustainable use of ecosystem services	All strategic Objectives	Spatial Strategy Policies

7) Proposals which integrate biodiversity conservation into the design of the development	SQ7 / CC3 / SE7 / SE8	Spatial Strategy Policies
8) Minimising pollution in all new development	SQ10	in line with environmental protection regulations
9) Proposals which make efficient use of water, energy and fuel resources	CCI / SQ10 / SQ9 / CC2 / SE7	Policy 10 Water Resources Policy 14 Air Quality Strategic Policy 11 Sustainable Development; Strategic Policy 9 Renewable Energy
10) Ensuring that all new development does not affect soil quality	SQ10	Policy 13 Soil Quality
11) Ensuring that development does not take place on grade 3a agricultural land (national policy) or above, and supporting appropriate proposals for agricultural businesses in order to maintain sufficient farmland and infrastructure for sustainable, resilient and viable farm businesses. <sup>31</sup>	SQ10	SP3
12) More sustainable economies and communities	SE3 / SE7 / SE6	SP12 Economic Wellbeing
13) Ensuring that all new development does not result in an increase in people's and businesses' ecological footprints <sup>32</sup>	CCI	SP4 Climate Change and SP11 Sustainable Design
14) Supporting appropriate proposals for new farm and food production-based businesses	SE3	SP12 Economic Wellbeing Policy 38 Farm Diversification Policy 43 Neighbourhood village and Rural Shops
15) Supporting appropriate proposals for new rural enterprises based upon the sustainable management of natural resources	SE3 / CCI	SP12 and supporting policies

16) Supporting appropriate proposals for economic diversification through green industries	SE3 / CCI    SPI2 and supporting policies
--	---

*Table 3.1: Natural Resources Areas of Influence*

## **3.15 Conserving the Historic Environment**

- 3.15.0.1 The first purpose of National Park designation includes the conservation and enhancement of the Park's cultural heritage. 'Culture' includes everything that people make or do, and 'heritage' comprises everything that was done or thought in the past and which remains today. Cultural heritage consists of built features, historic landscapes and archaeology - the material remains of past ways of life - as well as less tangible aspects such as language, literature, music, religion, customs, crafts, art, folklore, place names and traditional ways of life.
- 3.15.1.2 The landscape as a whole is a product of past human activity. It is dynamic and cannot be fossilised, so sustainability involves integrating the requirements of modern life and the protection of important historic landscapes and features. The National Park landscape has a rich archaeological heritage of both local and national importance. It is the NPA's objective that historic landscapes and archaeological features are protected, conserved and valued by local residents and visitors.
- 3.15.1.3 The Park is also rich in historic towns, villages and buildings, having the greatest concentration of pre-1700 architecture in Wales. The Park's irreplaceable historic settlements and buildings represent a diminishing resource visually and culturally and it is essential that the NPA ensure that these resources are conserved and enhanced.
- 3.15.1.4 In line with the Conserving the Historic Environment Objectives set out in PPW it is important to identify and protect the Park's heritage for environmental, social, cultural and economic reasons. It is an asset valued by local residents and visitors, and contributes to the special qualities of the Park which it is the NPA's duty to enable people to understand and enjoy. The NPA's tourism strategy recognises the important contribution that the Park's cultural heritage makes in drawing tourists to the area, and the potential that it has for contributing to the local economy.

### **3.15.1 Listed Buildings**

- 3.15.1.1 The National Park is rich in historic buildings, with a wide range of vernacular architecture and the greatest concentration of pre-1700 architecture in Wales. The towns have a wealth of architectural history, from castles to Georgian town houses, reflecting the history and cultural identity of the Park. The eastern part is particularly diverse. There are concentrations of 17th and 18th century buildings within the main settlements, and a scatter of very fine rural buildings which often retain original features such as stone tiles, screens and mullioned windows. Changes in building materials (mainly red sandstone and limestone) and differing styles give local distinctiveness to the Park's many farmsteads and cottages, although original features may be masked by later adaptations.
- 3.15.1.2 The quality of architecture in the Park is reflected in the 1500 buildings that are currently listed by Cadw. Historic buildings are classified as Grades I, II\* or II according to their relative importance. The full list showing their location can be inspected at the National Park Office.
- 3.15.1.3 The character of the Park's built environment is enhanced by the preservation and conservation of listed buildings. However, small changes to existing buildings, the declining use of traditional local materials and styles and the loss of traditional uses for buildings such as stone barns represent, in varying degrees, threats and challenges. Proposals for works affecting a listed building will require Listed Building Consent.

## **Policy 15 Listed Buildings**

**All listed building consent application will be determined in accordance with National Policy as set out in Circular 61/96.**

**Proposals for planning permission which impact on a listed building or its curtilage including the alteration, extension or change of use, whether internally or externally, will only be supported where it can be shown that there will be no significant harm to the special historic or architectural character and setting of the building or historic features.**

### **I. Conversion / Alteration / Extension / Change of Use of a listed building**

**The conversion, alteration, extension or change of use of a listed building will only be permitted where the following criteria are satisfied:**

- a) **The proposal conserves the contribution made by the building to the character of the National Park.**
- b) **The materials and finishes used in the building works are compatible in all respects with those of the existing structure.**
- c) **The proposal conforms with all other relevant policies of this plan and national guidance**
- d) **The development would not have a detrimental effect on the setting of a listed or traditional building.**

**An independent structural survey will be required to prove the structural stability of the building or if it is considered that the proposed works would result in major or substantial reconstruction.**

**Planning Applications requiring works to listed buildings should include details of all alterations and other works to demonstrate the effect of the proposal on the appearance, character, historic fabric and setting of the building and include where relevant species surveys and any proposed mitigation details.**

## **3.15.1 Demolition of Listed Buildings**

3.15.2.1 The NPA has a duty to ensure that listed buildings and their settings and any features of special interest are preserved. However, very unusually the demolition of a listed building either in whole or in part may be necessary. Applicants must be able to justify why alteration or demolition is necessary and be able to provide convincing evidence of their case to the NPA. Listed buildings may not be demolished without Listed Building Consent. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the National Park Authority to refer to Cadw/Welsh Assembly Government those applications which it has resolved to approve except where they relate solely to internal works to a Grade II listed building.

3.15.2.2 Where demolition has to take place, applicants have a duty<sup>17</sup> to allow RCAHMW<sup>18</sup> sufficient time for a comprehensive recording survey to be made. Where the works fall short of total demolition, a condition may be imposed requiring RCAHMW to be given access to buildings under Circular 1/98. A contract of redevelopment for the site will be needed to ensure that the development for which the building is being demolished

<sup>17</sup> Duty arises under S.8 of Planning (Listed Buildings & Conservation Areas) Act 1990.

<sup>18</sup> RCAHMW – Royal Commission on Ancient and Historical Monuments in Wales

actually takes place. Wherever appropriate, materials should be salvaged from the building and reused in conservation and re-creation schemes, either through redevelopment of the site concerned or the refurbishment or repair of other buildings.

#### **Policy 16**

##### **Demolition of Listed Buildings**

**The demolition, or partial demolition, of a listed building will only be permitted in the rarest of circumstances where the Authority is convinced that the building, or part thereof, cannot be retained, or is not worthy of retention and where convincing evidence has been provided that:-**

- i) real efforts both to sustain existing uses for the building and to find viable new uses have failed;**
- ii) preservation in some form of charitable or community ownership is not possible or suitable; and**
- iii) redevelopment would produce substantial planning benefits for the community which would outweigh the loss of the listed building.**

**The National Park Authority must be wholly satisfied that the proposed re-use of the site will bring benefits to the character or amenity of the locality or the wider National Park that outweigh the loss of the building. In the case of deliberate neglect to Listed Buildings at risk the National Park Authority will take action to safeguard the building(s).**

**Where such a building is to be replaced, a contract of redevelopment will be required to be finalised and entered into between the developer and the NPA.**

### **3.15.3 The Setting of Listed Buildings**

3.15.3.1 Unsympathetic development adjacent to a listed building can destroy its setting, which may be an important part of its character. Historic buildings can lose much of their interest and value if they become isolated from their surroundings, e.g. by new traffic routes, car parks or unsuitable development. Often it is the harmony created by the grouping of buildings and the open spaces between them that create their important character. The NPA will assess whether the setting of a listed buildings is likely to be adversely affected by judging an application against such criteria as scale, materials, proximity to other buildings, and style

#### **Policy 17**

##### **The Settings of Listed Buildings**

**Development proposals which would adversely affect the setting of a listed building will not be permitted.**

### **3.15.4 Locally Important Heritage Assets of Local Interest**

3.15.4.1 The towns, villages and rural areas of the Brecon Beacons National Park contain many heritage assets that are of local importance and which make a significant contribution to the character and quality of the area. The National Park Authority will develop and maintain a list of locally important heritage assets and will seek to ensure that necessary

change is accommodated without sacrificing the integrity, coherence and character of the building and surrounding area.

- 3.15.4.2 Where a building on the local list lies within a conservation area the National Park Authority will consider serving an Article 4(2) direction and when a building is without a conservation area the Authority will consider applying for an Article 4(1) direction to protect the external special character of the National Park.

**Policy I8**  
**Protection of Buildings of Local Importance**

**Development affecting buildings which make an important contribution to the character and interest of the local area as set out on the local list will be permitted where the distinctive appearance, architectural integrity or their settings would not be significantly adversely affected.**

### 3.15.5 Conservation Areas

- 3.15.5.1 Conservation Areas are areas "of special architectural or historic interest, the appearance or character of which it is desirable to preserve and enhance.<sup>19</sup>" The NPA has a duty to ensure that the special features which contribute to the character and quality of these areas are enhanced. These features may include the historic street pattern, plot boundaries, the form of the settlement and individual buildings, the spaces between buildings, the materials used in construction, street furniture, the floorscape and the uses and activities which are carried out there. Conservation Areas have been designated in five settlements in the Park: Brecon, Crickhowell, Llangattock, Hay and Talgarth. Conservation Area boundaries are shown on the Proposals Map.
- 3.15.5.2 Development or demolition within Conservation Areas, will be determined in accordance with National Guidance (Circular 61/96).
- 3.15.5.3 Applications must demonstrate that regard has been given to Conservation Area Appraisals, where available in relation to the following Conservation Areas and any further Conservation Areas designated during the plan period:
- 3.15.5.4 Applicants for development within Conservation Areas will need to take into account Conservation Area Appraisal Reports in determining planning applications. Reports have already been developed to accompany some of the designations. Others will be produced at a future date. These reports should be referred to as they will provide information on the topography, landscape setting, history, buildings and settlement forms of the Conservation Area. The reports may also highlight negative features that detract from the special qualities of the Conservation Area and recommend ways forward to protect and further enhance the area. Copies of Conservation Area Appraisals are available on the Authority's website.
- 3.15.5.5 The Town and Country Planning (General Permitted Development) Order 1995 requires planning applications to be submitted for certain types of development in Conservation Areas which are elsewhere classified as permitted development. For example, Conservation Area designation gives greater control over the demolition of most buildings and walls, and the felling, lopping and topping of trees. It requires wider local publicity for

---

<sup>19</sup> Planning (Listed Buildings and Conservation Areas) Act 1990

planning applications and ensures that new proposals are given the closest scrutiny and reach appropriate standards of design. Outline applications will not be acceptable in Conservation Areas.

**Policy 19**

**Development affecting Conservation Areas**

**New development and alterations to existing buildings within or affecting the setting of a Conservation Area will only be permitted where it will preserve or enhance the character or appearance of the area and where the design, all building materials, proportions and detailing are appropriate to the Conservation Area.**

**The demolition or substantial demolition of any unlisted building or structure within a Conservation Area that is subject to Conservation Area consent will only be permitted where there is the strongest justification. Where such a building is to be replaced, a contract of redevelopment will be required to be finalised and entered into prior to the granting of conservation area consent.**

**3.15.6 Historic Parks and Gardens**

- 3.15.6.1 A two-part non-statutory 'Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales' has been prepared by a partnership of Cadw, ICOMOS and CCW. Part 1 deals with Historic Parks and Gardens and Part 2 covers Landscapes of Outstanding Historic Interest and Landscapes of Special Historic Interest.
- 3.15.6.2 There are many historic parks and gardens within the National Park. A number of these are considered to be of national importance and have been included in Part 1 of the Register.
- 3.15.6.3 Historic Parks and Gardens as set out by the register are shown on the Proposals Map and detailed at Appendix 8.

**Policy 20  
Historic Parks and Gardens**

**Development which directly or indirectly, either alone or in combination affects those areas listed within Part 1 of the 'Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales' will be permitted where the essential integrity and coherence of the park or garden and its setting, as defined in the Register, is preserved or enhanced.**

**Development should be of a high standard and minimise disturbance to heritage features. If disturbance is unavoidable, a full recording survey will be required in advance of development.**

### 3.15.7 Historic Landscapes

- 3.15.7.1 Part 2 of the 'Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales' has been compiled to ensure that such landscapes are recognised as one of the nation's most valuable cultural assets, and as special, often fragile and irreplaceable parts of our heritage. It seeks to ensure that the historic dimension is treated as equal to the physical, biological and aesthetic. It is designed to emphasise the particular historic distinctiveness of the areas from the rest of the landscape. It does not seek to fossilise landscapes, reconstruct the past or curtail change but to provide the information that is needed to ensure a balance between the protection of the essential historic character of a landscape and its continuing evolution in response to modern needs. It also does not override or undermine the National Park designation. Inclusion in Part 2 of the Register is based on specific criteria. These include landscapes formed through development or change which results from human activity, whether ongoing or in the past, landscapes which are now buried, subsumed or destroyed, and landscapes of cultural merit.<sup>20</sup>
- 3.15.7.2 A list of Historic Landscapes referred to in Part 2 of the Register that lie completely or partially within the Brecon Beacons National Park can be found in Appendix 8.
- 3.15.7.3 Where development involves a site listed within the Register, the NPA will use the Register to assess whether the development is of sufficient scale to have more than local impact on the historic landscape. Where necessary, an assessment of the significance of the impact of development on historic landscape areas-will be required.<sup>21</sup>

**Policy 21  
Historic Landscapes**

**Development which directly or indirectly either alone or in combination affects those areas listed within Part 2 of the 'Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales' will only be permitted if the essential integrity and coherence of the area, as defined in the Register, is preserved or enhanced.**

<sup>20</sup> Full criteria are set out in Part 2 of the Register, copies of which are available for viewing at the National Park Offices

<sup>21</sup> Further guidance can be found in the "Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales". CCW/WAG/Cadw, 2003

### **3.15.8 Scheduled Ancient Monuments and archaeological remains**

- 3.15.8.1 See PPW for policy on the protection of Scheduled Ancient monuments and archaeological remains.
- 3.15.8.2 Scheduled Ancient Monuments are shown on the Proposals Maps.
- 3.15.8.3 In assessing the archaeological potential of a proposed development site information from the Historic Environment Record held by our 3 constituent archaeological trusts<sup>22</sup> will be taken into account.
- 3.15.8.4 This record is officially recognised by the National Park Authority.

### **3.15.9 Areas for Archaeological Evaluation**

- 3.15.9.1 Areas for archaeological evaluation that were identified during a survey of historic settlements in the Park are shown on the Proposals Map. The survey report *Historic Settlements in the Brecon Beacons National Park* can be consulted at the National Park Office. Other sites may be identified in future by the Regional Archaeological Trusts and others, both in and outside settlements. They are areas that have not been fully investigated by archaeologists, but which are likely to contain important archaeological features.
- 3.15.9.2 Prospective developers of sites in these areas are advised to discuss with the NPA the scope and detail of the evaluation work that will be required before making an application. Information resulting from evaluation will be used in determining an application. Where an application is permitted there may be further requirements of the developer. These will depend on the nature of the remains and may range from full excavation of the remains prior to development to recording via a watching brief.

#### **Policy 22**

#### **Areas of Archaeological Evaluation**

**Where important archaeological remains are known to exist or may exist within an area for archaeological evaluation, the archaeological implications of development proposals shall be evaluated by qualified and independent Archaeologists before planning applications are determined. Planning permission will not be granted where the evaluation is deemed inadequate by the NPA in consultation with the relevant Archaeological trust.**

### **3.15.10 World Heritage sites**

- 3.15.10.1 Development in this area is covered by National Policy.
- 3.15.10.2 The Blaenavon Industrial Landscape World Heritage Site lies partly within the National Park. The area includes the town of Blaenavon outside the National Park as well as land surrounding, some of which lies within the National Park. The boundary also now

<sup>22</sup> Clwyd Powys Archaeological Trust, Glamorgan Gwent Archaeological Trust and Dyfed Archaeological Trust

includes parts of Govilon. The area of the site is shown on the Proposals Map.

### 3.16 Climate Change

- 3.16.0.1 Climate change, caused by increasing levels of greenhouse gases, is the most significant challenge facing the future of the National Park.
- 3.16.0.2 Our strategy, borne out of a World Wide commitment to address the causes of climate change<sup>23</sup>, seeks to ensure that all future development in the Park is able to adapt to the likely effects of climate change beyond the plan period.
- 3.16.0.3 Although the exact impact of the changing climate is uncertain, predictions indicate that a future increase in temperature during the summer is most likely, with South Wales expected to have amongst some of the highest summer temperatures. The pattern of rainfall is also expected to change, with summers becoming drier and winters becoming wetter. Winter rainfall is also predicted to fall in more intense storm events than at present. The degree of change is influenced by the level of global carbon emissions and although the LDP alone can have little impact on the wider global CO<sub>2</sub> levels, it can act to make a profound impact on the local level through ensuring that carbon emissions from new development are limited to the minimum practicable amount. This is in keeping with the challenge set for all Welsh National Parks to become places that experiment with new approaches to sustainable development and environmental conservation, providing exemplars of best practice for rural development in the wider region.<sup>24</sup>
- 3.16.0.4 Responding to this challenge will have significant implications on the way buildings are designed and constructed, heated, lit, serviced, as well as their location and orientation. To respond to these issues the LDP strategy makes a commitment to ensure that all development in the Park is able to adapt to the likely effects of climate change beyond the plan period. In order to do this we will ensure that all development takes account of future risks of flooding, is intelligently sited, climate responsive, built with sustainable materials, resource efficient, and accessible to all for the lifetime of the development.
- 3.16.0.5 In implementing this strategy all development where relevant will be subject to meeting the aims of Strategy Policy 4 Climate Change and this will need to be explained in detail within the accompanying Design and Access Statement.

#### **SP4 Climate Change**

**All proposals will be required to demonstrate where relevant how the development will;**

- a) be resilient and adaptable to the likely effects of climate change.**
- b) limit and mitigate the causes of climate change; and**
- c) contribute to the aim of carbon neutrality.**

<sup>23</sup>In accordance with the Kyoto Protocol of 1997 there is an international commitment to “the stabilization and reconstruction of greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system” see <http://unfccc.int/index.html> for more information

<sup>24</sup>WAG Policy Statement for the Welsh National Parks *Working Together for Wales* 2002p. 4

- 3.16.0.6 Through this policy we will ensure that all new development takes the principal of future proofing against the likely and predicted impacts of climate change as central within their design philosophy.
- 3.16.0.7 This policy will also form the strategic framework from which the LDP will support schemes of a scale commensurate with the statutory purposes and duty of the National Park which will have a positive impact on mitigating the causes of climate change.
- 3.16.0.8 In essence therefore SP4 is implemented through detailed policy responses which seek to enable development;
- in areas which will be least affected by climate change,
  - using construction and design which is sustainable,
  - utilising low and zero carbon technologies within design schemes,
  - or enabling renewable energy schemes of an appropriate scale, technology and siting to serve our communities.
- 3.16.0.9 The LDP makes this commitment to address the issue of climate change with the acknowledgment that it is just one mechanism by which the above practical mediations can be enabled. The following sections consider these policy areas in more detail.

### **3.16.1 Sustainable Development and Design**

- 3.16.1.1 National Planning Policy is already providing a strong base line for standards in new development designed to respond to the challenge of climate change which the NPA in its position as exemplar authority seeks to capitalise upon.
- 3.16.1.2 Planning Policy Wales makes it a requirement of planning permission that all new development achieves a minimum target for sustainable design, with specific targets aimed at reducing CO<sub>2</sub> emissions from energy generation<sup>25</sup>.
- 3.16.1.3 Clear evidence demonstrates that the particularities of rural living have a significant impact on the ability of our communities to face the challenge of climate change. Ecological footprinting is one measure of the current impact National Park Communities are having upon natural resources, and as such the extent to which National Park Communities are contributing to the impacts of climate change. Ecological footprinting is measured as global hectares per capita, the biological ecological footprint (i.e., the amount actually available on the Earth per person) is 1.8 global hectares per capita. The global average is 2.2. For Wales it rose from 5.16 in 2003 to 5.25 in 2005. Within the National Park area it is 5.3 to 5.46 global hectares per capita<sup>26</sup>. This clearly demonstrates the extent to which current patterns of development and living are unsustainable. As responsible body for the control of future development, the NPA is in a prime position to ensure that the future of the National Park's communities is secured in a more sustainable manner, and to take action to reduce the strain we are having on natural resources. As such the NPA is committed to ensuring that best practice in sustainable development is adhered.

---

<sup>25</sup> At time of writing the requirement is Applications of 1 or more dwellings received on or after 1 September 2010 to meet CFSH Level 3 and obtain 6 credits under issue Ene1 – Dwellings Emissions Rate . Applications received on or after 1<sup>st</sup> September 2009 for non-residential development which will either have a floor space of 1000sqm or more, or will be carried out on a site having an area of one hectare or more to meet BREEAM 'very good standard' and achieve the mandatory credits 'Excellent' under issue Ene 1 – Reduction of CO<sub>2</sub> emissions

<sup>26</sup> Dawkins, E. Paul, A., Barratt, J., Minx, J. and Scott, K. "Wales' Ecological Footprint Scenarios 2020," (2008) Stockholm Environment Institute report to the Welsh Assembly Government <http://www.sei.se/editable/pages/sections/implement/WalesEFreport.pdf>

3.16.1.4 NPA will therefore require all development to reach **at least** national standards for sustainable design as set out in Planning Policy Wales, with the aim of achieving higher sustainable building standards in future reviews of this plan where evidence suggests it is achievable.

### **SPII Sustainable Design**

**All proposals for development will be required to address the principles of sustainable design by demonstrating that they:**

- a) meet National and where defined local requirements for sustainable design or higher**
- b) are able to demonstrate consideration of the use and where appropriate the application of, renewable energy sources.**

3.16.1.5 In addition to the requirements of National Policy for all new development which results in the creation of new dwellings or other forms of building, it is clear that all development which results in the consumption of natural resources through construction and use will be required to mitigate its impact through adherence to the principles of sustainable development. Therefore the principle of SPII will be directed to all new development which results in the creation of new habitable space. This includes house extensions and the conversion of existing buildings to dwellings.

3.16.1.6 The national minimum standards utilises the Code for Sustainable Homes for residential development and BREEAM standards for all other forms of development. These standards, at the time of writing only relate to the construction of new buildings, as such it will not be a requirement to achieve a code rated/BREEAM certificate for such development, however it will be necessary to demonstrate to the NPA that the standards which are relevant to the type of accommodation being proposed in the extension/conversion have been met. This is particularly pertinent in the area of energy consumption, where evidence will be required that the scheme will achieve the required national saving under that Current Building Regulations Dwelling Emission Rate <sup>27</sup>, relevant to the new type of accommodation proposed to be created.

### **Policy 23**

#### **Sustainable Design in the Adaption and Re-use of Existing Buildings**

**All proposals that will result in the creation of new habitable space either through**

- a) the extension of an existing dwelling; or**
- b) the conversion of an existing building**

**will be required to adhere to the principles of sustainable development in their design, construction and energy performance.**

**All such proposals will be required to demonstrate that they would achieve minimum standards for sustainable design appropriate to their time of application.**

**The application of Low and Zero Carbon technologies within the scheme to address increased energy consumption must be investigated and detailed within the Design and Access Statement accompanying the application where the application of such technology is found to be applicable they must be employed within the scheme.**

<sup>27</sup> at time of writing this would relate to achieving the equivalent of 6 credits under issue Ene 1 Dwellings Emissions Rate under the CFSH or Excellent under BREEAM 'Excellent' under issue Ene 1 – Reduction of CO2 emissions,

### 3.16.2 Renewable Energy

3.16.2.1 As well as being integral to improving sustainability in development proposals the application of Renewable Energy within the Park is a key mechanism by which the strategy to mitigate the impact of Climate Change can be achieved. The following strategic policy sets out the scale of such development which is appropriate within the National Park.

#### **SP9 Renewable Energy**

**Proposals for renewable energy schemes will only be permitted where:-**

- a) they are of a scale and technology appropriate to their location; and**
- b) they do not have a significant adverse impact on the Natural Beauty, wildlife, cultural heritage and special qualities of the National Park;**

**Proposals for Renewable Energy Schemes defined as Major Development will be considered against the tests set out in Policy SP2.**

3.16.2.2 In implementing this policy we want to ensure that projects for community led renewable energy provision and small scale energy generation relating to farm diversification are enabled. We also want to provide the guiding framework to ensure that new development proposals can easily integrate provision of low and zero carbon technologies into schemes with confidence and that this will be looked upon favourably within assessment of design<sup>28</sup>.

3.16.2.3 The National Park Authority through action outside of the LDP is already making strong progress in enabling the area to address alternative and sustainable means by which to meet its future energy needs. The Green Valleys project, is a not for profit Community Interest Company based in the Brecon Beacons National Park. Established in May 2009 the Green Valleys Organisation was Wales' only finalist in NESTA's Big Green Challenge competition and enables and supports community groups in the area in sourcing and installing community owned micro generation projects for community benefit. This project has wide spread support amongst our communities, and many projects are developing as a result of the strategic vision of the Green Valleys. The project primarily focuses on hydro-electricity schemes; throughout early 2009 the community groups in The Green Valleys identified 92 possible hydro schemes. The first 23 sites that were surveyed came back as having the potential to generate 399kW (which represents 6% of the annual electricity demand for the homes in the Brecon Beacons). This presents a significant contribution to ensuring a sustainable future for our residents. Work continues to address the full feasibility of the NPA area to generate its own electricity.

3.16.2.4 In our role as Local Planning Authority, we want to take an enabling approach to schemes which will make a positive contribution to limiting the ecological and carbon footprint of the National Park area, especially if they form part of the wider framework of projects that form the vision of the Green Valleys.

3.16.2.5 Such schemes will therefore be looked upon favourably. However it is imperative that in enabling such development we do not fail in our statutory duty to protect and enhance the special qualities of the National Park, including the unique biodiversity of the area.

<sup>28</sup> Para 2.12.6 MIPPS 01/2009 Applications that reflect the key principles of climate responsive developments and meet or exceed the standards set out in para 2.12.4 should be encouraged

- 3.16.2.6 Therefore proposals relating to the provision of renewable energy of an appropriate scale and impact, in keeping with their location will be enabled through the SP 9 and relevant Spatial Policies. The appropriateness of the scheme for the given location will be judged in accordance with all relevant policies relating to appropriate design and impact, including impact on biodiversity. Where renewable projects relate to the generation of energy from waste, these will be considered under policies relating to the treatment of waste (and where relevant Farm Diversification policies) See Policy 63 Energy from Waste, and Policy 38.
- 3.16.2.7 It is important to note that in areas where hydro-schemes are proposed it is likely that Screening under the Habitats Regulations should be undertaken, especially where the proposal will impact on a SAC or its tributary, or in combination will have an impact on a SAC or its tributary. Applicants are advised to contact Natural Resources Wales for further guidance in relation to this matter.
- 3.16.2.8 SPG will be prepared in order to help implement this policy to the benefit of our communities.
- 3.16.2.9 *Large Scale Renewable Energy Projects*  
Strategic Policy SP9 also integrates the general national presumption against the provision of large scale renewable energy projects within the Park. Such schemes have significant landscape impacts which are considered at a National level to be in conflict with the purposes of designation of the National Park as a protected and special landscape. We do however acknowledge the need to provide for such development, and areas identified at a national strategic level (TAN 8) as being suitable for development should be encouraged. However these schemes have the potential to impact on the National Park, it is therefore imperative that we remain as statutory consultees within this process and have due influence on the siting and design of future proposals located on the fringes of the National Park. All development for large scale renewable energy proposals which are likely to impact on the National Park will be required to demonstrate how considerations for the special qualities of the National Park have been taken into account in developing the proposal. Proposals will be required to address impact from key landscape viewpoints and demonstrate to the satisfaction of the NPA that no negative impact on the special qualities will result.
- 3.16.2.10 The impact of large scale Renewable Energy projects located on our peripheries will be judged in accordance with SP2 Major Development in the National Park.

### **3.16.3 Location of Development Avoiding Areas Subject to Flooding**

- 3.16.3.1 The Environmental Capacity Approach to development seeks to enable development within our environmental limits, taking into consideration the need to mitigate and adapt to the likely and predicted impacts of climate change. In the UK, climate change is anticipated to have a series impact on the frequency and severity of future weather events. During the LDP plan period it is predicted that the area will be subject to more frequent and severe flooding events. Whereas the NPA has ensured that no allocations for development in this LDP are located within areas identified as being at risk of flooding (DAM zones C1 and C2), there remains the problem that large areas of our settlements are located within flood plains. As such development boundaries cover areas that have been identified by Natural Resources Wales as being at risk of flood.
- 3.16.3.2 The identification of a flood risk area within a development boundary / extent does not necessarily preclude some development occurring within these areas. The ability to

develop within a flood risk area will depend upon the nature and scale of the proposal, and the applicants ability to demonstrate that future flood risk and consequences can be managed. For further guidance in this matter please refer to PPW 13.2 and TAN 15 Development and Flood Risk.

3.16.3.3 The following forms of development within the countryside are considered to be highly vulnerable to flood risk:

- Sites for Gypsy and Travellers
- Storage of Caravans
- New Buildings for Tourism Accommodation
- Non- Permanent Tourism Accommodation
- New or Extended sites for Touring Caravans, Camper Vans and Tents
- New or Extended Outdoor Activity Centres.

3.16.3.4 Development proposals for the above forms of development must be able to demonstrate that any future flood risk and consequence has been managed in line with the requirements of TAN 15, to the satisfaction of the NPA in consultation with Natural Resources Wales

3.16.3.5 However, sites in zone C2 should not be allocated for highly vulnerable development in accordance with the advice set out in paragraph 6.2 of TAN 15. Development proposals for other built development should be justifiable under sections 6 and 7 and appendix 1 of TAN 15.

3.16.3.6 Natural Resources Wales will be able to advise you if your proposal lies within an area of flood, and flood risk maps are available from their website. If your site is identified to be at risk of flood Natural Resources Wales will be able to advise you of the supporting information they will require when commenting on the planning application. For guidance settlements where the development boundary interacts with the DAM flood risk zones are given below.

### **Settlements affected by flooding**

Brecon (1)
Clydach (4C)
Crickhowell (2)
Defynnog (2)
Gilwern (3C)
Govilon (3A)
Hay on Wye (2)
Llangattock (4A)
Llangors (3A)
Llangynidr (4C)
Llanigon(3A)
Maesygartha (4B)

Pencelli (3C)
Pontneddfechan (3A)
Sennybridge (2)
Talgarth (2)
Talybont on Usk (3C)
Ynyswen (4C)
Ystradfellte ( 4B)

Table 3.2 Settlements Affected by Flooding

## CHAPTER 4: SPATIAL STRATEGY

### 4.0 Spatial Strategy

- 4.0.1 The Spatial Strategy is the spatial expression of the Environmental Capacity Approach to development that underpins this LDP (as set out in Chapter 2). The Environmental Capacity Approach seeks to ensure that future development enabled through the LDP complies with the National Park Statutory Purposes and Duty. As such the Environmental Capacity Approach seeks to enable development where it will not have an adverse impact on the natural beauty, wildlife, cultural heritage, natural resources, or community infrastructure of the National Park, taking into consideration the need to mitigate for the future likely and predicted effects of climate change. The Spatial Strategy has been developed through application of the Environmental Capacity Approach to the consideration of the scale and distribution of future development.
- 4.0.2 The LDP Spatial Strategy sets out the appropriate scale and location of growth within the National Park. The Spatial Strategy is set out below:

#### **Spatial Strategy: Sustainable living in a National Park Landscape**

The National Park Authority will ensure that all the communities in the National Park are assured of a vital and sustainable future and are able to meet their day to day needs within each local community. We want to ensure that all development in the Park is able to adapt to the likely effects of climate change beyond the plan period. In order to do this we will ensure that all development takes account of future risks of flooding, is intelligently sited, climate responsive, built with sustainable materials, resource efficient and accessible to all for the lifetime of the development.

### 4.1 Location of Development

- 4.1.1 In setting out the Spatial Strategy the National Park has taken direction from the Vision for Central Wales as set out by the Wales Spatial Plan<sup>29</sup>. This vision promotes dynamic models of rural sustainable development, resilient to the challenges and open to the opportunities of climate change whilst recognising the importance of maintaining and enhancing local distinctiveness.
- 4.1.2 In achieving this vision the Wales Spatial Plan sets out a Hub and Cluster approach to spatial development, identifying Key Settlements which act as service centres to the region. The Hub and Cluster approach is supported in its purpose to encourage collaborative working amongst communities to support their own need and those of their dependent Settlements<sup>30</sup>.
- 4.1.3 The Hub and Cluster area which relates to the National Park is the “Brecon Beacons Cluster” and this comprises the following National Park settlements

<sup>29</sup> The Wales Spatial Plan integrates the spatial elements of all WAG strategies into a comprehensive framework which sets the context for local and community planning

<sup>30</sup> This approach to the location of development has been tested, along with other scenarios for growth and development through the approved Sustainability Appraisal methodology for the LDP. The SA found the approach the most preferable in providing a good balance between focusing development in the Key Settlements whilst allowing for demonstrated local needs to be met in smaller settlements and rural areas. In addition to the findings of the SA, the function and locational sustainability of the Key Settlements has been established through appraisal of the levels of services and facilities

<b>HUB</b>	<b>Brecon</b>	Identified as the “ <b>Primary Key Settlement</b> ” for the Region
<b>CLUSTER</b>	<b>Talgarth Hay-on-Wye Crickhowell Sennybridge</b>	Identified as “ <b>Key Settlements</b> ” having an important strategic function in serving the surrounding communities.

4.1.4 In addition to those settlements identified by the Wales Spatial Plan, the National Park Authority has identified the “Sennybridge and Defynnog Key Settlement”. This is comprised of the Settlements of Defynnog and Sennybridge and defines the area as a “Key Settlement” with strategic role for the west of the Park area.

In determining the spatial distribution of growth, the LDP sets out a hierarchy of Settlement types. The first two levels of the settlement hierarchy comprise of:

- a) Settlements acting as strategic centres within the Brecon Beacons Cluster as set out by the Wales Spatial Plan
- b) Settlements identified by the NPA as performing a strategic function within the region

<b>Level 1</b>	<b>Primary Key Settlement:</b>	<b>Brecon</b>
Strategically placed to serve its surrounding communities, Brecon will become the spatial hub to support opportunities for new employment and housing. Development will contribute to maintaining and enhancing a strong and vibrant Market Town.		
<b>Level 2</b>	<b>Key Settlements</b>	<b>Talgarth /Crickhowell / Hay-on-Wye / Sennybridge and Defynnog Key Settlement</b>
These areas will fulfil a role in serving both their resident population and surrounding Settlements, providing links and influence to larger service areas outside of the National Park boundary. Within Key Settlements development will be focused to provide new housing opportunities, near to services and facilities to reduce over reliance on the private car. Employment opportunities will be focused within Key Settlements, servicing the needs of the wider community.		

Table 4.1 Settlement Hierarchy – Key Settlements

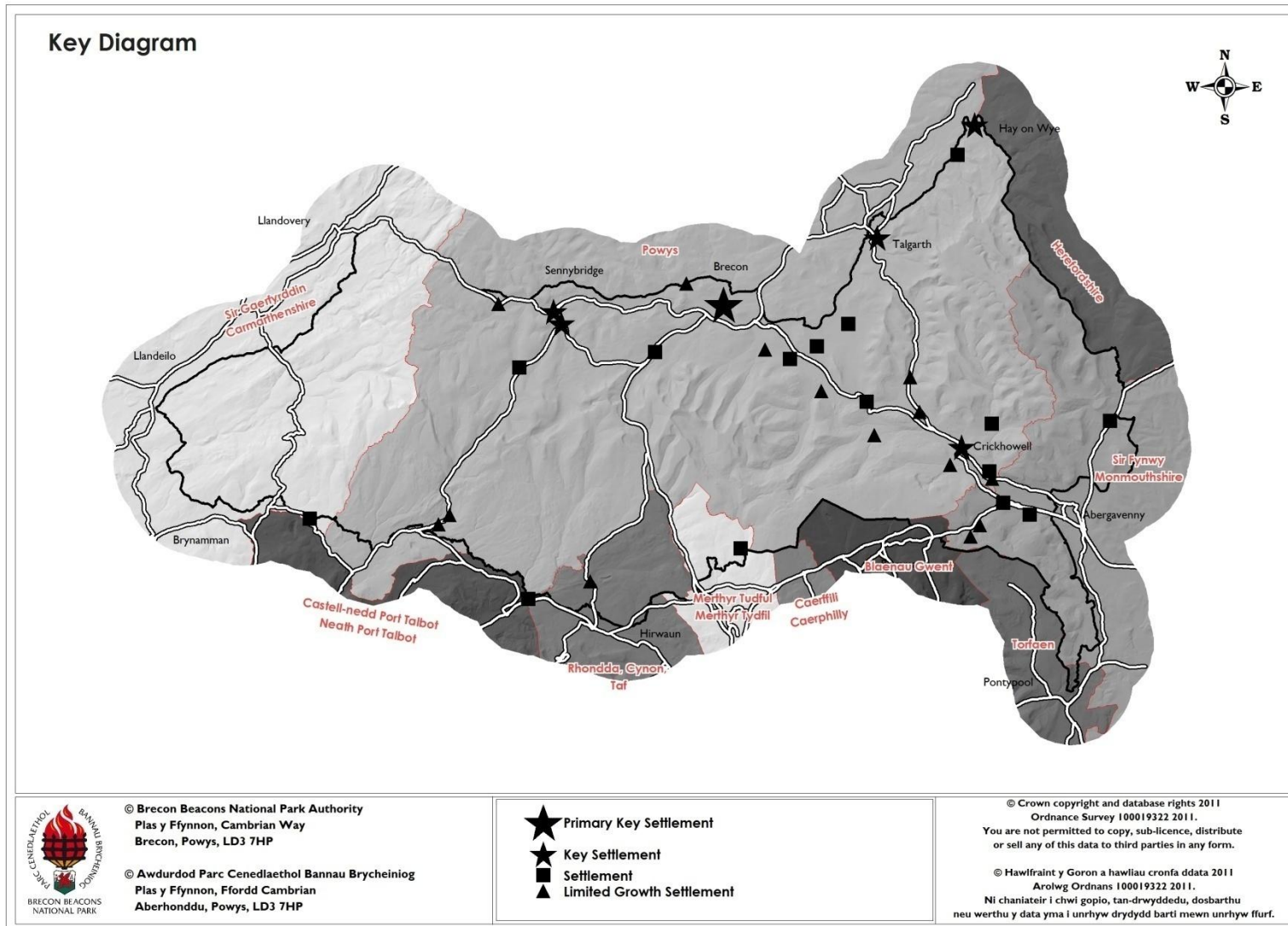
4.1.5 Outside of the Key Settlements there are a number of smaller settlements and hamlets which, taken in combination, house approximately half our resident population. Although these settlements are not named within the Wales Spatial Plan, locally they have an important role to play in the continued vitality of the National Park. The National Park Authority considers that the development of these communities has a significant role in ensuring the future sustainability and climate change resilience of our communities. The National Park Authority has worked closely with communities to identify local issues for the LDP to address. This work has given communities the opportunity to define for themselves the role and function of the settlement they live in, and also, help identify appropriate levels of growth to address their issues in keeping with National Park purposes and the Environmental Capacity Approach. In order to ensure that our communities outside of Key Settlements develop in accordance with their own objectives a further three layers of the hierarchy have been developed. These are set out below.

<b>Level 3</b>	<b>Settlements</b>
<p>These are villages that have the environmental capacity to accommodate appropriately scaled development. Within these Settlements the focus will be on enabling residential development, small scale employment opportunities or community facilities which would support the vitality and viability of the area. These places are listed as Settlements within the LDP either because they have been defined as sustainable locations and /or there is a community defined need for development to support socio-economic sustainability.</p>	
<b>Level 4</b>	<b>Limited Growth Settlements</b>
<p>These are villages and hamlets that do not have the environmental capacity to accommodate general needs development; however the importance given to supporting community sustainability in these areas is recognised in this LDP. Within these Settlements evidenced local needs growth will be enabled to support the continued socio-economic vitality and viability without compromising the character of the Settlement or the community.</p>	
<b>Level 5</b>	<b>Countryside</b>
<p>Places with no potential to accommodate any level of growth. Development here will be limited to that which is proven essential in accordance with National Planning Policy.</p>	

Table 4.2 Settlement Hierarchy –Settlements

4.1.6 The spatial distribution of development is implemented at a strategic level through Policy SPI0 below.

<b>SPI0</b>	<b>Sustainable Distribution of Development</b>
<p><b>The NPA will seek to ensure that the majority of development takes place within sustainable locations near facilities and services therefore minimizing the need to travel, whilst also respecting the National Park purposes and special qualities. -The NPA will seek to ensure that our communities remain vital through enabling appropriately scaled growth in response to community led need.</b></p> <p><b>The sustainable distribution of growth will be achieved through application of the detailed policies relating to each level of the Settlement Hierarchy.</b></p>	



## **4.2 Implementing the Settlement Hierarchy**

4.2.2 In implementing SPI0 the National Park Authority recognises that although Settlements may form similar strategic roles for the region, the local particulars of place, community and environment require different Policies to address their particular needs and circumstances.

4.2.3 For each of the levels of the Settlement Hierarchy the LDP sets out:-

- A summary of the key issues
- A vision for the future
- Detailed Policy
- Constraints on future development.

## **4.3 Primary Key Settlement: BRECON**

### **4.3.1 Brecon Context:**

- 4.3.1.1 Brecon is the principal Settlement within the National Park both in terms of population size and strategic significance. The Wales Spatial Plan identifies Brecon as a centre of importance to Central Wales with strong economic social and cultural links to the adjoining areas of south east and south west Wales. This is, in part, due to the strategic location of Brecon at the interchange of the A40 and A470 with links to the A465 Heads of the Valley road, which defines Brecon as a connecting hub between south and Mid Wales with the potential to capitalise on the richness and diversity of both regions.
- 4.3.1.2 As a result of its strategic location, Brecon plays an important role as a service centre for the region. It is the location for many differing and diverse employment options, it provides a strong retail offer and supports many different cultural and leisure activities.
- 4.3.1.3 Brecon also occupies a strategic environmental location due to its location at the foot of the Beacons iconic Central mountain range and at the confluence of the rivers Usk and Honddu (both of which are recognised for their biodiversity significance through designation as SACs). Brecon is set in a stunning and environmentally diverse landscape context which is integral to the town's character and appeal.
- 4.3.1.4 Culturally Brecon has a long and prosperous history. The core of this historic Market town lies to the north of the Usk and has a distinctive Georgian style, testament to the towns 17<sup>th</sup> and 18<sup>th</sup> Century heyday, when as the County town of Breconshire, Brecon was one of the principal towns of Wales. As a result of this strong architectural presence, the centre of town has been designated as a conservation area and many of the buildings are listed for their historical / architectural significance. These unique aspects of townscape hold significant cultural and historical importance and are key contributors in defining Brecon's sense of place.
- 4.3.1.5 The combination of high quality scenery, good transportation links, high levels of services and appealing town centre has resulted in Brecon becoming a centre for tourism, attracting many visitors, who see the town as the gateway to the Brecon Beacons National Park.

### **4.3.2 Brecon 15 year Vision:**

- 4.3.2.1 The LDP aims to develop Brecon in accordance with its regional significance and in keeping with the Environmental Capacity of the town. The National Park Authority in consultation with Brecon community has defined the following Vision for the development of the area for the next 15 years. All development proposals will need to demonstrate how their scheme works to help achieve the Vision for Brecon's development.

### **Brecon 15 Year Vision**

*Brecon will be internationally recognised as a place synonymous with inspirational activity, linked to local excellence in the creative arts and the inspiring experience of the landscape setting. The town will be known as a cultural centre contributing to the strong and vibrant tourist economy within the town.*

*The retail function of Brecon will continue to reflect the character of the town's individuality, National retailers and independents will exist side by side providing interest and services to visitor and resident alike. In combination, the hospitality industry will continue to grow within the town, allowing visitors to stay for extended periods with many things to see and do.*

*New small and medium sized enterprises will have been encouraged to become a part of the dynamic and exciting town and will capitalise on opportunities to locate within the centre. Brecon will enjoy a vibrant mix of businesses and employment types of varying degrees of scale and regional influence. Ventures relating to local food production and traditional crafts will proliferate making Brecon a centre of dynamic rural enterprise, helping build a strong local economy which will secure the strategic significance of this strong market town in the 21<sup>st</sup> Century.*

*The disparity in wealth and deprivation levels in some parts of the town will be counteracted through strong local action to provide a wider range of employment options and to address the standard of residential accommodation. A wide range of people will live and work within Brecon, and new housing will cater for this diverse range of people. Affordable housing and intermediate low cost homes provision will be improved and those inappropriately housed will be reduced to minimal levels.*

*The Settlement will become key in a wider move towards more sustainable forms of transport and will become a sustainable transport hub, with excellent connections to outlying areas and Key Settlements via public transport.*

### **4.3.3 Brecon Issues and Objectives**

- 4.3.3.1 In order to implement the Vision the following issues and objectives have been identified to be addressed in the strategic Policy for Brecon. These are set out in table 4.3 below. All proposals for development within Brecon should consider how their scheme works to address the identified issues and meet the desired objectives.

<b>Brecon Issues and Objectives</b>			
<b>No.</b>	<b>Objective</b>	<b>LDP Strategic Objective</b>	<b>Issue</b>
1	Strengthening Brecon's employment offer	Employment	The 2008 <i>Brecon Economic Development &amp; Regeneration Framework</i> (DE&T, Hyder) highlighted that Brecon's employment offer is currently heavily reliant on the public sector. In order to ensure Brecon retains a strong position as a regional centre for employment, the DE&T study recommended diversification of the economy with support for indigenous and inward growth of new and emerging sectors, linked to local food production, the green economy and sustainable tourism. In accordance with LDP objectives to provide for a sustainable economy the National Park Authority supports the development of a mix of employment opportunities, and to resist loss of commercial enterprise within the town. The challenge for the LDP is to ensure provision responds sympathetically to the character of Brecon as gateway to the National Park. The town currently has two industrial estates located on its western periphery, large scale expansion of these areas to accommodate employment facilities has been determined to be unsustainable and incompatible with National Park purposes. The LDP therefore promotes innovative approaches to employment provision, through mix-use developments, live-work schemes and redevelopment, well integrated into the Settlement, enhancing the buzz and mix of activity within the town
2	Improving standards of living for all	Housing; Affordable Housing; Sustainable Communities	Welsh Index of Multiple Deprivation data shows that St John's ward within Brecon is one of the most deprived within all of Powys, there is a strong need for better provision of affordable housing, both social rented, intermediate and low-cost affordable to buy. This coupled with the higher cost of living within rural areas <sup>31</sup> places an imperative on the LDP to ensure that all new development is as resource efficient as is possible, to ensure Brecon is future proofed against the challenges of both climate change and peak oil. The LDP should encourage a mix of housing types and tenures to be developed within the town, responsive to the demographic needs of the town, and in close proximity to services and facilities. New residential development should be resource efficient ensuring that the cost of living is sustainable into the future.
3	Strengthening Brecon's cultural capital	Cultural Heritage	The town has a significant cultural presence which contributes to its identity. The annual jazz festival, for example is internationally recognised, creating a lively buzz of activity and interest within the town. The challenge for the LDP is to encourage development within the town centre which perpetuates the celebratory atmosphere throughout the year. Development options should focus on regenerating the town centre to an area of independent attraction.
4	Avoiding areas of flood risk within the town	Flooding	Flooding has been identified as a strategic issue for Brecon, constraining development potential in the south east of the town. Development options in the west are constrained by the proximity of the River Usk; a SSSI and SAC. Development options should therefore be focused on the north of the Town.
5	Reducing private car use	Transport, Climate Change	The accessibility of Brecon via national trunk roads contributes largely to the Strategic importance of Brecon; this is significantly contrasted with the local internal routes operating within the Settlement which are close to capacity to accommodate any further volume of traffic. This is in part a result of the historic nature of the Settlement, with two key residential areas being accessed over the listed Usk Bridge. Development enabled through the LDP should work to address these capacity issues by encouraging the use of sustainable forms of transport. By locating development within walking / cycling distance of town, and promoting the development of walking / cycle routes, the LDP can help challenge the car culture that has the potential to dominate the town.
6	Respecting Brecon's sense of Place.	Landscape: Built Environment	Brecon's landscape setting is recognised for its visual and sensory quality <sup>32</sup> and historic significance <sup>33</sup> , affording the place a unique aesthetic and character. The need to develop the town to maintain its strategic role for the region has the potential to negatively impact on the town's unique character and appeal. Constraints on the development of the town have resulted in development options being focused on the north of the town. This growth will need to be sensitively designed to respond to the traditional townscape it will form the backdrop to. Development will need limit impact on the visual and sensory experiences of the town within the wider landscape and ensure they are not negatively impacted upon, especially in relation to Brecon's location within the historic landscape.

Table 4.3 Brecon Issues and Objective.

<sup>31</sup> Hirsch et al *A Minimum Income Standard for Rural Households* (2010, Joseph Rowntree Foundation)

<sup>32</sup> See CCW LANDMAP Visual and Sensory aspect area BRCKNV5633

<sup>33</sup> Brecon is located within the Middle Usk Valley Historic Landscape as defined by the Register of Historic Landscapes in Wales (Cadw).

#### 4.3.4 Brecon Policy Responses:

4.3.4.1 Brecon is designated as a Level I Primary Key Settlement in accordance with the Settlement Hierarchy

4.3.4.2 For Brecon the following forms of development have been identified as key to implementation of the Brecon 15 year Vision

#### **B LPI Brecon Appropriate Development**

##### **Proposals for development within the Primary Key Settlement of Brecon**

**All proposals will be required to contribute positively to settlement character and enhance the quality of the landscape without adverse impact on the wildlife, natural beauty, cultural heritage, environmental assets or biodiversity of the settlement**

**All proposals for development within the Primary Key Settlement of Brecon must demonstrate to the satisfaction of the NPA how they respond to the identified issues set out at table 4.3 and how the scheme will contribute to achieving the Brecon 15 year Future Vision.**

**Within the Primary Key Settlement of Brecon all proposals for development or change of use of land or buildings must be located within the Settlement boundary as shown on the Proposals Map (with the exception of those developments covered by Policies which enable development outside of limits. See E LP I below). Within the Settlement Boundary the following forms of development will be considered acceptable:**

- 1. Proposals that strengthen and enhance the mix of housing types and tenure options within the town, responsive to the demographic needs of the area and region, on land identified as being within environmental limits;**
- 2. Regeneration proposals within the Town centre that strengthen and enhance the social and cultural status of the town, and are commensurate with the historic significance of the architecture and Settlement form;**
- 3. Proposals that strengthen and enhance retail provision within the town appropriate to the Settlement character and in accordance with the defined retail centre for the town as shown on the Proposals Maps (See also SPI3 and Policy 42).**
- 4. Proposals of an appropriate scale and type relevant to Brecon's form and character that work to reduce the carbon and ecological footprint of the Town and its region of an appropriate scale and type relevant to Brecon's form and character.**
- 5. Proposals that strengthen and enhance the tourism offer within Brecon in accordance with the Sustainable Tourism Strategy<sup>34</sup> for the National Park including appropriate new guest accommodation and the creation of appropriate new visitor attractions / facilities.**
- 6. Proposals to strengthen and enhance the provision of community facilities serving the Town and region.**
- 7. Proposals that strengthen and enhance sustainable forms of access to the town and wider region in accordance with the vision to make Brecon a Sustainable Transport Hub.**

<sup>34</sup>Brecon Beacons National Park Authority Sustainable Tourism Strategy (BBNPA 2007) Update Pending. <http://www.breconbeacons.org/the-authority/working-in-partnership/tourism-industry/sustainable-tourism-strategy>

**8 Proposals that strengthen and enhance employment opportunities within the town utilising mixed use sites and/or live-work schemes serving the town and region.**

4.3.4.3 In enabling appropriate development it is *also* recognised that development has the potential to negatively impact on the social, physical and environmental infrastructure that service the town. It is important that *the NPA seeks to ensure that any adverse impact is avoided or minimised to acceptable levels in its consideration of new development schemes*

4.3.4.4 The National Park Authority have identified potential constraints on the development of the Town, these are set out in B LP 2 below. These constraints relate to the capacity of the social, environmental and physical infrastructure to accommodate new development, and have been identified through collaborative working with key stakeholders. Development proposals within Brecon will need to address the constraints these identified issues place on their proposal, and where necessary, address mitigation and enhancement measures. In many cases this may require liaison with bodies other than the National Park Authority to ensure satisfactory outcome. See Areas Issues table 5.1 for further details of this approach to enabling development.

4.3.4.5 In addition to the identified issues below, and in line with the Habitats Regulations and in consultation with Natural Resources Wales it will be necessary for project level assessment to be undertaken where there is a potential for significant effects on the River Usk SAC. Any development project that could have an adverse effect on the integrity of this European site will not be in accordance with the development plan, within the meaning of S.38 (6) of the Planning and Compulsory Purchase Act 2004.

**B LP2 Mitigating Impact**

**All proposals for development within Brecon will be required to contribute to the vitality of the town and region through positive contribution to the quality of life and mitigation of any strain placed on community and/or environmental infrastructure. Within Brecon the following areas have been identified as being vulnerable to the impact of future development**

- A Biodiversity Importance**
- B Water Management**
- C Highways Capacity**
- D Water and Sewerage Infrastructure**
- F Land Release**
- G Historic Landscape Significance**
- J Flood Risk**

**All proposals for development will be required to demonstrate how these issues, as well as potential landscape impacts, have been addressed within the scheme to the satisfaction of the National Park Authority. Where necessary the National Park Authority will utilise planning conditions or Planning Obligations to ensure the provision of appropriate mitigation, compensation and/or enhancement measures within development proposals. (see also Policy 35 Planning Obligations).**

## 4.4 Level 2: Key Settlements

4.4.0.1 Level 2 Settlements are those which fulfil a strategic role in serving both their resident population and surrounding settlements, providing links and influence to larger service areas outside of the Park Boundaries

4.4.0.2 Policy K LPI sets out the places listed as Key Settlements within the LDP. This is in accordance with the application of the Spatial Strategy and Policy SPI0.

### **K LPI**

#### **Definition of Key Settlements**

The following places are defined as **Key Settlements**:-

**CRICKHOWELL**

**HAY-ON-WYE**

**SENNYBRIDGE AND DEFYNNOG**

**TALGARTH**

#### 4.4.1. Key Settlements Overview

4.4.1.1 Table 4.4 below sets out an overview of each of the listed Key Settlements. This is intended to provide readers with context for Key Settlement Policy responses within the LDP.

Crickhowell	Location & Population	Crickhowell is located in the east of the National Park, strategically placed along the A40 trunk road to serve a range of smaller Settlements and provide linkages to Merthyr and Abergavenny beyond the Park Boundary. At the last census the community population was approximately 2000, forming one of the National Park’s larger communities. It is an historic market town, overlooked and dominated by the slopes of Pen Cerrig Calch and the flat topped hill Crug Hywel. The main town of Crickhowell developed from the medieval period onwards centering around the (now partial) Castle. This area now forms a busy and diverse shopping area made up of a range of retail provision, predominately independent retailers.
	Townscape	The townscape comprises a mix of architectural styles from the Medieval period onwards set within the picturesque landscape of the Usk Valley. The architectural merit of the area is recognised at a national level with the majority of the retail centre being designated a Conservation Area.
	Economy	In terms of economic generation, retail and hospitality services relating to tourism dominate, however a small industrial estate has developed just east of the main town along the A40 at the Elvicta site, accommodating light industry and warehousing with subsidiary retail function.
	Services	The town provides regional services to the area being the location of junior and secondary schools, a library, health centre and a customer-service-point for accessing Powys County Council services. Crickhowell has a strong 3 <sup>rd</sup> Sector community, actively working to raise the profile of the town and support local residents, through events, festivals and small business support. The focus of this activity is the Crickhowell Information and Resource Centre (CRiC) which encompasses services for community and tourists alike, as well as housing a local arts and crafts gallery and local historic archive.

Hay-on-Wye	Location & Population	Hay-on-Wye lies at the north eastern tip of the National Park, on the boundary between England and Wales. The population is approximately 1500 making Hay-on-Wye our smallest Key Settlement by population. The community comprises little more than the town itself, bounded by the River Wye to the north and the English border to the east.
	Townscape	Hay-on-Wye is an Historic Market town dating back to the Norman period. The Settlement lies within the Middle Wye Historic Landscape as defined by the Register of Historic Landscapes; key landscape features traces of medieval field system lying to the south and west of the existing Settlement. The town itself contains significant buildings from the 13 <sup>th</sup> Century to the 19 <sup>th</sup> century, demonstrative of the town's history, from Norman beginnings, through medieval market town to present day service centre. There are many other notable historic buildings including St John's chapel, the Cheese Market and the Butter Market, and many listed buildings, some dating back to the 16 <sup>th</sup> Century, in a maze of narrow streets. The architectural significance of many of the town's buildings has led to the area being designated as a conservation area.
	Culture	Hay-on-Wye is synonymous with books and literature. The annual Hay Festival has grown in stature and scale in recent years becoming the international Hay Festival of Literature and the Arts, attracting a worldwide audience and giving Hay-on-Wye a strong cultural identity. The success of the literature festival has engendered a diverse and artisan spirit within Hay-on-Wye which has led to other events and festivals, such as the Hay-on-Wye food and drink festival and 'How the Light Shines in Festival of Music and Philosophy'. These all combine to make Hay-on-Wye a popular destination for tourists and visitors who come to experience the unique character of the town, with the many second hand and specialist book dealers, and independent retailers which showcase local arts and crafts.
	Economy	Hay-on-Wye is a traditional Market Town. The weekly Thursday market centering on the Memorial Square and the Butter Market showcases much local food produce and strongly contributes to the overall vitality and strength of the town. As well as books, Hay-on-Wye is fast becoming known for the quality of the hospitality provision, capitalising on the quality of the local produce, with award winning restaurants and gastro-pubs offering a range of different styles of cuisines. The area is a key tourist destination within the National Park and a strong and vibrant town centre, providing a range of employment options.

<b>Sennybridge and Defynnog Key Settlement</b>	Location & Population	<p><b>Sennybridge</b>, lies on the A40T at the confluence of the Rivers Senni and Usk. There was a small castle on the site in the 13th century, but the village grew in importance after the coach road was built in 1819, and again with the completion of the Neath and Brecon railway (now closed). Since the last war, Sennybridge has been the site of an army camp serving the training area on Mynydd Eppynt.</p> <p><b>Defynnog</b> lies on the A4067 south of Sennybridge. The parish church is here, and the village was the centre for a large community until the growth of Sennybridge. There are rows of older terraced cottages around the church and pubs, with newer development along the A4067.</p> <p>Together the two settlements make up the <b>Sennybridge and Defynnog Key Settlement</b>.</p> <p>The Sennybridge and Defynnog Key Settlement is a strategic centre linking the western area of the National Park with key West Wales Settlements such as Llandovery and Llandeilo.</p>
	Built Environment	<p>Sennybridge consists of a mixture of housing types, from older terraced properties situated along the A40T, to more recent estates and detached single and two-storey dwellings, constructed on its outskirts.</p> <p>There is a strong contrast between the core of Sennybridge and the Defynnog area of the Cluster. In Defynnog the housing stock is predominately older. A strong sense of place is engendered travelling through Defynnog along the A4067, with traditional stone faced terracing lining the road, forming the historic core. The listed lime-washed church at Defynnog is striking within the valley landscape, forming an iconic and picturesque view of the village on the northern and southern approaches.</p>
	Economy	<p>Sennybridge is an important source of employment, with the army camp, sawmills, haulage contracting, agricultural related stores and local shops. It plays a significant role for the farming industry with its weekly and monthly market and related feed and equipment facilities. The annual Sennybridge Agricultural Show takes place in late summer. The scale and popularity of the show highlights the important status of Sennybridge for the agricultural community.</p>
	Services	<p>Sennybridge and Defynnog includes a variety of facilities: shops, pubs, cafes, community hall, primary school with sports facilities, and a health clinic. There is a bus service that operates during the day, linking the area with Brecon and Llandovery</p>

<b>Talgarth</b>	Location & Population	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. The town of Talgarth is the main Settlement for a wider community, with a population of approximately 2000. There is a second Settlement at the historic village of Trefecca, while the community of Pengefnfordd to the south is a focal point for the wider rural hinterland, as well as providing a hub for activity tourism.
	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. The town 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.
	Services	Talgarth has many existing essential services including a primary school, medical centre, Town Hall, bank, branch library, fire station, play areas, post office, community supermarket, pharmacy, a range of local shops showcasing local produce, youth and community centre, several churches, tourist information centre and pubs/cafes. There are a number of retail units, financial and small businesses in the town centre as well as the livestock market less than 200 meters from the town centre which is well supported and is of importance well beyond the local farming community. The area has a strong voluntary Sector working towards the regeneration of the area.
	Biodiversity	Talgarth is closely related to areas rich in biodiversity such as Pwll-Y-Wrach SSSI and Park Wood. Recent survey work undertaken by BIS demonstrates the interconnectivity of habitats in and around the town.

## **4.4.2 Key Settlement Vision for Future Development**

4.4.2.1 The LDP aims to develop our Key Settlements in accordance with their regional significance and in keeping with their environmental Capacity of the town. The National Park Authority in consultation with local communities has defined a Vision for the development of each Key Settlement for the next 15 years. These are set out in table 4.5 below. All development proposals within Key Settlements will need to demonstrate how their scheme works to help achieve the relevant local vision for future development.

Crickhowell 15 Year Vision	Hay On Wye 15 Year Vision	Sennybridge and Defynnog Key Settlement 15 Year Vision	Talgarth 15 Year Vision
<p><i>Crickhowell will continue to thrive as an important centre for those living and working within the eastern area of the National Park. The strong sense of place engendered from its position within stunning scenery, combined with the important cultural &amp; historic heritage of the area will continue to shape and mould the growth of the town.</i></p> <p><i>Development will contribute positively respecting and relating to the architectural styles and landscape context which make the area unique and valued. New development opportunities will enhance the attractiveness of the town as a good place to live. A mix of future dwelling types will be enabled, with a strong emphasis on providing affordable housing ensuring that Crickhowell attracts a greater demographic mix of residents to build strong communities for the future.</i></p> <p><i>All new development will be built to ensure environmental impact is minimal, and positive contributions to mitigating the likely and predicted effects of climate change are incorporated.</i></p> <p><i>The town centre will grow as a vibrant destination where people will choose to come on holiday to experience the atmosphere of a bustling rural market town with a range of independent specialist retailers and restaurants capitalising on the abundance of quality locally produced food stuffs.</i></p>	<p><i>Hay-on-Wye will be recognised on an international level as a centre for literature, culture and the arts. The town centre will be maintained as a vibrant area, with high quality new development complementing the historic nature of the town’s architecture. The mix of housing options within the town will have diversified ensuring that all those who have a genuine need to live in the area can afford to do so.</i></p> <p><i>Sustainable tourism will grow in stature and the town will develop a strong night time economy to help grow and support this function, capitalising on local food production and hospitality. Innovative sustainable tourism development will have lessened the pressure on the existing housing stock to provide for holiday lets.</i></p> <p><i>Low impact development options will support the influx of visitors who come to the festivals and events within the town. Retail provision within the town will continue to offer specialism’s focusing on local crafts and culture. Local people will be able to have their daily needs fulfilled within the town centre and sustainable forms of access into the town centre will have increased.</i></p>	<p><i>Sennybridge and Defynnog will grow together to form a strong and vibrant community.</i></p> <p><i>Development will capitalise on the significance of the centre to the agricultural economy, with growth in related rural enterprise such as local food production, agricultural contractors, agricultural suppliers, and green industries.</i></p> <p><i>The retail presence within Sennybridge will be encouraged to grow and diversify, giving opportunities for a new vibrancy to develop and strengthen Sennybridge’s sense of place</i></p> <p><i>All new development will be built to ensure environmental impact is minimal. Positive contributions to mitigating the likely and predicted effects of climate change are incorporated.</i></p> <p><i>New development proposals will maintain and enhance the setting of Sennybridge and Defynnog within the landscape.</i></p>	<p><i>The high value of Talgarth’s attributes - its setting within an outstanding landscape, the cultural and architectural heritage of its townscape, and the strength of the local farming community - will be recognised as assets to aid the revitalisation of the town to that of a busy, thriving, market town, a good place to live and work, and a destination for visitors in itself.</i></p> <p><i>Small scale community renewable energy schemes utilising appropriate technology will develop in and around the town in keeping with the environmental capacity of the area</i></p> <p><i>Talgarth will become a hub supporting a wider rural economy comprised of agriculture, tourism, quality retail and small scale rural enterprise. In support of this, mixed use and live-work developments will develop within the town, utilising previously developed land and redundant buildings, better connecting people, jobs and housing.</i></p> <p><i>This principle of vital diversity will be carried through into all areas of the Town, with ‘above the shop’ residential provision enhancing the vitality of the town as a place that is abuzz with a mix of people and activity. Appropriate night-time economy developments, relating to the hospitality industry will be developed and will contribute to the development of Talgarth as a destination location.</i></p> <p><i>Key buildings important for cultural identity and civic pride will be targeted for regeneration and re-use through community action projects supported by key stakeholders and the National Park Authority.</i></p>

Table 4.5 Key Settlement 15 Year Visions

### 4.4.3 Key Settlement Issues and Objectives

4.4.3.1 In order to realise the vision for the development of our Key Settlements, the National Park Authority has identified Key Issues and Objectives for each Key Settlement. These have been used to formulate appropriate Policy to enable appropriate development within Key Settlements (see K LP2). All development proposals within key settlements will be required to demonstrate how their scheme addresses identified issues and meets the identified objectives relevant to their proposal. Issues and Objectives are set out in the following:

Tables 4.6	Crickhowell Issues and Objectives
Table 4.7	Hay-on-Wye Issues and Objectives
Table 4.8	Sennybridge and Defynnog Key Settlement Issues and Objectives
Table 4.9	Talgarth Cluster Issues and Objectives

Table 4.6 Crickhowell Issues and Objectives

No.	Objective	LDP Strategic Objective	Issue
1	Strengthening Crickhowell Sustainable Community	Sustainable Communities	In recent years Crickhowell has seen a shift in the prevailing demographic, with the town becoming a popular location for the immigration of affluent retirees. This has heightened the wider effects of rural depopulation. House prices within Crickhowell are approximately £50k more than the Powys and Wales average, significantly beyond the capabilities of the average first time buyer and as such younger people are being forced out of the housing market within the town and surrounding communities. In recent years the Ffynonnau development of 24 affordable homes provided through Registered Social Landlord has made some progress in addressing these issues. However there remains a high need for affordable, intermediate and accessible dwellings within the Town to meet the twin needs of retaining younger people within the area, and providing best options for future accommodation for the older generation. Providing homes of a range of size, tenure, accessibility and affordability is a priority for Crickhowell to ensure a vital future within the plan period and beyond.
2	Avoiding areas of flood risk within the town	Flooding	Crickhowell, although one of our most sustainable locations and larger Settlements, has significant constraints upon the levels of new development it can accommodate due to limitations on environmental capacity. The main capacity issue relates to the extent of areas designated as flood zones, relating to the southern, lower-lying area of town. New development will be significantly limited within this area.
3	Improving Crickhowell's economy	Employment	Existing employment designations within the town are located within the flood zone, and in accordance with the strategy for the LDP, would be unsuitable locations to accommodate any extension to this provision. The need to consider innovative solutions to the concept of employment land provision to meet the needs of Crickhowell and its locality is therefore necessary, including considerations relating to the strength of the tourism industry, improvements in night time economies within the hospitality and catering industry to support tourism, and the movement towards flexible and home working through improved ICT provision, all of which are not so land-hungry as traditional forms of employment provision.
4	Respecting Crickhowell's sense of place.	Landscape; Cultural Heritage; Built Environment	Continued protection and enhancement of the architectural merit and unique townscape for Crickhowell both within and beyond the boundaries of statutory protection in the Conservation Area is integral to the successful development of Crickhowell and a key area where negative impact from future development must be carefully considered and controlled. This is particularly salient in the context of providing future growth to accommodate strategic levels of growth necessary to sustain Crickhowell as a Key Settlement. The level of constraint within the town has resulted in development options looking to the north of the town, extending the Settlement into open countryside in potentially prominent locations. Potential impacts on the high quality landscape setting of the town must be carefully controlled by the development of sensitive designs which respond to the historic character of the Settlement within the outstanding landscape
5	Promoting Crickhowell as a Vibrant Market Town	Retail And Town Centres	The town centre focusing on High Street currently provides a small but diverse retail offer with a mix of boutique shops, cafes, bars and general retailers. There is a strong potential for the town to capitalise on the existing mix of uses to become a specialist retailing centre, focusing on local crafts and food production to provide visitors and tourists with a positive experience of local culture. Future development within the retail centre should contribute towards the high quality retail offer; independent retailers selling local produce should be encouraged. The overall objective is to ensure that Crickhowell provides an interesting retail experience to attract visitors and tourists to spend time within the town and surrounding region as well as servicing the needs of the resident population.

Table 4.7 Hay-on-Wye Issues and Objectives

No.	Objective	LDP Strategic Objective	Issue
1	Strengthening Sustainable Communities	Sustainable Communities: Housing: Affordable Housing	A key issue for Hay-on-Wye relates to the desirability of the location. House prices are at a premium and development options are constrained. The desirability for tourism and the pressure to provide accommodation for the many visitors to the annual literature festival place a premium on house prices in the area: second home and holiday home ownership is almost double the Powys Average. House prices are higher within Hay than the Powys average by approximately £50,000, and over £100,000 more than the Key Settlement of Talgarth. Proximity to Hereford and the west Country also makes Hay-on-Wye a prime location for commuters. The LDP must seek to ensure that a range of house types and tenure options are provided in future housing developments in keeping with the prevailing demographic needs of the immediate population. Life Time Homes Standards should be applied to ensure that new building stock is flexible enough to cater for the changing needs of Hay-on-Wye's diverse community.
2	Respecting Hay-on-Wye's unique identity	Cultural Heritage: Landscape; Built Environment	The town is becoming considerably constrained within its current boundaries. The topography of the Settlement within the Historic Landscape prevents southern expansion. The challenge is to ensure that future development occurs in a manner which enables growth to maintain the strength of the town whilst respecting the imaginative and historically significant townscape, and its setting within the landscape.
3	Strengthening Hay-on Wye's cultural capital	Cultural Heritage	The town has a strong cultural presence which draws many visitors to the area. The character of the retail offer reflects the strong allegiance the town has with literature and the arts. This is integral to Hay-on-Wye's unique sense of place and must be carefully protected as the town develops into the future
4	Avoiding areas of Flood risk	Flooding	Development options within Hay-on-Wye are constrained by areas of flood risk.

Table 4.8 Sennybridge Issues and Objectives

No.	Objective	LDP Strategic Objective	Issue
1	Strengthening Sustainable Communities	Sustainable Communities: Housing: Affordable Housing	There were 998 residents within Maescar Community Council area at the time of the 2001 census. These residents make up 437 households, with an average household size of 2.28. The average age of residents within the community was 42, higher than the Welsh National Average. The community has been identified as having a generally aging population. Aging populations have an impact on the number of people available for employment within an area, it also impacts on the availability of housing, as the trend is for older people to remain in the family home as their household size declines. Issues with the availability of housing accommodation are underpinned by the 2005 Local Needs Survey undertaken for the area which identified a need for 22 affordable units. To date, no development has come forward to meet this need. It is therefore vital to the future sustainability of the community that the availability of housing increases over the plan period, with a focus on providing a mix of dwelling types and tenures being made available to help the community diversify. The Affordable Housing need must be addressed within the village, and opportunities for Rural Exception Sites should be explored. It is also considered appropriate that new houses within the Sennybridge and Defynnog Key Settlement aim to achieve Life Times Homes Standards. The community have also indicated a need to improve community facilities to help support families who live within the area. The NPA will work with the Community Council to secure contributions towards community facilities from future development schemes within the region. Although Sennybridge and Defynnog are being considered as a single cluster for future development, it is important that the physical separation between the two settlements is maintained.
2	Respecting Sennybridge's unique identity	Cultural Heritage: Landscape; Built Environment	Sennybridge and Defynnog are set within a landscape that has been classified as "outstanding" by CCW's LANDMAP Visual and Sensory. Although the two components of the Cluster are closely related in terms of proximity, their character is quite different. Sennybridge is a large village centering on the River Usk. The settlement is essentially linear in character dominated by the A40T which runs through the settlement. Development proposals should respect the settlement character of Sennybridge, consolidating the existing form and function, and aiming to enhance the impact of the built environment on the surrounding high quality landscape. Defynnog setting is the Senni Valley, an outstanding landscape; development focuses on the A4067 although there has been some historic and more modern development up the hillside away from the A4067. The setting of Defynnog within the Landscape is of particular aesthetic value, new development should be able to compliment the landscape setting of the village and be sympathetic to the quality vernacular architecture of the historic core of the village.
3	Strengthening Sennybridge's status as Agricultural Centre.	Cultural Heritage; Employment	At the last census the employment levels within the Maescar Community Council area was relatively high. Moreover, almost half of the economically active persons worked from home or used alternative means of transportation other than private car or bus. suggesting that there are many people living in the area who also work in the area. The employment offer within Sennybridge focuses around the small industrial area off Defynnog Road, which houses a busy Saw Mills, and Agricultural Merchants. The current access to this site is narrow and constrained. It is considered that the mixed use allocation at Defynnog Road to the immediate east of the timber yard could provide an appropriately scaled extension to the existing employment site, provide a new access from the A4067 and improve the commercial viability of the existing operations. Outside of allocated sites the NPA will seek to enable appropriately scaled development that supports the tourism offer in the region, improves the retail offer within Sennybridge or encourages a revitalised high street.
4	Avoiding areas of Flood risk	Flooding	Flooding is identified as a strategic issue for the Sennybridge and Defynnog Key Settlement. Development proposals will be limited to the SW and SE in Sennybridge and to the east in Defynnog.
5,	Protecting Environmental Assets	Biodiversity; Natural Resources	The River Usk SAC and SSSI runs through the Sennybridge and Defynnog Key Settlement, and there are records of bat sightings within the area. New development must seek to ensure that there is no adverse impact on the SSSI and SAC. <i>Table 4.8 Sennybridge Issues and Objectives</i>

Talgarth Issues and Objectives Table 4.9

No.	Objective	LDP Strategic Objective	Issue
1	Improving standards of living for all	Housing; Affordable Housing; Sustainable Communities; Health And Wellbeing	Talgarth is a town that has seen a remarkable decline in significance and vitality since the 1960s. The loss of the railway in the 1960s and the later closure of the Mid-Wales Hospital have resulted in sustained impacts on the socio-economic vitality of the area. The former Mid Wales's Hospital was a major employer in the area until its closure in 1999. Welsh Index of Multiple Deprivations statistics show that, with the exception of St John's ward in Brecon, Talgarth experiences a higher level of deprivation than the rest of the Powys area of the National Park. The average age within the town is higher than the Powys and Wales average and as a result the number of economically inactive, retired persons is similarly high in comparison to national averages. Proactive interventions to mitigate the potential of further decline have seen interesting and innovative approaches to regeneration emerging. Such projects are very encouraging for the future of Talgarth and the Policies in the LDP must ensure that they actively enable development which contributes to community vitality in such ways.
2	Strengthening Talgarth's Cultural Capitol	Cultural Heritage	There are a number of buildings in the town centre, particularly around Bell Street that have especially suffered from HGV traffic at the pinch point of the A479, prior to the completion of the Talgarth Relief Road in 2007. These properties would benefit from substantial investment to bring them back into use and to improve the townscape. In bringing about such regeneration proposals the National Park Authority will look to our key stakeholders such as Cadw and private sector housing renewal to help provide funding and incentives for appropriate renewal such as 'living above the shop' initiatives. The retail offer within Talgarth is currently limited. Future development within the Retail centre must aim to redevelop the vitality of the Town Centre to provide for a vibrant shopping centre. The objective for Talgarth should be to provide for local day to day needs, whilst also promoting future development in the town centre which will meet the needs of the growing Tourist Market in Talgarth.
3	Avoiding areas of flood-risk within Talgarth	Flooding	Flooding constrains development in the north-west area of the town, and smaller areas of flooding associated with the River Ennig bisect the town and continue into the south. Flooding is identified as a strategic issue for Talgarth. PCC are currently implementing a Flood Alleviation Scheme part funded by EU and WG monies to address some of these key issues.
4	Strengthening Talgarth's Economy	Employment; Sustainable Communities	In accordance with LDP objectives to provide for a sustainable economy the National Park Authority supports the development of a mix of employment opportunities, and aims to resist loss of commercial enterprise within the Town. The challenge for the LDP is to ensure provision responds sympathetically to the character of Talgarth as an historic market Town. Large scale of industrial sites will not be acceptable within the National Park context. Rather the LDP should focus on providing innovative approaches to employment provision, through mixed-use developments, live-work schemes and appropriate redevelopment of Brownfield land, well integrated into the Town. Development of employment options linked to the WSP vision for Central Wales will be encouraged including proposals related to local food production and the "green" economy.
5	Strengthening Talgarth's Sense of Place	Landscape, Built Heritage	Continued protection and enhancement of the architectural merit and unique townscape of Talgarth, both within and beyond the boundaries of statutory protection in the Conservation Area, is integral to the successful development and regeneration of the town centre. Any future development should seek to emphasise and reflect the cultural heritage and character found in the historic core of the Settlement and ensure that the attractive landscape views out of the Settlement are not compromised. Landscape characterisation as set out by LANDMAP <sup>35</sup> has identified that development has impacted significantly on the landscape quality of the town and its setting. Further development to the north and east would perpetuate this detrimental intrusion and should be carefully controlled

<sup>35</sup> LANDMAP CCW visual and Sensory Layer BRCKNVS15

#### 4.4.4. Key Settlements Policy Responses

4.4.4.1 The following forms of development have been identified as key to the implementation of the Key Settlements Objectives and 15 year Visions.

##### **K LP2 Key Settlement Appropriate Development**

**Proposals for development within Key Settlements will be required to contribute positively to their setting and enhance the quality of the landscape without adverse impact on the wildlife, natural beauty, cultural heritage, environmental assets or biodiversity of the area.**

**All proposals for development within Key Settlements must demonstrate how they respond to issues relevant to their location to the satisfaction of the NPA, and how the scheme will contribute to achieving the 15 Year Vision<sup>36</sup> relevant to their location.**

**Within Key Settlements all proposals for development or change of use of land or buildings must be located within the Settlement Boundary as shown on the Proposal Map (with the exception of those developments covered by Policies which enable development outside of limits). Within the Settlement boundary the following forms of development will be considered acceptable:-**

- 1. Proposals that strengthen and enhance the mix of housing types and tenure options within the Town , including provision of housing meeting Lifetime Homes standards where appropriate, on land identified as being within environmental limits<sup>37</sup>.**
- 2. Proposals that strengthen and enhance the retail provision appropriate to the Key Settlement character and in accordance with the defined retail centre for the town (see Policy 42).**
- 3. Proposals that strengthen and enhance the tourism offer within the Key Settlement in accordance with the sustainable tourism strategy for the NP including appropriate new guest accommodation and creation of appropriate new visitor attractions / facilities.**
- 4. Proposals that strengthen and enhance the appropriate development of a night-time economy for the Settlement. Such proposals will be judged on their contribution to enhancing the vibrancy of the town as a destination location, through the increased provision of restaurants and bars specialising in local produce.**
- 5. Proposals that strengthen and enhance the provision of community facilities serving the town and region providing support for existing community action groups to meet their stated aims.**
- 6. Proposals for live-work schemes and/or mixed use developments incorporating innovative and sustainable approaches to the provision of employment facilities serving the town and region.**

<sup>36</sup> See table 4.5

<sup>37</sup> All new housing units should be designed to Lifetime Homes standards where appropriate. Where an applicant considers that compliance with this may not be feasible, this should be clearly demonstrated in their Design and Access Statement.

- 7. Proposals that strengthen and enhance sustainable forms of access to the town and wider region, including increased provision for modes of transport other than the private car.**
- 8. Proposals which work to reduce the carbon and ecological footprint of the town and its region of an appropriate scale and type relevant to the Settlements form and character.**

#### **4.4.5. Key Settlements: Mitigating Impact**

4.4.5.1 In enabling appropriate development it also is recognised that development has the potential to impact negatively on the social, physical and environmental infrastructure that service the town. It is important that the NPA seek to ensure that any adverse impact is avoided or minimised to acceptable levels in its consideration of new development schemes

4.4.5.2 The NPA has identified potential constraints on development within Key Settlements, these are set in Policy K LP3 below, and classified in accordance with the Area Constraints Table 5.1 (see Chapter 5 for more information).

#### **K LP3 Mitigating Impact**

**All proposals for development within Key Settlements will be required to contribute to the vitality of the town and region through positive contribution to the quality of life and mitigation of any strain placed on community and/or environmental infrastructure:**

**1. Crickhowell: Within Crickhowell the following have been identified as being vulnerable to the impact of future development.**

- A Biodiversity Sensitivity**
- B Water Management**
- E Waste Water and Sewerage Capacity**
- D Highways Capacity**
- J Flood Risk**

**2. Hay-on-Wye: Within Hay-on-Wye the following areas have been identified as being vulnerable to the impact of future development**

- B Water Management**
- D Highways Capacity**
- E Water and Sewerage Infrastructure**
- F Land Release**
- G Historic Landscape Significance**
- J Flood Risk**

**3. Sennybridge: Within the Sennybridge and Defynnog Key Settlement the following areas have been identified as being vulnerable to the impact of future development.**

- A Biodiversity Significance**
- B Water Management**
- C Land Stability and Contamination Potential**
- D Highways Capacity**
- E Water and Sewerage Infrastructure**

**4. Talgarth: Within the Talgarth the following areas have been identified as being vulnerable to the impact of future development.**

- B Water Management**
- D Highways Capacity**
- E Water and Sewerage Infrastructure**
- G Historic Landscape Significance**
- J Flood Risk**

**All proposals for development will be required to demonstrate how these issues (where relevant), as well as potential landscape impacts, have been addressed within the scheme to the satisfaction of the National Park Authority. Where necessary the National Park Authority will utilise Planning Conditions or Planning Obligations to ensure the provision of appropriate mitigation, compensation, and/or enhancement measures relating to development proposals. See also Policy 53**

## 4.5 Growth outside of Key Settlements

- 4.5.1 Outside of the Key Settlements of the National Park there is a network of smaller Settlements and hamlets home to approximately half the National Park population. The Settlement pattern largely follows the line of the Usk Valley and the A40 and A465 in the east, and the A4067 in the west. The west has a more dispersed Settlement pattern than the nucleated Settlements of the Usk Valley. This makes for a diverse and challenging Settlement pattern, with communities with varying needs and desires. The historic development pattern has concentrated on the Usk valley, and many of our eastern Settlements have seen significant levels of development over the past 20 years.
- 4.5.2 Although these Settlements do not provide a defined strategic regional function, the communities these Settlements house are integral to the National Park's identity and sense of place as defined in our special qualities. Ensuring these Settlements a vital future is integral to the objectives of the Spatial Strategy. The challenge for the National Park Authority is to ensure that providing for the needs of the National Park communities does not negatively impact on the landscape context nor place the National Park's communities at further risk from the likely and predicted effects of climate change.
- 4.5.3 In determining how the LDP should support these Settlements, the National Park Authority worked closely with our constituent communities. The focus of this engagement was to enable the communities to:-
- Define the nature of their Settlement;
  - Provide the National Park Authority with an understanding of the role of the Settlement and how it functions within the region; and
  - Define the level and nature of growth felt necessary to support the vitality of their community into the future.
- 4.5.4 This input to the LDP process provided by our communities, enabled the National Park Authority to have a clear understanding of the key issues facing our Settlements, and the levels of growth our communities needed for the future. This provided the starting point from which the National Park Authority could apply the objectives of the Spatial Strategy to individual Settlements through a process of assessment and evaluation.
- 4.5.5 This assessment considered the following:-

### - Is the Settlement a sustainable location?

Sustainable locations are those which provide services and facilities to provide for residents day to day needs, or are closely related to service centres via public transport or the road network. Sustainability of location was assessed using an index scoring system which considered twenty different criteria.

### - Is there suitable land to accommodate future growth?

Suitable land is defined as that which could be developed without detrimental impact on the special qualities of the National Park and is deliverable within all known constraint. We refer to this as our "environmental capacity". Environmental capacity is about more than just protection of the landscape, rather it is the ability of a place to accept development demands placed upon it without irreversible loss or damage to environment, natural beauty, infrastructure or community resources taking into consideration the need to protect against the likely and predicted effects of climate change.

**-Is there a community defined need for growth?**

A community defined need is that which has been presented to the National Park Authority by the relevant Community or Town Council based on the results of wider community engagement. Definitions of need provided by the community also express location and scale of future development, and/or justification for adopting a no growth strategy for their area.

4.5.6 The findings of the assessment showed that very few locations provide positive results in all of the assessment criteria, for example, some communities expressed a very strong need for growth but in areas which were not considered to be sustainable, or conversely, some Settlements which provide a range of services and facilities do not have the capacity to accommodate further growth (both environmentally and socially).

4.5.7 Whereas the ideal would be to locate future development in Settlements which meet all identified criteria this is completely unrealistic, and fails to respond appropriately to the issues identified during the formulation of the plan. As such, the designation of level 3 Settlements and Level 4 Limited Growth Settlements is dependent on a place meeting at least two of the three criteria.

4.5.8 Therefore the strategy is implemented thus

Level 3 Settlement	<p>A place which has the environmental capacity to accommodate future development <b>and is either:-</b></p> <ul style="list-style-type: none"> <li>- a sustainable location for future development <b>and/or</b></li> <li>- there is a community desire for growth.</li> </ul>
Level 4 Limited Growth Settlement	<p>A place which does not have the environmental capacity to accommodate future development <b>and is either</b></p> <ul style="list-style-type: none"> <li>- a sustainable location for future development <b>and/or</b></li> <li>- there is a community desire for growth.</li> </ul>

4.5.9 Implementation of the Settlement strategy above was undertaken by applying the Settlement Assessment Matrix (see fig 2 below). This matrix enables a sub categorisation within the levels of the hierarchy to account for the differences in the results of the assessment. The sub categorisation enables the LDP to develop specific Policy responses appropriate to such locations. These Policy responses are intended to compensate for any conflict that may occur as a result of the deviance of the place from the ideal scenario, for example, future development within a Level 3 Settlement which isn't a sustainable location will be expected to achieve the highest standards of sustainability in its design and future resource use. Further information in relation to the detail of sub-categorisation is provided both in the Assessment Matrix and in the Policies S LP3 and LGS LP3.

Is there a stated desire within the community to enable future development?	Is the place a sustainable location for future development?	Is there capacity to accommodate future development?	Resultant Position within Hierarchy?	Sub-Position	Elaboration of position
YES	YES	YES	3	3A	Development in these locations will deliver the objectives of the strategy to provide for general needs growth to support community vitality and viability in sustainable locations.
YES	NO	YES	3	3B	Growth enabled to meet community desire for growth. Future Development will need to mitigate impact caused by development in unsustainable locations through the highest standards of sustainability within proposed development. SPG drafted with community to address development constraints.
NO	YES	YES	3	3C	Development in these locations will meet the objectives of the strategy to provide for general needs growth within environmental capacity. Expansion concerns addressed through drafting of SPG for the area.
YES	YES	NO	4	4A	Settlement does not contain suitable land to accommodate a general needs allocation, therefore any land that is found to be suitable during plan period should only accommodate development necessary to support the community in the form of local needs development.
YES	NO	NO	4	4B	Settlement does not have the capacity to accommodate the growth needs defined by community. Any future development land that becomes available during the plan period should address community needs as the most sustainable option for the future of the community.
NO	YES	NO	4	4C	Development in this location is constrained by both community desire for expansion and capacity. The sustainability of the location is paramount and any future development potential that is forthcoming should be employed to meet local development needs only.
NO	NO	YES	5	-	Development potential identified within these communities is a secondary consideration when set against the constraints of locational sustainability. Therefore the only use for the land should be to accommodate housing that meets an identified essential need for affordable housing only.
NO	NO	NO	5	-	There is no development potential within these locations. Exceptions Policies relevant to open countryside apply.

Figure 2 Settlement Assessment Matrix

## **4.6 Level 3: SETTLEMENTS**

### **4.6.1 Settlements: Context**

4.6.1.1 Level 3 Settlements are those that are sustainable locations and/or there is a community defined need for development to support socio-economic sustainability. In determining which Settlements are classed as Level 3 the National Park Authority applied the Settlement Assessment Matrix (see Fig 2 above).

### **4.6.2 Settlements: Issues**

4.6.2.1 The key challenge for the National Park Authority is to ensure that these areas retain and enhance the level of services and facilities they currently foster, whilst providing development to meet their defined need and without having detrimental impact on the community's ability to meet the challenges of climate change and Peak Oil.

4.6.2.2 As with all of our Settlements, the reality of rural living means that these areas suffer from challenges due to limited levels of services and facilities - this results in both a higher cost of living for our rural communities and a higher cost to the environment, with our rural Settlements having higher ecological and carbon footprints than is average within Wales.

4.6.2.3 In recent years the smaller Settlements within the National Park have suffered a significant loss in the services and facilities they support. Post Office closures, educational system rationalisations, rural pub closures and cuts in public transport routes mean that many of our Settlements face a real challenge if they are to reverse the decline in the levels of local services and continue to service day to day needs.

4.6.2.4 In addition to the above, essential infrastructure is reaching or has reached capacity, placing constraints on essential development to maintain services and facilities.

4.6.2.5 The key issues for the future are to enable these Settlements to enhance their level of sustainability, by providing opportunities for community woodland, community allotments, and community energy generation schemes, to improve levels of self-sufficiency. In addition to these positive measures the National Park Authority must take a strong Policy stance on the need to protect essential services.

4.6.2.6 We want to work with communities and key stakeholders to ensure that a key plan of action is drafted for the future growth of a place, to provide consensus on what measures are necessary to ensure a communities viable future and to determine how development can make a contribution to achieving these aims.

### 4.6.3 Settlements 15 year Vision:

4.6.3.1 Our Settlements will be more than just a collection of houses, they will be places that offer residents a good quality of life with a strong sense of community, where day to day needs can be met within the locality and the reliance on the private car will be reduced.

4.6.3.2 Communities will take ownership of their own future, working together and with the National Park to have defined their own 15 year plans. Through this action, community woodland; allotments; energy generation schemes; affordable housing; community pubs; shops and amenity land will develop within and adjacent to defined settlements Increasing community sustainability, lowering our ecological and carbon footprints and ensuring a more vibrant future for National Park Settlements. Local food production will be valued, farm diversification and rural enterprise will help the local economies grow. Sustainable tourism will thrive as visitors seek to experience life in the Brecon Beacons National Park.

4.6.3.3 S LP I sets out the places listed as Settlements within the LDP. This is in accordance with the application of the Spatial Strategy.

#### **S LP I            Definition of Settlements**

**The following places are defined as Settlements within the LDP. Hierarchy sub positions (as relate to the assessment matrix) are suffixed in brackets.**

TALYBONT ON USK (3A)

BWLCH (3A)

CEFN BRYN BRAIN (3C)

CRAI (3B)

GILWERN (3C)

GOVILON (3A)

LIBANUS (3C)

LLANBEDR (3A)

LLANFIHANGEL CRUCORNEY (3C)

LLANGORS (3A)

LLANIGON (3A)

LLANSPYDDID (3C)

PENCELLI (3C)

PENNORTH (3B)

PONTNEDDFECHAN (3A)

PONTSTICILL (3C)

4.6.3.4 Proposals for future development within the above defined Settlements will be in keeping with the strategy for development as defined in the Spatial Strategy (table 4.2). For designated Settlements the following forms of development have been identified as key to implementation of the Settlement 15 year vision.

## **S LP2 Settlements Appropriate Development**

**Proposals for development within Settlements will be required to contribute positively to their setting and enhance the quality of the landscape without adverse impact on the wildlife, natural beauty, cultural heritage, environmental assets or biodiversity of the area.**

**All proposals for development within Settlements must demonstrate how they respond to Settlement Issues and Objectives<sup>38</sup> and how the scheme will contribute to achieving the Settlement 15 Year Vision.<sup>39</sup>**

**Within defined Settlements all proposals for development or change of use of land or buildings must be located within Settlement Boundaries as shown on the Proposal Map (with the exception of those developments covered by Policies which enable development outside of limits). Within Settlement Boundaries the following forms of development will be considered acceptable:-**

- 1. Proposals that strengthen and enhance the mix of dwelling types and tenure options within the Settlement, including provision of a proportion of Affordable Housing in accordance with the identified need within the community;**
- 2. Proposals that strengthen and enhance the provision of community facilities and services serving the area and its locality. Proposals that are likely to result in the loss of community services/facilities will be resisted.**
- 3. Proposals for new or an extension to existing employment facilities, where the proposal is appropriate in scale and type to the amenity of the area and is in keeping with the environmental capacity of the Settlement.**
- 4. Proposals that will capitalise on improving existing building stock including**
  - i) proposals for the appropriate extension of existing residential dwellings ;**
  - ii) proposals to re-instate redundant buildings to beneficial use;**
  - iii) proposals for the appropriate demolition and replacement of building(s), where this action would result in a replacement building with a lower environmental impact and no loss of community services and / or commercial activity within the Settlement;**
- 5. Proposals that strengthen and enhance the provision for tourism, including provision of appropriate guest accommodation in accordance with the National Park Authority Sustainable Tourism Strategy.**
- 6. Proposals for appropriately scaled and located retail provision.**

4.6.3.5 In enabling appropriate development it also is recognised that development has the potential to impact negatively on the social, physical and environmental infrastructure that service our Settlements. It is important that the NPA seek to ensure that any adverse impact is avoided or minimised to acceptable levels in its consideration of new development schemes.

---

<sup>38</sup> See section 4.6.2

<sup>39</sup> See Section 4.6.3

4.6.3.6 The National Park Authority has identified potential issues which may cause constraint on future development, these are set out in Table 4.10 below and classified in accordance with area Policy Issues Table 5.1 (see chapter 5 for further details). Development proposals within designated Settlements will need to address the constraints these identified issues place on their proposal, and where necessary address mitigation and enhancement measures. In many cases this may require liaison with bodies other than the National Park Authority to ensure satisfactory outcome.

**S LP3 Mitigating Impact**

**All proposals for development within Settlements will be required to contribute to the sustainability of the place through mitigation of any strain placed on community or environmental infrastructure. Detailed area specific issues for each designated Settlement are given at Table 4.10 below.**

**All proposals for development will be required to demonstrate to the satisfaction of the National Park Authority how these issues (where relevant), as well as potential landscape impacts, have been addressed within the scheme, and where necessary the National Park Authority will utilise planning conditions or Planning Obligations to ensure the provision of appropriate mitigation, compensation or enhancement measures within development proposals.**

**In addition to the above the following area specific Policies will apply in the following circumstances**

***Development proposals in Settlements classed as 4B (from policy LGS LP 1)***

**Development proposals within settlements classed as 4B will be required to achieve at least national standards for sustainable design as set out in PPW and will be encouraged to achieve higher sustainable building standards within their design and environmental impact to mitigate for impacts relating to the sustainability of location. As such development proposals which results in either:**

**a) the creation of new dwellings, including the sub division of existing houses, changes of use, conversion of rural buildings or new build, where there is a net gain in housing; OR**

**b) The creation of new commercial space, including the sub-division of existing buildings, changes of use, conversion of rural buildings or new build, where there is a net gain in commercial space will be required to aspire to reach the highest standard for sustainable development appropriate to the scheme whilst maintaining viability.**

**Evidence detailing sustainable design options tested and adopted will be required to be supplied within the Design and Access Statement in support of the proposal.**

***B. Development proposals in Settlements classed as 3C***

**Development proposals on allocated sites within Settlements classed as 3C will be required to demonstrate how the design and nature of the scheme has been developed in collaboration with the community through an appropriate and thorough process of engagement. A list of settlements with Village Plans which are being developed as SPG to aid implementation of this policy is set out in Table 4.10 Settlement Constraints.**

Settlement	Position within Hierarchy	Indicative housing allocation	Area Issues	Village Plan SPG in preparation
<b>Powys Settlements</b>				
Talybont on Usk	3A	57	A/C/E/F/G/J	
Bwlch	3A	15	A/B/D	
Crai	3B	15	A/C/E/D/F/H	✓
Libanus	3C	3	B/D/E/F	✓
Llanbedr	3A	8	D/E	
Llangors	3A	Site under construction	E/F/G/J	
Llanigon	3A	10	D/E/F/G/J	
Llanspyddid	3C	10	D/E/G	✓
Pencelli	3C	6 + commitment	A/D/E/F/G/J	✓
Pennorth	3B	6	D/H/G	✓
Pontneddfechan	3A	Commitment and school site	E/F/J	
<b>Total units Powys</b>		<b>130</b>		
<b>Monmouthshire Settlements</b>				
Gilwern	3C	112	E/F/J	✓
Govilon	3A	93	E/J	
Llanfihangel Crucorney	3C	Commitments	E	✓
<b>Total units Monmouthshire</b>		<b>205</b>		
<b>Carmarthenshire Settlements</b>				
Cefn Bryn Brain	3C	Infill only	A/D/E/F	✓
<b>Total units Carmarthenshire</b>		<b>Infill Only</b>		
<b>Merthyr Settlement</b>				
Pontsticill	3C	15 + commitments	D/E/J	✓
<b>Total units Merthyr</b>		<b>15</b>		
<b>Total housing provision (allocations) within Settlements</b>		<b>350</b>		

Table 4.10 Settlements Constraints

## **4.7 Level 4: LIMITED GROWTH SETTLEMENTS**

### **4.7.1 Limited Growth Settlements: Context**

- 4.7.1.1 Through assessment of the Environmental Capacity of the National Park, a number of villages have been identified which do not contain suitable development options to support general needs growth. However, in accordance with the Spatial Strategy, it has been identified that there is a need for some small scale future development to meet local needs. These places are identified as “Limited Growth Settlements”
- 4.7.1.2 In limited growth Settlements it has been determined that large scale growth would pose significant adverse impact to the Natural Beauty, wildlife, cultural heritage, environmental assets and Special Qualities of the National Park. As such, in these areas, the NPA believe that the most sustainable use of land (identified or emerging during lifetime of the plan), will be to meet the immediate needs of the community. Within Level 4 Limited Growth Settlements future development will be enabled only where there is strong evidence to suggest that it is necessary and that it is supporting either a need for essential affordable housing, or some other genuine development need for the locality
- 4.7.1.3 In determining which Settlements are classed as Level 4, the National Park Authority applied the Settlement Assessment Matrix Fig 2. This matrix enables a sub categorisation within the levels of the hierarchy to allow for necessary flexibility when applying a general strategy to an area as diverse and varied as the National Park. The subtleties of difference within our Settlements are defined in this LDP through this sub-categorisation, and different Policy approaches have been developed to respond to these needs whilst also enabling a general local Policy, setting out appropriate forms of development, to meet the needs of Limited Growth Settlements.

### **4.7.2 Limited Growth Settlements: Issues and Objectives**

- 4.7.2.1 The main challenge facing these Settlements is the limited supply of land available to maintain community sustainability. This is especially pertinent where the Settlement is considered to be a sustainable location due to the level of services and facilities present. Traditional concepts of enabling growth to support facilities will have to be radically altered, and innovative approaches to community sustainability will need to be developed in partnership with the community and key stakeholders.
- 4.7.2.2 We want to work with communities and key stakeholders to ensure that a key plan of action is drafted for the future growth of a place, to provide consensus on what measures are necessary to ensure a communities viable futures and to determine how development can make a contribution to achieving these aims.

### **4.7.3 Limited Growth Settlements: 15 year Vision:**

- 4.7.3.1 Our Settlements will be more than just a collection of houses, they will be strong communities, where new development responds to the essential needs of the community; where mechanisms are in place to provide future housing to those who need to live in these settlements.

- 4.7.3.2 Communities have taken ownership of their own future, working together and with the National Park Authority to have defined their own 15 year plans. Through this action, community woodland; allotments; energy generation schemes; affordable housing; sustainable development; community pubs; shops and amenity land develop appropriately to serve the needs of the community. The development that has taken place respects the landscape context, is in keeping with the environmental capacity of the region, and supports the National Park purposes and duty. Our communities are sustainable; our ecological and carbon footprint is lowered, enabling a better future for us all. Local food production will be valued, farm diversification and rural enterprise will help the local economies grow. Sustainable tourism will thrive as visitors seek to experience the innovative way of life of our communities.
- 4.7.3.3 LGS LP I sets out the places listed as Limited Growth Settlements within the LDP. This is in accordance with the Settlement Hierarchy as set out by the Settlement Strategy (Table 4.2) and Strategic Policy 10.

## **LGS LPI      Definition of Limited Growth Settlements**

**The following places are defined as Limited Growth Settlements within the LDP. Hierarchy sub positions (as relate to the assessment matrix) are suffixed in brackets.**

CAPEL GWYNFE (4B)

CLYDACH (4C)

CRADOC (4C)

CWMDU (4A)

FELIN CRAI (4B)

GLANGRWYNEY (4C)

LLANELLY HILL (4B)

LLANFRYNACH (4A)

LLANGATTOCK (4A)

LLANGYNIDR (4C)

LLANGENNY (4B)

MAES Y GWARTHA (4B)

PENDERYN (4C)

TRETOWER (4B)

TRECASTLE (4C)

YNYSWEN (4C)

YSTRADFELLTE (4B)

4.7.3.4 Proposals for future development within the above defined Limited Growth Settlements will be in keeping the Spatial Strategy. For designated Limited Growth Settlements the following forms of development have been identified as key to implementation of the strategy and local vision.

4.7.3.5 Within Limited Growth Settlements the National Park Authority has defined the extent of the village nucleus and shown this on the Proposals Map as the Settlement Extent. A Settlement Extent sets out the area in which Policy LGS LP2 applies. It is different to a settlement boundary because it defines the area in which specific types of development to meet community sustainability are enabled, whereas a development boundary sets out the principle of acceptable development to meet general needs. It is important in setting level 3 and 4 settlements apart. The Settlement Extent is important because it also enables the National Park Authority to define where an exception Policy can be implemented in accordance with Policy E LPI

## **LGS LP2 Limited Growth Settlements Appropriate Development**

**Proposals for development within Limited Growth Settlements will be required to contribute positively to their setting and enhance the quality of the landscape without adverse impact on the wildlife, natural beauty, cultural heritage, environmental assets or biodiversity of the area.**

**All proposals for development within Limited Growth Settlements must demonstrate how they respond to the Limited Growth Settlement Issues and Objectives<sup>40</sup>, and how the scheme will contribute to achieving the Limited Growth Settlement 15 Year Vision.<sup>41</sup>**

**Within defined Limited Growth Settlements all proposals for development or change of use of land or buildings must be located within the Settlement Extent as shown on the Proposal Map (with the exception of those development covered by Policies which enable development outside defined extents). Within Settlement Extents the following forms of development to support community sustainability will be enabled:-**

- 1. Proposals that result in the creation of new dwellings to meet an identified and evidenced local need for affordable housing, which will be met in perpetuity**
- 2. Proposals that capitalise on improving existing building stock and/or utilises previously developed land and/or redundant buildings :**
- 3. Proposals that strengthen and enhance the provision of community facilities and services serving the area and its locality. Proposals that would result in the loss of community services and facilities will be resisted.**
- 4. Proposals for new or extensions to existing employment facilities where the proposal is appropriate in scale and type to the amenity of the area in keeping with the Settlement's Environmental Capacity (see SP 12, Policy 37, Policy 36).**
- 5. Proposals to strengthen and enhance retail services within the village through the appropriate change of use and or the conversion/rehabilitation of existing buildings where a need for housing is not identified and/or the proposed scheme will address inadequacies linked to community sustainability (see also Policy 43).**
- 6. Proposals to strengthen and enhance the tourism offer through the appropriate change of use and or the conversion/rehabilitation of existing buildings where a need for local needs housing is not identified within the Settlement**

4.7.3.6 In enabling appropriate development it is recognised that development has the potential to negatively impact on the social, physical and environmental infrastructure that service the town. It is important that in enabling new development the National Park Authority seek to ensure that any adverse impact is avoided or minimised to acceptable levels

4.7.3.7 The National Park Authority has identified potential constraints on development within designated Limited Growth Settlements, these are set out in table 4.11 below, and

---

<sup>40</sup> See section 4.7.2

<sup>41</sup> See Section 4.7.3

classified in accordance with area Policy table above. Development proposals within designated Limited Growth Settlements will need to address the constraints these identified issues place on their proposal, and where necessary address mitigation and enhancement measures. In many cases this may require liaison with bodies other than the National Park Authority to ensure satisfactory outcome. See Areas Issues table 5.1 (Chapter 5).

### **LGS LP3 Mitigating Impact**

**All proposals for development within Limited Growth Settlements will be required to contribute to the sustainability of the place through mitigation of any strain placed on community or environmental infrastructure.**

**Detailed area specific issues for each designated Limited Growth Settlement are given at table 4.1 below.**

**All proposals for development will be required to demonstrate to the satisfaction of the National Park Authority how these issues (where relevant), as well as potential landscape impacts, have been addressed within the scheme and where necessary the National Park Authority will utilise planning conditions and/or Planning Obligations to ensure the provision of appropriate mitigation, compensation and enhancement measures within development proposals.**

**In addition to the above the following area specific Policies will apply in the following circumstances.**

#### **A. *Development proposals in LG Settlements classed as 4B***

**Development proposals within settlements classed as 4B will be required to achieve at least national standards for sustainable design as set out in PPW and will be encouraged to achieve higher sustainable building standards within their design and environmental impact to mitigate for impacts relating to the sustainability of location. As such development proposals which results in either:**

- a) The creation of new dwellings, including the sub division of existing houses, changes of use, conversion of rural buildings or new build, where there is a net gain in housing; OR**
- b) The creation of new commercial space, including the sub division of existing buildings, changes of use, conversion of rural buildings or new build, where there is a net gain in commercial space will be required to aspire to reach the highest Standard for sustainable development appropriate to the scheme whilst maintaining viability. Evidence detailing sustainable design options tested and adopted will be required to be supplied within the Design and Access Statement in support of the proposal.**

#### **B. *Development proposals in Settlements classed as 4C***

**Development proposals on allocated sites within Settlements classed as 4C will be expected to demonstrate how the design and nature of the scheme has been developed in collaboration with the community through an appropriate and thorough process of engagement.**

<b>Settlement</b>	<b>Position within Hierarchy</b>	<b>Area Issues</b>	<b>Village Plan SPG in preparation</b>
Capel Gwynfe	4B	E/F	✓
Clydach	4C	D/E/J	✓
Cradoc	4C	E/G/I	✓
Cwmdu	4A	E/D	✓
Felin Crai	4B	B/D/E/H/I/J	✓
Glangrwyney	4C		
Llanelly Hill	4B		
Llanfrynach	4A	J	✓
Llangattock	4A	D/E/F/G/J/I	✓
Llangynidr	4C	E/J/I/D	✓
Llangenny	4B	E/D	✓
Maesygartha	4B		
Penderyn	4C	A/B/I	✓
Tretower	4B	G/J	✓
Ynyswen	4C	E/J/I	✓
Ystradfelte	4B	J/I	✓
Trecastle	4C		✓

Table 4.1 | Limited Growth Settlements Constraints

## 4.8 Acceptable Exceptions Development

- 4.8.1 Where proposals for development or change of use of land or building directly relate to projects to enhance community sustainability and are of low environmental impact, these may be enabled at edge of Settlement sites. This is in keeping with the strategic vision of the LDP and Policy direction emerging from a review of the evidence base in relation to Natural Resource Management (See National Park Purposes Policy responses, in particular Natural Resources Section).
- 4.8.2 Edge of Settlement is defined as land on or adjacent to the defined Settlement boundary or Settlement extent as shown on Proposals Map. Where a proposed exception site does not immediately adjoin the development boundary/extent due to the presence of, for example, a road, this separation will not, of itself, preclude consideration of the site as an exception.
- 4.8.3 Proposals will be required to demonstrate to the satisfaction of the National Park Authority that the development is necessary, will cause no detrimental impact on Settlement or landscape character and is commensurate with all other relevant LDP Policies governing appropriate development within the National Park.

### **E LPI Community Sustainability Edge of Settlement Exceptions**

**Development proposals that are essential to community sustainability and/or have limited environmental impact will be enabled at edge of Settlement locations.**

**Acceptable exceptions development will be limited to:**

- 1. Proposals for 100% affordable housing developments (see Policy 29).**
- 2. Proposals relating to the provision of local food production serving the Settlement and its wider community<sup>42</sup>.**
- 3. Proposals relating to the provision of local fuel production serving the Settlement and its wider community<sup>43</sup>.**
- 4. Proposals relating to the provision of community recreation land and necessary related development.**
- 5. Proposals relating to the provision of community led renewable energy generation schemes appropriate in scale and technology to the edge of Settlement location, that do not negatively impact on the landscape, biodiversity or cultural heritage of the National Park**
- 6. Low Environmental Impact developments, making a positive contribution to community sustainability, such as One Planet Development Schemes**
- 7. Creation of new ponds and wetlands to act as SUDS.**
- 8. Proposals relating to the provision of a new/ extended community facility, where it can be proven that the facility is essential to the community and there are no suitable sites to accommodate the development within the Settlement Boundary/ Extent.**

<sup>42</sup> Allotments themselves do not require planning permission where they are implemented on land with a current agricultural use class, ancillary buildings, polytunnels, sheds, greenhouses and access tracks required to facilitate food production do however require permission and as such are enabled through this policy.

<sup>43</sup> As above, the ancillary and supporting infrastructure required in such circumstances is enabled through this policy rather than the forestry / agricultural function itself.

## **4.9 Level 5: COUNTRYSIDE**

### **4.9.1 Countryside Context:**

4.9.1.1 Areas which were assessed to be unsustainable locations for development, without capacity to accommodate growth and with no community desire for growth have been designated as Countryside Settlements. In these areas there is a presumption against development, in accordance with national Policy, unless there is a defined essential need for development.

### **4.9.2 Countryside Issues:**

4.9.2.1 Protection of the countryside is the National Park Authority's first statutory purpose, and therefore it is essential that development in countryside locations is strictly controlled to manage adverse impacts on the natural beauty, wildlife and cultural heritage of the National Park.

4.9.2.2 In addition to the consideration of visual impact, traditional forms of development in countryside locations is less sustainable and more environmentally challenging than is considered acceptable given the challenges of climate change and peak oil. Development in the countryside also has the added complication of the limitations of essential service infrastructure to service development.

4.9.2.3 The main challenge within the countryside is to tightly control permissions to those which are deemed necessary and essential to a countryside location.

### **4.9.3 Countryside 15 year Vision:**

4.9.3.1 The countryside will remain as a living and working landscape that is internationally recognised for its outstanding natural beauty and cultural traditions of Welsh hill farming.

4.9.3.2 Essential rural practice will become more sustainable and diverse and the NPA will have positively supported development that will have helped achieve these aims. The high value of the environment will have been capitalised upon. Farm diversification will enable a more secure future for the countryside, with tourism, local food production and, where appropriate, small scale renewable energy generation making our countryside a truly sustainable landscape.

4.9.3.3 All areas outside of Settlements listed within levels 1, 2, 3 and 4 of the hierarchy are designated as countryside locations. CYD LPI below sets out the forms of development that the National Park Authority will permit within these locations.

4.9.3.4 Extensions to dwellings in the countryside will be limited in terms of their scale over and above the scale of the original dwelling. The original dwelling is defined for the purposes of this plan as the dwelling as existing on 1<sup>st</sup> July 1948 if it was built before that date, and as it was built when built after that date.

## **CYD LPI Enabling Appropriate Development**

**Proposals for development within countryside locations will be required to contribute positively to their countryside setting and enhance the quality of the landscape without adverse impact on the wildlife, natural beauty, cultural heritage, environmental assets or biodiversity of the area.**

**All proposals for development within countryside locations must demonstrate how they respond to the identified issues set out at 4.9.2 and how the scheme will contribute to achieving the Countryside 15 year Future Vision.**

**Outside of defined settlements within the LDP the following forms of development will be: permitted subject to all other relevant LDP Policies:-**

- I. Proposals that capitalise on improving the existing building stock and/or utilises previously developed land and/or re-uses redundant buildings, including:-**
  - a) Proposals for the extension of residential dwellings appropriate in scale and design to the countryside location where this would result in a net increase of no more than 30% of the original dwelling size (see Policy 27).**
  - b) Proposals to re-instate redundant buildings to the following beneficial uses**
    - i) Commercial, Sport, Tourism or Recreation use OR**
    - ii) Affordable Housing to serve an identified need OR**
    - iii) The proposal will provide a Rural Enterprise Dwelling to serve an evidenced essential need**

**Only in cases where evidence can be provided to the NPA that the need for conversion to the above uses does not exist within the locality will the NPA consider proposals to reinstate redundant buildings for use as open market housing.**

- c) Proposals for the appropriate demolition and replacement of buildings, where this action:-**
  - i) would result in a net increase of no more than 30% of the original dwelling size**
  - ii) would result in a replacement building with a lower environmental impact,**
  - iii) would result in no loss of community services and/or commercial activity within the settlement;**

**and**

  - iv) the replacement building is intended to serve the identified housing need within the community.**
- 2. Proposals that strengthen and enhance the provision of community facilities and services serving the area and its locality and resisting proposals which would result in the loss of community service / facility (see Policy 50).**
- 3. Proposals to enable residential accommodation to serve an essential Rural**

**Enterprise need.**

- 4. Proposals to enable Rural Enterprise and farm diversification (see also Policy 38 and Policy 43).<sup>44</sup>**
- 5. Proposals for tourist attractions or recreational activity which by evidenced necessity require a countryside location as essential to their function (see Policy 48).**
- 6. Low Impact development schemes, in keeping with One Planet Development set out in TAN 6 (see also Policy 46).**
- 7. Proposals relating to the provision of local food production of a scale and character in keeping with the countryside location, including the provision of new farm buildings where agricultural need can be proven as essential.**
- 8. Proposals relating to the provision of renewable energy of a scale, type and impact in keeping with the countryside location (see also SP9).**

---

<sup>44</sup> In accordance with PPW 9.3.6 and *Technical Advice Note 6: Planning For Sustainable Rural Communities*(WAG 2010).

## CHAPTER 5: MITIGATING IMPACT

### 5.0 Mitigating Impact in the Location of Growth

- 1.1 To ensure the deliverability of future development proposals enabled through the LDP the NPA has identified key areas of constraint which will need to be addressed in the formation of future development proposals. In many circumstances the key areas of constraint require actions beyond the jurisdiction of the NPA and the LDP, and as such, will require collaborative working between the developer, key stakeholders and the NPA.
- 1.2 Overcoming constraints identified from the planning application process may involve collaborative working with developers and key stakeholders to ensure that developments can be achieved without unacceptable adverse impact on the National Park and its communities. For ease of interpretation these area-wide issues have been categorised and defined in table 5.1 below. Key stakeholders with statutory interest in the area of constraint are identified for each issue.

<b>Area Code</b>	<b>Key Issue</b>	<b>Key Stakeholder</b>
A	<p><b><i>Biodiversity Significance</i></b></p> <p>Development has the potential to impact upon priority habitat listed under Section 42 of the Natural Environment and Communities Act 2006 (habitats and species of principal importance to Wales). Full biodiversity survey and management plan may be required of the development proposal. Potential Planning Obligations necessary to mitigate and enhance against potential impact from development may be requested. There are further duties to compensate for the loss of habitat and to enhance relevant habitats.</p>	Natural Resources Wales/ BBNPA Ecologists
B	<p><b><i>Water Management</i></b></p> <p>Proactive water management will be necessary in order to ensure that future development does not exacerbate future risk of flooding and/ or put pressure on wider water resources.</p> <p>Development may be dependent on the production and implementation of an active water management plan. Such a plan would satisfy the maximum requirement for Water and Surface Water Run-Off in line with the requirements for the Code For Sustainable Homes and BREEAM standards. Any other necessary requirements the NPA and partner Statutory Authorities deem appropriate to the nature of the site and location such as water saving measures to be built into any future development. (see also Policy 11)</p>	Natural Resources Wales / Dwr Cymru
C	<p><b><i>Land Stability and Contamination potential</i></b></p> <p>Prior land use has resulted in land instability or contamination</p>	Relevant Environmental Health Authority /

	<p>For allocated sites developers should establish whether remediation works have been deemed necessary under the requirements of development.</p> <p>For unallocated sites developers should contact the relevant Environmental Health authority to determine extent of issues.</p> <p>Where instability or contamination of land is identified the NPA will require the soil quality to be fully investigated and where necessary hazards removed, managed or mitigated to the satisfaction of the NPA and partner Statutory Authorities prior to development proceeding.</p>	<p>The Coal Authority(in relation to sites affected by former coal mining activities)"</p>
D	<p><b>Highways Capacity</b></p> <p>The highways network has been identified as pressurised or is in other ways constrained.</p> <p>For allocated sites developers should establish whether highways improvements have been deemed necessary under the requirements of development and accommodated within design schemes or through Planning Obligations.</p> <p>For unallocated sites developers should contact the relevant Highways authority to determine extent of the issue and reach agreement as to mitigatory measures to be incorporated into design scheme, or through Planning Obligations, to be established prior to the submission of any application.</p>	<p>Relevant Highways Authority</p>
E	<p><b>Water and Sewerage Infrastructure</b></p> <p>Water, waste water and sewerage treatment infrastructure is inadequate to accommodate sustainable levels of development, for which no regulatory improvements are planned under Dwr Cymru Welsh Water's Current Capital Investment Programme (2010 to 2015). Should land with these constraints be promoted for development in advance of DCWW investment, developers may be required to fund the essential infrastructure improvements. In such circumstances developers must establish the extent of the constraint and reach agreement as to how the issue will be addressed.</p>	<p>Dwr Cymru</p>
F	<p><b>Land Release</b></p> <p>In such areas key stakeholders have requested that land be phased for release towards the end of the plan period, from 2016 onwards. For allocated sites reasons for phasing are given under the requirements of development. In such circumstances if developers can demonstrate that the constraint can be overcome prior to the established release of land the NPA will consider early release subject to conditions and/or Planning Obligations ensuring that the constraint is addressed to the satisfaction of any relevant statutory body and the NPA.</p>	<p>Relevant Statutory body</p>
G	<p><b>Historic Landscape Significance</b></p>	<p>Relevant Archaeological</p>

	<p>Development has the potential to impact upon protected historic landscapes. In such areas design should be responsive to the nature and character of historic landscape setting. In some circumstances this will also be dependent upon the completion of an archaeological survey (recording and evaluation) prior to any development scheme to the satisfaction of the NPA and relevant archaeological trust. Developers should consult the Register of Historic Landscapes to establish the statutory level of protection offered to the region. If the site lies within a registered Historic Landscape, development proposals will be required to be responsive to the context of the Historic in design proposals and to assess the impacts of the proposal in line with the published ASIDOHL2, to the satisfaction of the NPA and Relevant Archaeological trust. Where archaeological trusts have suggested a development scheme requires ASIDOHL2 assessment this is set out at Appendix 2.</p>	Trust / BBNPA Heritage Team
H	<p><b>Sustainability of Location</b></p> <p>Due to the unsustainable location, higher levels of sustainable design will be expected of any scheme. Development will be expected to aspire towards level 6 of the Code for Sustainable Homes. Provision towards community renewable energy generation schemes and / or other necessary Planning or any other statutory Obligations towards mitigating the impact of the new development on the carbon emissions of the settlement will be required.</p>	Code for Sustainable Homes Advisors / BREEAM BBNPA Sustainable Communities Team
I	<p><b>Community Vitality and Viability</b></p> <p>These are areas where the availability of land places vulnerability on the vitality and viability of the community. Within such areas the NPA will require that all new development is responsive to the needs of the community. Developers will be required to address housing need as evidenced through Local Housing Market Assessment, Housing Authority waiting lists and/or community housing need surveys.</p> <p>The above is relevant to Level 4 and Countryside settlements</p>	Rural Housing Enabler / Relevant Housing Authority
J	<p><b>Flood Risk</b></p> <p>These areas are defined as being vulnerable to the future risk of flood as set out in the Welsh Government's Development Advice Maps (DAM). In accordance with PPW and TAN 15 vulnerable development should only be permitted in flood zone C if the risk can be managed to the satisfaction of the National Park Authority, in consultation with Natural Resources Wales and following application of the tests set out in sections 6, 7 and appendix 1 of TAN 15.</p> <p>Within these areas developers should consult the DAM maps to determine whether their proposal is located in an area identified at being vulnerable to the future risk of flood. In such circumstances there is a presumption against development unless the applicant can</p>	Natural Resources Wales

	prove to the satisfaction of the National Park Authority in consultation with Natural Resources Wales and following the application of the tests set out in sections 6, 7 and appendix 1 of TAN 15 that flood risk can be managed as part of their proposal. In most instances this will require the preparation of a Flood Consequences Assessment and Flood Risk Management Plan.	
--	---	--

*Table 5.1 Area Constraint*

## CHAPTER 6: HOUSING

### 6.1 Scale of Housing provision

- 6.1.1 The scale of housing provision in the National Park is based upon a robust assessment of future requirements which reflects the guidance in Planning Policy Wales that the latest Assembly Government local authority level household projections should form the starting point for assessing housing requirements.
- 6.1.2 Recognising the statutory obligations set out in the Environment Act 1995 which defines the purposes and duty of the National Park Authority, the supply of housing to meet the identified requirement reflects the Environmental Capacity principles which underpin the whole plan and which are set out in section 2.4. The LDP therefore seeks to enable a level of development which is capable of being delivered without unacceptable impact on the purposes for which the National Park is designated, and its special qualities.
- 6.1.3 The identified housing requirement for the Brecon Beacons National Park is set out in 'Policy 24', whilst Policy SP5 sets out the level of housing to be delivered during the plan period.

#### **Policy 24**

#### **Housing Requirement**

**The identified housing requirement for the Brecon Beacons National Park is 1990 dwellings between 2007 and 2022.**

- 6.1.4 The Plan seeks to meet the housing requirement by delivering growth in locations that have been identified through a synthesis of the results of community engagement with the Environmental Capacity of an area and the availability of appropriate and deliverable development land. It is a bottom up approach which draws on local knowledge of the area and technical assessments of deliverability.
- 6.1.5 In meeting this requirement, the provision of land in Policy SP5 is comprised of the following elements:-

<b>Source</b>		<b>BBNPA No. Dwellings</b>	<b>No. Affordable Dwellings</b>
Completions	2007 - 2012	251	67
Under Construction	1/4/2012	66	8
Allocations	2012-2022	960	230
Commitments		326	73 (+£59K commuted sum)
Small Sites		220	53
Windfalls		150	30
School Sites		72	14
<b>TOTAL</b>		<b>2,045</b>	<b>475 (+£59k commuted sum)</b>

**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.**

- 6.1.6 Housing land will also be provided throughout the plan period on mixed use sites. These sites are set out in Table 7.2 in Chapter 7.

Brecon Beacons National Park Authority Definitive LDP

	Settlement tier	Settlement	Site	Site Code	No. Dwellings	No. of Affordable Units	AH Target
<b>First 5 years</b>	Primary Key Settlement	Brecon	Cwmfall dau Fields Extension	CS28	66	13	20%
		Brecon	Opposite High School	CSI32	30	6	20%
	Key Settlements	Crickhowell	Land adjacent to Llangenny Lane	SALT 061	20	6	30%
		Hay-on-Wye	Land opposite The Meadows	DBR-HOW-A	62	18	30%
		Hay-on-Wye	Land adjoining Brecon Pharmaceuticals	SALT 059	5	2	30%
		Talgarth	Proposed extension to T9	SALT 037	15	3	20%
	Level 3 Settlements	Bwlch	Land adj Bwlch Woods	DBR-BCH-J	15	3	20%
		Gilwern	Dan-y-Bryn and Lancaster Drive	CSI02	112	34	30%
		Libanus	Land adj Pen y Fan Close	DBR-LIB-E	3	>1	20%
		Llanbedr	Land adj St Peter's Close	DBR-LBD-A	8	2	30%
		Llanigon	Land opposite Llanigon County Primary School	DBR-LGN-D	10	3	30%
		Llanspyddid	Land off Heol St Cattwg	DBR-LPD-A	10	2	20%
		Pennorth	Land adj Ambelside	DBR-PNT-D	6	1	20%
	Allocated brownfield site	Nearest Settlement - Glangrwyney	Former Army Camp, Cwrt-y-Gollen	CS 66	70	21	30%
		<b>Total</b>			<b>432</b>	<b>114</b>	
Rest of LDP Period	Primary Key Settlement	Brecon	Slwch House Field	CS93	23	5	20%
			Site located to the North of Camden Crescent and East of Breconshire War Memorial	DBR-BR-A	38	8	20%
			Site located to the North of Cradoc Close and West of Maen-du Well	DBR-BR-B	33	7	20%

Brecon Beacons National Park Authority Definitive LDP

			Opposite High School	CSI32	107	21	20%
Key Settlements	Crickhowell		Land above Televillage	DBR-CR-A	20	6	30%
	Defynnog		Glannau Senni	CSI38	15	3	20%
	Hay-on-Wye		Land adj Fire Station	DBR-HOW-C	13	4	30%
Level 3 Settlements	Cral		Land at Crai	CS42	9	2	20%
			Land SW of Gwalia	CS43	6	1	20%
	Govilon		Land at Ty Clyd	CS 39/69/70/88/89/99	93	28	30%
	Pencelli		Land South of Ty Melys	CSI20	6	1	20%
	Pontsticill		Land at Penygarn	CS55	6	0	0%
			Land at end of Dan-y-Coed	DBR-PSTC-C	3	0	0%
			Land West of Pontsticill House	CS91	6	0	0%
	Talybont-on-Usk		Maesmawr Farm	CSI27	57	11	20%
Allocated brownfield site	Nearest Settlement – Talgarth		Former Mid Wales Hospital	CS 111	93	19	20%
		<b>Total</b>			<b>512</b>	<b>117</b>	
<b>TOTAL</b>					<b>960</b>	<b>230</b>	

Table 6.1 Current Residential Allocations

<b>Settlement</b>	<b>Completed **</b>	<b>Under Construction **</b>	<b>Commitments **</b>	<b>Allocations **</b>
Brecon	69 (3%)	38 (2%)	40 (2%)	297 (14%)
<b>TOTAL FOR BRECON</b>	<b>69 (3%)</b>	<b>38 (2%)</b>	<b>40 (2%)</b>	<b>297 (14%)</b>
<b>TOTAL BRECON CONTRIBUTION TO HOUSING SUPPLY</b>	<b>444 (22%)</b>			
Crickhowell	24 (1%)	0	0	40 (2%)
Hay-on-Wye	21 (1%)	0	18 (<1%)	80 (4%)
Sennybridge/Defynnog	0	0	44 (2%)	15 (<1%)
Talgarth	0	0	53 (3%)	15 (<1%)
<b>TOTAL FOR LEVEL 2 SETTLEMENTS</b>	<b>45 (2%)</b>	<b>0</b>	<b>115 (6%)</b>	<b>150 (7%)</b>
<b>TOTAL LEVEL 2 CONTRIBUTION TO HOUSING SUPPLY</b>	<b>310 (15%)</b>			
Level 3 Settlements	5 (<1%)	17 (<1%)	91 (4%)	350 (17%)
<b>TOTAL FOR LEVEL 3 SETTLEMENTS</b>	<b>5 (&lt;1%)</b>	<b>17 (&lt;1%)</b>	<b>91 (4%)</b>	<b>350 (17%)</b>
<b>TOTAL LEVEL 3 CONTRIBUTION TO HOUSING SUPPLY</b>	<b>463 (23%)</b>			
Allocated brownfield site	0	0	0	163 (8%)
<b>TOTAL FOR ALLOCATED BROWNFIELD SITE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>163 (8%)</b>
<b>TOTAL ALLOCATED BROWNFIELD SITE CONTRIBUTION TO HOUSING SUPPLY</b>	<b>163 (8%)</b>			
Level 4 Settlements	21 (1%)	2 (<1%)	48 (2%)	0
<b>TOTAL FOR LEVEL 4 SETTLEMENTS</b>	<b>21 (1%)</b>	<b>2 (&lt;1%)</b>	<b>48 (2%)</b>	<b>0</b>
<b>TOTAL LEVEL 4 CONTRIBUTION TO HOUSING</b>	<b>71 (3%)</b>			

<b>SUPPLY</b>				
Open Countryside	1 (<1%)	9 (<1%)	32 (2%)	0
<b>TOTAL FOR OPEN COUNTRYSIDE</b>	1 (<1%)	9 (<1%)	32 (2%)	0
<b>TOTAL OPEN COUNTRYSIDE CONTRIBUTION TO HOUSING SUPPLY</b>	<b>41 (2%)</b>			
<b>TOTAL</b>	<b>141 (7%)</b>	<b>66 (3%)</b>	<b>326 (16%)</b>	<b>960 (47%)</b>

\*PLEASE NOTE this table does not include small sites, windfalls or school sites

\*\*Housing Supply figure of 2,045 used

Table 6.2 Breakdown of housing supply

6.1.7 “Appendix I: Requirements of Development” sets out in further detail the specific requirements of development relating to each allocated site. This includes requirements relating to water and sewerage infrastructure constraints.

## 6.2 Detailed Housing Development Policies

The following policies provide additional guidance on development relating to housing.

### 6.2.1 Renovation of Former Dwellings in the Countryside

- 6.2.1.1 In certain circumstances the NPA will support the renovation of former houses where use as a dwelling has been abandoned. This is in accordance with CYD LP I enabling appropriate development in the Countryside. Maintaining the character of the dwelling and its setting are important elements of this policy and therefore permitted development rights will be removed if planning permission is to be granted. This should contribute to the conservation of the Park's rural character.
- 6.2.1.2 Former dwellings often provide suitable habitats for bats. Survey work may therefore be required prior to submission of an application. All proposals must comply with Policy 7 Protected and Important Wild Species.
- 6.2.1.3 Where necessary a structural survey will be required and the NPA may consult with the building control service on any proposals submitted under this policy. All proposals must also comply to Policy 23 Sustainable Design in the adaption and re-use of buildings.

#### **Policy 25**

#### **Renovation of Former Dwellings in the Countryside**

**The renovation of former dwellings in the Countryside will be permitted where:**

- a) **at the time of application the existing building is demonstrated to possess the fundamental characteristics of the former dwelling in that:**
  - i) **the original wall structure is substantially intact and sound without the need for major or extensive demolition and/or rebuilding works and clearly shows the size, number and location of all original window and door openings; and**
  - ii) **the building shows evidence of the original roof height, shape and features;**
- b) **any renovation required, where appropriate, retains or faithfully reproduces the size, number and location of original door and window openings and roof structure;**
- c) **the proposal, including any extension and the provision of services and changes within the curtilage, is appropriate to the scale and design of the original building and its setting;**
- d) **no new or enlarged curtilage is required; and**
- e) **any new or enlarged access and parking can be provided without significant damage to the setting of the proposal or surrounding landscape.**

## **6.2.2 Demolition and Replacement of Dwellings**

- 6.2.2.1 Planning permission is not required to demolish a building unless it is a Listed Building or is within a Conservation Area.
- 6.2.2.2 However, the NPA must be notified at least 28 days in advance for the proposed demolition of any building in order that consideration may be given about the need to request a planning application to control the impact on neighbouring properties and to consider schemes of reinstatement. The NPA will also ensure that the applicant has undertaken appropriate species surveys to ensure that no protected species are affected by the demolition of the building.
- 6.2.2.3 The NPA wish to conserve dwellings that are of particular architectural, historic and/or visual merit. Proposals for replacement of such buildings will be resisted. However, for all other dwellings, a proposal for replacement presents an opportunity to make an improvement to the visual appearance of a building and its relationship to its setting in the National Park landscape. The NPA therefore require that the design, size, siting and curtilage of all proposed replacement dwellings are sympathetic to the setting of the National Park.
- 6.2.2.4 In particular, proposals for a replacement dwelling in excess of an increase of 30% of the cubic content of the original dwelling (over and above that allowed under permitted development rights where relevant) would be considered contrary to CYD LP I, SPI and SP3.
- 6.2.2.5 All such proposals will be assessed against SPI and Policy I in order to determine whether the scale, design and curtilage are appropriate to their setting.
- 6.2.2.6 Policy 26 applies to all applications. Specific guidance has been prepared in the form of SPG in order to provide additional information on how applications for replacement dwellings in the Countryside will be assessed against the criteria of SPI and Policy I.
- 6.2.2.7 Supplementary Planning Guidance will be prepared to provide further guidance on the implementation of this policy for proposals in the Countryside.

## **Policy 26 Demolition and Replacement of Dwellings**

**Applications to demolish and replace an existing habitable dwelling will only be permitted where:**

- i) the existing dwelling is of no particular architectural and/or historic and/or visual merit, for which it should be conserved; and**
- ii) the design, size, and siting of the proposed replacement dwelling is sympathetic to the setting.**

**In determining planning applications to demolish a dwelling house without replacement, the NPA will have particular regard to the effect on neighbouring properties and the details of reinstatement of the site.**

### **6.2.3 House Extensions and Ancillary Buildings**

6.2.3.1 The provision and retention of a mix of dwelling sizes is an important part of this Plan's strategy. Extensions to dwellings have the potential to affect the balance of dwelling sizes available. Dwelling extensions also have the potential to reduce parking and amenity areas. Inappropriate extensions may also have a detrimental visual impact on the National Park's landscape. Appropriate residential extensions are enabled through relevant Spatial Policies.<sup>45</sup>

6.2.3.2 The NPA will therefore seek to ensure that extensions are the subordinate part of the overall finished structure and are not dominant or intrusive. The provision of a private amenity area must be appropriate to the scale of the dwelling as existing and/or proposed.

6.2.3.3 The following policy will also apply to all ancillary buildings that require planning permission.

6.2.3.4 All proposals will be required to meet the criteria of General Design/National Park policies.

6.2.3.5 In the Open Countryside (Settlement Hierarchy level 5) the NPA is concerned to protect the landscape by preventing a spread of buildings away from the main group around the original dwelling. National Guidance sets out how proposals for new dwellings in the countryside should be considered.<sup>46</sup> However it gives no guidance as to the consideration of extensions to dwellings in the countryside. SPG will therefore be prepared to guide interpretation of this policy for proposals for extensions to dwellings in the Open Countryside.

---

<sup>45</sup> In accordance to the location please refer to BR LP1/K LP1/ S LP2 / LGS LP2/ CYD LP1

<sup>46</sup> Planning Policy Wales (para 9.3.6)

## **Policy 27**

### **House Extensions and Ancillary Buildings**

**Extensions and ancillary buildings to dwellings will be permitted where:**

- a) the proposal is appropriate to the scale and design and setting of the original dwelling;**
- b) no loss of on-site parking space will result, and adequate on-site parking provision can be provided for the extended dwelling;**
- c) an area of private amenity space is retained that is reasonably proportionate to the proposed size of the dwelling; and**
- d) there is no significant loss of privacy to an adjoining property.**

**In the Countryside, new buildings ancillary to domestic use of a dwelling shall be grouped with the dwelling.**

## **6.3 Providing Affordable Housing**

6.3.1.1 As the Local Planning Authority, the NPA is responsible for developing, implementing and monitoring policies to enable the provision of affordable housing in the National Park. However, it is the responsibility of the respective Unitary Authorities as Housing Authorities to deliver affordable housing. It is also their responsibility to determine the mix of units to be provided (social rented, intermediate rented, equity share of all types and flexible tenure). The mix will be entirely dependent on the circumstances of each case using evidence provided from the relevant housing authority.

6.3.1.2 The NPA has established that there is a need for an estimated **514** Affordable Housing units over the first 5 year period of the Plan. This equates to **103** Affordable Housing units per annum. The level of need has been established through collaboration with each of the relevant Unitary Authorities and the Rural Housing Enablers operating in the National Park. The level of need has been established through analysis of the best available evidence sources for each constituent Unitary Authority. This has involved analysis of Local Housing Market Assessments, Local Needs Surveys and consideration of the Local Government Data Unit report on Housing Need and Demand in Wales 2006 to 2026.

6.3.1.3 The level of Affordable Housing need for the whole 15 year plan period is estimated to be **1248** dwellings. This is estimated on the basis of applying the projected % household growth<sup>47</sup> to the level of need identified for the first 5 years of the plan period. Paragraph 6.3.1.2 will be updated as part of the statutory 4 year review of this Plan. Section 11 makes a commitment to regularly monitor the evidence of Affordable Housing need. An early review of the LDP may be triggered should the evidence suggest that an early amendment of the estimated Affordable Housing need is required.

6.3.1.4 Through the formulation of the Spatial Strategy the NPA have considered how the LDP can best contribute to meeting the need identified. The NPA and its partners recognise that the

---

<sup>47</sup> Based on WG 2006 based Household Projections.

delivery of affordable housing through the LDP is only one method of delivering affordable housing. It is also recognised that the LDP is not responsible for delivering the total level of need identified. The NPA recognise that the delivery of this strategy is dependent on partnership working with neighbouring Unitary Authorities, the Rural Housing Enablers and other key organisations.

6.3.1.5 The strategy of this plan is to maximise all opportunities to contribute to affordable housing delivery that arise through the granting of planning permission. There are 3 ways in which this LDP can contribute to the provision of affordable homes:

- i) Enabling the release of land for general needs housing in the Primary Key Settlement, Key Settlements, Level 3 Settlements and the two allocated brownfield sites at the Former Army Camp, Cwrt-y-Gollen and the Former Mid Wales Hospital and requiring a contribution to affordable housing in all proposals for development which results in the creation of new dwellings. New dwellings includes the sub division of existing houses, changes of use, conversion of rural buildings, or new build, where there is a net gain in housing to contribute to the provision of affordable housing. (Policy 28)
- ii) Enabling Affordable Housing Exceptions Sites (Policy 29); and
- iii) In Limited Growth Settlements (Policies LGS LP 1 and LGS LP 2) and Countryside (Policy CYD LP1) allowing Affordable Housing only.”

## 6.3.2 Definition of Affordable Housing

6.3.2.1 For the purposes of the LDP “Affordable Housing” is defined as:

- **Social Rented Housing** Which are is defined as properties provided by Local Authorities and Registered Social Landlords (RSLs) for rent at the Welsh Government guideline rents and Benchmark Rent Levels (or equivalent); and
- **Intermediate Housing**, where prices or rents are above those of social rented housing but below market housing prices or rents, such as properties available for intermediate rent or for low cost home ownership<sup>48</sup>, in accordance with Welsh Assembly Government<sup>49</sup> or other recognised criteria. This can include equity sharing schemes (for example *Homebuy*). Intermediate housing differs from low cost market housing, which the Assembly Government does not consider to be affordable housing for the purpose of the land use planning system.
- **Mix and Tenure:** The mix and tenure of affordable housing schemes will be commensurate with the needs identified in the local area. The NPA through the LDP is seeking to address the most accurate identified local housing need whilst striving to achieve balanced, inclusive and sustainable communities. Affordable housing units will generally be tenure neutral to ‘facilitate flexibility between tenures of owner occupation and renting. Tenure neutral housing can take the form of social or intermediate rent or shared equity / ownership at any

---

<sup>48</sup> The Affordable Housing Toolkit. Welsh Assembly Government. Draft May 2006

<sup>49</sup> Technical Advice Note 2: Planning and Affordable Housing, Welsh Assembly Government Feb 2006

given point in time.' Tenure neutral properties enable flexibility both within the affordable housing stock and for individual occupiers.

6.3.2.2 Permissions will be subject to planning conditions and/or Planning Obligations will be negotiated, to ensure that all initial and subsequent occupiers will be local people in housing need who will benefit from the affordable status of the dwelling.

### **6.3.3 Definition of how Local Need will be established**

6.3.3.1 The mix and tenure of affordable housing will be negotiated on a site by site basis to reflect identified local housing needs.

6.3.3.2 Key Evidence sources of need include (but are not limited to):

- (i) The appropriate Local Housing Market Assessment
- (ii) Affordable Housing Needs Register
- (iii) RSL and constituent Unitary Authority Waiting Lists; and
- (iv) Local Housing Needs surveys conducted by the relevant Rural Housing Enabler

6.3.3.3 **However the presumption is that there is need in all areas.** Where an applicant challenges the NPA's evidence of need the onus is on the applicant to prove to the satisfaction of the NPA that there is not a need for Affordable Housing in the area. The evidence sources highlighted above are considered appropriate and robust and will be used by the NPA in any appeal situations.

6.3.3.4 Reference to current appropriate evidence such as Local Housing Surveys, Local Housing Market Assessments, Community Housing Needs Surveys, and Unitary Authority and Housing Association waiting lists, would be required to establish the desirability or otherwise of Affordable Housing to meet the needs of qualifying local persons in need of it. This list of sources of evidence is not exhaustive and may change.

6.3.3.5 The Housing Strategy Officer at the relevant Unitary Authority should be contacted in order to obtain information about current levels of need.

### **6.3.4 Definition of Local Connection**

6.3.4.1 The National Park Authority will apply the current Local Lettings Criteria of the relevant Unitary Housing Authority.

### 6.3.5 Definition of Local Area

6.3.5.1 The area in which housing needs will normally be considered local will be defined by a widening cascade approach of:-

- i) the Town or Community Council area within which the proposal site lies, provision may be required either within or outside the National Park boundary as some communities straddle the National Park boundary;
- ii) adjoining Town or Community Council areas, either within or outside the National Park boundary;
- iii) the nearest non-adjoining Town or Community Council areas within or partly within the National Park.

### 6.3.6 Design

6.3.6.1 The design of the Affordable Housing units should reflect the characteristics of the locality and/or the rest of the housing site. The mix of house types/sizes and tenure should reflect local needs and the existing Affordable Housing stock in the area, the location (in terms of the proximity to local services and facilities and access to public transport) and the topography of the site and the need to avoid management problems.

### 6.3.7 Affordable Housing Contribution Target

6.3.7.1 The NPA estimate that this LDP will provide for a total of **475** affordable homes through the implementation of Policy 28 over the plan period. The NPA estimate that **230** affordable homes will be provided from sites allocated in the LDP (set out in Tables 6.1 and 6.2). A further **245** units are estimated to be provided from non-allocated sites.

#### **SP6 Affordable Housing**

**The LDP will enable the provision of Affordable Housing by:-**

**i) Affordable Housing Contributions**

**Requiring all proposals within Primary Key Settlement, Key Settlements, Level 3 Settlements and the two allocated brownfield sites at the Former Army Camp, Cwrt-y-Gollen and the Former Mid Wales Hospital for development which results in a net gain in housing to make an Affordable Housing contribution (Policy 28)**

**This will enable the provision of an estimated 475 Affordable Housing units.**

**ii) Affordable Housing Exception Sites**

**Exceptionally allowing residential development on sites outside the designated development boundaries of settlements (Policy 29)**

**iii) Affordable Housing in Level 4 Limited Growth Settlements**

**Requiring all proposals within Level 4 limited growth settlements, which results in a net gain in housing, to be limited to affordable housing only.**

### **6.3.8 Threshold**

- 6.3.8.1 Applicants will be required to make Affordable Housing Contributions for all proposals for development on sites located in the “Primary Key Settlement”, “Key Settlements”, “Settlements” and the two allocated brownfield sites at the Former Army Camp, Cwrt-y-Gollen and the Former Mid Wales Hospital which results in the creation of new dwellings intended for sale or rent on the open market, including the subdivision of existing houses, changes of use, conversion of rural buildings, or new build, where there is a net gain in housing.
- 6.3.8.2 The definition of Net Gain New dwellings includes the sub division of existing houses, changes of use, or new build, which results in a net gain in dwellings.
- 6.3.8.3 Where a site is located in either “Limited Growth Settlements” or the “Countryside” contributions are not applicable as the Spatial Strategy does not allow open market housing in these locations. Contributions apply only in the case where open market housing is proposed.
- 6.3.8.4 In the case of conversions of rural buildings in the Countryside national guidance as set out in TAN6 will apply.

### **6.3.9 Nature of contribution**

- 6.3.9.1 Affordable Housing contributions will be either through
- i) On site provision;
  - ii) Commuted sums; or
  - iii) Mix of both mechanisms
- 6.3.9.2 Provision of affordable housing on site is the preference. The mechanism of provision will be determined in each case according to site specific circumstances.
- 6.3.9.3 Where the contribution is on site, the onus is on the developer to contact the relevant Unitary Authority Housing Strategy Officer in order to establish the nature of provision required in terms mix and size and tenure.

### **6.3.10 Affordable Housing Contribution Targets**

- 6.3.10.1 The level of Affordable Housing Contribution sought will be determined by the Housing Submarket area within which the site is located. The contribution targets are set out in Policy 28. The extent of submarket areas is shown on the Proposals Map. A list of submarket areas by postcode can be found at Appendix 12.
- 6.3.10.2 The formula for calculation of commuted sums is set out in Supplementary Planning Guidance.

## **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 result in the net creation of new dwellings for sale or rent on the open market, (including the subdivision 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

<b>Abergavenny, Hay and Crickhowell submarket:</b>	<b>30% affordable</b>
<b>Brecon, Carmarthenshire and Rural Hinterland submarket:</b>	<b>20% affordable</b>
<b>Heads of the Valleys and Rural South submarket:</b>	<b>0% affordable</b>

The NPA will adopt a robust but flexible approach to the contribution requested which will be linked to market conditions and their impact on site viability.

The nature and level of contribution will be determined in accordance with an assessment process set out in Supplementary Planning Guidance which aids the implementation of this policy.

## **Policy 29**

### **Enabling Affordable Housing Exception Sites**

Exceptionally, development for Affordable Housing will be permitted on sites in or adjoining and forming a logical extension to appropriate settlements<sup>50</sup>, to meet a proven local need that cannot be met in any other way, where a local need has been established by a housing needs survey.

**Permission will be granted where:-**

<sup>50</sup> Where a proposed exception site does not immediately adjoin the development boundary due to the presence of, for example, a road, this separation will not, of itself, preclude consideration of the site as an exception.

- i) a) **the dwellings can be controlled-by planning conditions and/or a legal agreement or other mechanism which restrict their occupancy in perpetuity to people with a proven local need for accommodation that cannot be met in any other way; and**
- ii) b) **the proposal can demonstrate that:-**
  - i) **any dwellings built will be affordable to those for whom the need is proven; and**
  - ii) **the benefit of Affordable Housing will be enjoyed by successive, as well as the initial occupiers, of the property.**

## **6.4 Sites for Gypsy and Travellers**

- 6.4.1 There are currently no permanent Gypsy and Traveller sites within the National Park. A need has been identified in South Powys for a permanent Gypsy and Traveller Site. The NPA has been working with Powys County Council under the auspices of the Gypsy and Traveller Working Group to identify a suitable site. A site has been identified adjacent to Brecon Enterprise Park and on 27<sup>th</sup> March 2012 planning permission was granted for the provision of 14 units and associated infrastructure. This site is allocated for a permanent Gypsy and Traveller Site under Policy 30. The extent of the site is shown on the Brecon Inset Map. Proposals for the site will be determined against Policy 31.
- 6.4.2 Policy 31 sets out the criteria against which Gypsy and Traveller caravan sites will be considered. This will apply to the allocated site, but also to future sites that may be proposed to meet a further need that arises over the LDP period.
- 6.4.3 It is the responsibility of the constituent Unitary Authorities to monitor provision of Gypsy and Traveller Sites and if a need arises for additional sites, or extensions to existing ones, the constituent Unitary Authority and the National Park Authority will work with the relevant bodies and organisations to provide suitable additional land and/or accommodation.
- 6.4.4 The NPA will use the Gypsy Traveller 'Draft Site Design Guidance', Welsh Assembly Government, May 2008 to help guide the application of the criteria set out in the Policy 31.
- 6.4.5 The potential for negative effects on Natura 2000 sites is unlikely but remains dependant on the scale and location of the site.
- 6.4.6 The NPA will support proposals which are located within or, as an exception to normal planning policies, adjacent to a defined settlement.

**Policy 30**

**Gypsy and Traveller Site**

Land is allocated adjacent to Brecon Enterprise Park for the provision of a permanent Gypsy and Traveller Site. The allocation is shown on the Brecon Inset Map.

Proposals for the site will be considered under Policy 31

**Policy 31**

**Sites for Gypsies and Travellers**

Gypsy and Travellers' caravan sites will be permitted where:

- a) the proposed site will not adversely affect wildlife, habitats, landforms, archaeological and cultural features;
- b) the proposed development will not adversely affect the character, amenity and natural beauty of the National Park and shall be adequately screened. Any buildings required to facilitate the use (such as amenity buildings and site offices) shall be designed in appropriate local materials;
- c) the proposed site will be provided with a satisfactory level of services; and
- d) the proposed site will have an adequate means of access, and traffic to or from the site will not adversely affect highway safety.

## **CHAPTER 7: ECONOMIC WELLBEING**

### **Economic Well Being**

#### **Strategic Objective Employment**

Provide for a sustainable economy with strong links between local employment opportunities and housing supply.

#### **Tourism**

To support a sustainable tourism industry that contributes to the public's enjoyment of the National Park.

## 7.0 Employment Policy

- 7.0.1 The Vision for the social and economic well being of the National Park is set out in the National Park Management Plan. It recognises although agriculture has long been the basis of the Park's economy, only a tenth of the working population is now directly employed in it. The main employers of Park residents are public, financial, tourism and retail followed by distribution and catering. 70% of workers are employed outside traditional 'B' employment activities. This dominance of non 'B' employment activities is expected to continue in all key sectors.
- 7.0.2 Major components of the local economy, especially agriculture and tourism<sup>51</sup>, are directly related to the Park's statutory purposes. Over 2700 jobs and more than £40 million are generated in the National Park by environmentally linked economic activity, approximately twice the Wales average. This demonstrates how the protection of the landscape is directly linked to the generation of income to support the resident communities of the National Park. Thus the NPA's work makes a direct contribution to economic life. There is likely to be an inherent economic value of the National Park in its own right through the quality of the landscape and environment attracting visitors and businesses to the area.
- 7.0.3 The vision for the National Park<sup>52</sup> includes healthy and socially inclusive communities and a sustainable, thriving economic, social and cultural life, in accordance with the statutory duty. Employment has been raised as a central issue related to local community needs through both the Management Plan and LDP consultation processes. The NPA does not have a primary responsibility for economic development. However, the LDP can contribute to economic development by performing a role as an important catalyst for development, by allocating land for employment uses and by setting out the policies under which proposals for economic uses will be considered
- 7.0.4 The strategy for employment generation is to enhance the socio-economic well-being of the National Park's communities which is set out through Strategic Policy 12 Economic Well-being. The strategy recognises that the types of economies that contribute to the economic well-being of the National Park do not necessarily involve a large land take for general employment uses (business B1, industrial B2, and Warehousing and Distribution, B8). Working from home and live-work facilities account for an important component of B class workers, whilst non-B class activities (farming, tourism, retail etc) play a crucial role in the local economy, both in terms of direct employment and in respect of their contribution to local income and expenditure.

### **SP12 Economic Wellbeing**

**Development proposals which are aimed at improving the economic social well-being of the National Park's communities will be permitted where they:**

**are located in areas which minimise the need to travel or are well connected to areas of residential population through sustainable forms of transport; and**

<sup>51</sup> National Park Management Plan Approved April 2010, pg.126

<sup>52</sup> set out in the National Park Management Plan Approved April 2010.

- a) provide employment opportunities within Primary and Key Settlements appropriate to the form and character of the settlement and landscape setting<sup>53</sup> (see Policy 35); or
- b) support proposals for sustainable tourism (see Policy SPI4); or
- c) support rural enterprise and the agricultural sector, both directly and through farm diversification (See Policy 38); or
- d) support town centres<sup>54</sup> and/or rural and farm shops (see Policy SPI3); or
- e) provide employment opportunities within green services, including appropriately scaled renewable energy generation and carbon minimisation schemes (See Policy SP9); or
- f) where they occur on allocated mixed use sites that require a development brief.

7.0.5 It is unlikely that large scale proposals would be compatible with the National Park designation. In addition, the location of the Park in relation to the South Wales Valleys and the urban areas of South East Wales mean that there is sufficient provision for such uses beyond the boundaries of the National Park.<sup>54</sup>

## **Policy 32**

### **Employment Land Requirement**

**The identified requirement for employment land within the Brecon Beacons National Park over the LDP period is 1.5ha. This requirement is to be met through the development of employment and mixed use allocations for B Class purposes.**

## **7.1. Employment Allocations**

7.1.1 The sites set out in Table 7.1 have been allocated for employment. Proposals for employment will be considered against Policy 35, the relevant spatial policies for the settlement in which they occur and all other relevant LDP policy.

## **Policy 33**

### **Employment Sites**

**The sites set out in Table 7.1 are allocated for employment use (B1, B2, or B8). The allocations are shown on the Proposals Map.**

<sup>53</sup> In keeping with development enabled under relevant spatial policies B LP1/ T LP1/ CR LP1 and HOW LP1

<sup>54</sup> In keeping with the vision and strategy for economic growth as set out in the Capital area and Swansea Bay areas of the WSP.

Site Code	Site Name	Notes	Settlement	Size (ha)
DBR-BR-EI	Land at Brecon Enterprise Park	This is the last remaining undeveloped plot on the existing Enterprise Park.	Brecon	0.8
CS132	UDP allocation B17 Opposite High School, North of Hospital  (Mixed Use site of which 0.5ha is allocated for employment)		Brecon	0.5
CS26	Land adjacent to Hay Road		Talgarth	0.6
CS111	Former Mid Wales Hospital (Mixed Use site of which 3500sqm (floorspace) is allocated for employment)		Allocated brownfield site (use to be B1 or D2)	3,500 sqm
CS66	Former Army Camp, Cwrt-y-Gollen (Mixed Use site of which 1.4ha is allocated for employment)		Allocated brownfield site	1.4
<b>Total</b>				<b>3.3 (+3500sqm floorspace at Mid Wales Hospital)</b>
<b>COMMITMENT</b>				
CS78	Land adjacent to 5 <sup>th</sup> Avenue, Hirwaun Industrial Estate	Whilst the settlement of Hirwaun is within Rhondda Cynon Taff CBC area, part of the Hirwaun Industrial Estate is located within the National Park boundary. The vacant part of the site within	Hirwaun	5

		the National Park boundary is allocated as employment in order to ensure that the use remains consistent over the boundary.		
--	--	---	--	--

Table 7.1

***Proposals for employment will be considered against the relevant spatial policies for the settlement in which they occur and all other relevant LDP policy.***

## 7.2 Mixed Use Allocations

- 7.2.1 For all mixed use allocations, developers will be expected to produce and agree a development brief for the site with the NPA prior to the submission of any planning application. Proposals on mixed use sites will be required to come forward as a whole scheme and to demonstrate the appropriate mix of uses and the efficient use of the whole site. Development briefs and proposals for mixed use sites will be considered against the relevant spatial policies for the settlement in which they occur.

### **Policy 34 Mixed Use Allocations**

The sites set out in Table 7.2 are allocated for mixed use. The allocations are shown on the Proposals Map.

Site Code	Site Name	Settlement	Size
CS132	UDP allocation B17 Opposite High School, North of Hospital (site allocated for housing (4.55ha) and employment (0.5ha))	Brecon	5.05
SALT 037	Proposed extension to T9 (allocated for housing (0.5ha) and new primary school (1.56ha))	Talgarth	2.06
CS66	Former Army Camp, Cwrt-y-Gollen (site allocated for housing (3.7ha), employment (1.4ha), remainder to comprise of community facilities and open space provision)	Allocated brownfield site	24.4
CS111	Former Mid Wales Hospital (allocated for housing, employment and community use)	Allocated brownfield site	13.6
<b>TOTAL</b>			<b>45.11</b>

Table 7.2 Mixed Use Allocations

7.2.2 The sustainability profile of the Level 3 and 4 settlements do not make them suitable locations for general employment uses. However proposals for B Class development or other employment-generating uses will be considered in accordance with relevant policies in the Plan.

7.2.3 Traffic impact assessment for development will be required. Proposals that cause significant adverse impacts that cannot be mitigated will not be permitted (see Policy 59 – detailed Traffic Policy).

### **Policy 35**

#### **Employment Generating Development**

**B Use Class employment generating developments including new live/work proposals will be permitted where they are located on;**

- a) **Allocated employment sites; or**
- b) **Allocated mixed use sites; or**
- c) **Existing industrial estates or business parks or**
- d) **Are within or adjacent to the boundaries of settlements where it has been demonstrated to the satisfaction of the NPA that no suitable allocated or existing employment site is available or**
- e) **Are within the curtilages of dwellings in the countryside and**
- f) **The scale of the proposal is appropriate to its location and**
- g) **The nature and location of the proposal will not have an unacceptable adverse impact on the amenity of the surrounding area; and**

- h) Adequate access can be provided to service the development without adverse impact on the existing highways network; and**
- i) The proposal will not have an adverse impact on the natural beauty, wildlife, cultural heritage or environmental resources of the National Park.**

7.2.4 Planning Policy Wales sets out clear statements of national development control policy on employment developments in rural areas. Please refer to Chapter 7 'Supporting the Economy'. The NPA recognises however that small scale enterprises and businesses play a key role in maintaining a vibrant economy in rural areas and contribute to maintaining and enhancing community sustainability. The NPA will support the development of new businesses and the expansion of existing enterprises where the proposals are appropriate in scale and location.

### **Policy 36**

#### **Enabling B Use Class Employment Use outside Settlement Boundaries and Settlement Extents**

**Exceptionally, development for B1, B2 or B8 employment uses will be permitted on sites adjoining and forming a logical extension to appropriate settlements to meet a proven need that cannot be met in any other way. Permission will be granted where;**

- a) An established business demonstrates to the satisfaction of the NPA that it cannot expand on its existing site and there are no other suitable sites available within the settlement and;**
- b) The scale of the proposal is appropriate to its location; and**
- c) The nature and location of the proposal will not have an unacceptable adverse impact on the amenity of the surrounding area; and**
- d) Adequate access can be provided to service the development without adverse impact on the existing highways network; and**
- e) The proposal will not have an adverse impact on the natural beauty, wildlife, cultural heritage or environmental resources of the National Park.**

7.2.5 The following policy and advice provide additional guidance on protecting employment sites.

## **7.3 Protection of Employment Sites and Buildings**

<b>Primary Key Settlement</b>	
Brecon	Brecon has two large industrial sites:- <ul style="list-style-type: none"> <li>• Brecon Enterprise Park (Warren Road)</li> </ul> There is a one plot remaining vacant and this has been allocated for employment. <ul style="list-style-type: none"> <li>• Ffrwdgrech Industrial Estate</li> </ul> The Ffrwdgrech site continues to provide accommodation for

	a range of Industrial uses.
<b>Key Settlements</b>	
Talgarth	Talgarth Business Park  A new business park on the edge of Talgarth.
Crickhowell	Crickhowell has 2 industrial sites, <ul style="list-style-type: none"> <li>• Elvicta Business Park</li> </ul> No capacity has been identified for further small scale employment sites because the existing Elvicta site lies within the C2 flood zone so is therefore inappropriate for speculative expansion <ul style="list-style-type: none"> <li>• Granada Park Industrial Estate.</li> </ul> No significant demand for employment units within these two sites currently exists as both include vacant units.
Hay-on-Wye	Hay-on-Wye is serviced by two industrial estates. <ul style="list-style-type: none"> <li>• Wye Valley Business Park;</li> </ul> Brecon Pharmaceuticals which offers a variety of employment uses which include B1 Business, B2 General Industrial and B8 Storage or distribution. <ul style="list-style-type: none"> <li>• Greenfield Industrial Estate:</li> </ul> This site is predominately a mix of storage units and small individual businesses.
Sennybridge & Defynnog	Small industrial estate comprising two agricultural merchants, a mill and timber treatment yard
<b>Level 3: Settlements</b>	
Gilwern	Gilwern Park Industrial Estate  A large percentage of the site is dominated by Northern Automotive Systems which offer a range of different employment opportunities which fall within B1, B2 and B8 use classes.  The remainder of the site consists of smaller individual businesses and a training centre.

Table 7.2:: Existing Industrial Estates/Business Parks

- 7.3.1 In accordance with the LDP employment strategy, the Plan seeks to provide opportunities for general employment uses on existing sites or on sites allocated in the Plan for employment or mixed use. Therefore, the inappropriate loss of either existing or allocated employment land or buildings to other uses will not be permitted, unless there are overriding benefits that can be attributed to the new development or there is adequate alternative availability elsewhere in the community area. For the purpose of Policy 37 'Employment sites and buildings' means sites and buildings (whether currently in use or unoccupied) with lawful employment use or allocated for employment use.
- 7.3.2 Both within Key Settlements, but particularly in smaller Level 3 and Level 4 settlements, land in employment use is limited, and can be under pressure to convert to more profitable residential uses. Employment land in these settlements makes a vital contribution to local sustainability and increases opportunities for people to live and work within the same settlement which was a key issue identified for this LDP. It is therefore particularly important to protect existing employment sites in Level 3 and 4 settlements for reuse for employment and prevent redevelopment for other purposes which would remove opportunities for income generation from the local community.
- 7.3.3 Applicants are required by Policy 37 to demonstrate to the satisfaction of the NPA that an employment use is no longer viable or appropriate at the proposed development site. Demonstration of the feasibility of retaining existing uses should include offering the site or premises for sale on the open market for at least one year at a realistic price. The appropriateness of the present use will be judged in terms of compatibility of the nature and scale of the use within the local area and its impact on the local road network. The assessment of adequate alternative provision in the vicinity will consider the capacity of existing uses, availability of vacant premises and employment sites and allocations.
- 7.3.4 Where an applicant is able to demonstrate that a change of use away from employment is justified, the NPA will seek to apply a cascade approach to ensure that the contribution made by the land to the economy and the community is continued.

### **Policy 37**

#### **Protection of Employment Sites and Buildings**

**Change of use away from general employment uses, (use classes B1, B2, B8) will only be permitted where the applicant has demonstrated to the satisfaction of the NPA that:**

- a) the nature and/or scale of the present use is inappropriate for the locality; or**
- b) there is adequate provision of alternative employment premises in the community; and**
- c) the potential for continued use of the site or premises for employment use has been fully considered through the continued marketing of the site at reasonable market levels for a continuous period of at least 12 months immediately prior to the submission of the application.**

**And;**

**Where the loss of the employment site is demonstrated to be justified under the criteria above the NPA will use a cascade approach to considering different uses, to give priority to other employment-generating activities that will ensure that the site**

**can continue to contribute to the economic well-being of local communities within the National Park.**

## **7.4 The Re-use and Adaptation of Existing Rural Buildings in the Countryside**

- 7.4.1 Planning Policy Wales sets out clear statements of national development control policy on the re-use and adaptation of existing rural buildings. Please refer to Chapter 7 'Supporting the Economy'.
- 7.4.2 Para 7.6.9 promotes the re-use of rural buildings for an economic use. This includes commercial, tourism, sport and recreation uses. The NPA will adopt a positive approach to the conversion of these buildings where they are able to comply with the other policies of this plan.
- 7.4.3 Para 7.6.10 sets out clear policy in relation to the circumstances in which the residential conversion of rural buildings will be acceptable. In particular, it requires that the feasibility of retaining an employment use must be tested. Supplementary Planning Guidance will be prepared to provide further guidance on the interpretation of National Policy in the National Park.
- 7.4.4 Spatial Policy CYD LP I sets out the types of uses appropriate in the Countryside (Level 5).

## **7.5 Agriculture and Forestry**

- 7.5.0 Planning Policy Wales sets out clear statements of national development control policy relating to agriculture and forestry. Please refer to Chapter 7 'Supporting the Economy'.

### **7.5.1 Housing for Essential Rural Enterprise Needs**

- 7.5.1.1 In accordance with Planning Policy Wales development to enable housing to support essential Rural Enterprise needs in countryside locations will be considered against the requirements set out in TAN 6 Planning For Sustainable Rural Communities (2010)
- 7.5.1.2 In consideration of the "other Planning Requirements Test" (as set out in TAN 6) for new Rural Enterprise Dwellings, the NPA will require the applicant to demonstrate that
- the siting of the dwelling has been considered to ensure no adverse impact on the wildlife, natural beauty or cultural heritage of the National Park
  - The design has been formulated to maximise resource efficiency
  - The proposal can be appropriately serviced without adverse impact on the National Park environment.
- 7.5.1.3 Applications for the removal of Rural Enterprise Dwelling occupancy conditions and/or Agricultural Dwelling occupancy conditions will be required to provide evidence to the

satisfaction of the NPA that the dwelling has been on the market for sale or rent at a price which reflects the occupancy condition for at least 18 months.

## 7.5.2 Farm Diversification Including Farm Shops

7.5.2.1 As set out in Planning Policy Wales farm diversification is permitted where the use is proposed in conjunction with agricultural operations.

7.5.2.2 Farm diversification offers key benefits for the socio-economic growth of rural communities

- allowing the creation of commercial opportunities to provide rural employment that utilizes existing resources; and
- that offers an additional income thereby helping maintain the viability of individual farm units or enabling the family unit to remain within the community and to have viable employment.

7.5.2.3 In considering development proposals for farm diversification activities the NPA will expect consideration to be given in the first instance to the reuse of existing buildings. If this is not possible, a sensitively designed new building within the existing farm complex may be considered.

7.5.2.4 Farm diversification tends to occur in locations which may be distant from major centres and often served by low standard local roads. Thus farm diversification proposals may be at odds with transport policies if they cannot be served by means other than the private car. They may also generate additional traffic incompatible with the capacity of the road. As such farm diversification schemes may be required to address traffic generation issues in accordance with para 3.14 of TAN 18.

7.5.2.5 Policy 38 sets out how applications for farm diversifications will be considered within the NP.

### **Policy 38 Farm Diversification**

**Proposals for farm diversification will be permitted where:**

- a) the proposed diversification will be of an intensity of use appropriate to the environment and setting within the National Park and will have no significant detrimental effect on the vitality and viability of any adjacent town or village, either in its own right or through cumulative impact;**
- b) functioning of surrounding agricultural land is not prejudiced;**
- c) adequate provision for the storage of materials/equipment is maintained;**
- d) adequate parking provision is made to serve the needs of the diversified scheme; and**
- e) Any new buildings or conversions or existing buildings that form part of the proposal lie within or immediately adjacent to the group of existing buildings which make up the farm complex and are in accordance with Policy CYD LP1 criteria 2 and Policy 23**

7.5.2.6 The following list sets out some of the types of development which will be considered as farm diversification - please note the list is not extensive, and any scheme which could operate subsidiary to agricultural activity from within an existing farm could be classed as a farm diversification. DEFRA define farm diversification as *The entrepreneurial use of farm resources for a non-agricultural purpose for commercial gain*. The NPA takes a positive view to farm diversification and is willing to consider any innovative and sustainable scheme to strengthen the rural economy where such a scheme would have low environmental impact.

- Letting of buildings for non-farm use
- Tourist accommodation and catering
- Sport and recreation facilities
- Processing / retailing of farm produce
- Small scale energy generation schemes including energy from waste (see Policy 63)

### 7.5.3 Other Rural Economic Activities

7.5.3.1 There are various activities requiring planning permission which may take place in the countryside, whether on an agricultural holding as diversification or on non-agricultural land. The scale and nature of appropriate development within the countryside is set out in National Policy and refined in Spatial Policy CYD LP I. The following policies relate to development which although commonplace within the National Park, has the potential for significant landscape and environmental impact and therefore requires particular attention in the determination of such applications.

#### *Development involving horses*

7.5.3.2 Equestrian activity falls outside of definitions of agricultural activity when horses are kept on land for reasons other than grazing for feed. Horses kept on land for the purposes of exercise or recreation is not classed as agricultural, as grazing is incidental and inevitable. Thus planning permission is required for the use of land for the keeping of horses and for equestrian activities.

7.5.3.3 The use of land for grazing horses or for equestrian activity is a legitimate addition to landowners' and farmers' incomes. Horse riding is a popular pastime in addition to contributing to the local tourist economy. In some instances the impact of development relating to equestrian facilities can have a significant impact on the landscape and environment of the National Park. The NPA will seek to enable equestrian development where no landscape impact will result and where the development forms a cohesive whole with existing development in the countryside.

#### **Policy 39 Equestrian Facilities**

**Development proposals for stabling, equestrian facilities or use of land for equestrian activities will be permitted where:**

- a) the facility is grouped within an existing farm complex, or is sited as close as possible to existing buildings;**
- b) the proposed development will be of an intensity of use appropriate to the environment and setting within the National Park;**
- c) the development will not have an adverse impact on the landscape or wildlife in the National Park; and**
- d) suitable access and parking can be provided for horse boxes and any proposed level of commercial activity.**

7.5.3.4 The use of land (which includes buildings) for the storage of caravans whether used for human habitation or not, requires planning permission. The most common areas used for caravan storage are open agricultural land, vacant farm buildings, surplus land or buildings at industrial or garage premises. The use of all of these or any other land or premises used for the storage of caravans requires planning permission (the storage of a caravan within a domestic curtilage does not normally require consent providing the caravan is incidental to

the use of the property as a dwelling house). In considering the suitability of any site for such a use it is important to consider the landscape impact, access, amenity of any neighbouring occupiers, numbers, whether seasonal or non-seasonal etc. It is also important to secure control over any future expansion of the commercial element in terms of use of the caravans for human habitation, hiring or sales, maintenance work, dumping of un-roadworthy caravans etc.

#### **Policy 40**

##### **Storage of Caravans**

**The storage of caravans will only be permitted where:**

- a) they are placed within an existing building. Where this is not possible, the applicant must demonstrate to the satisfaction of the NPA that the proposed site will be fully integrated into the landscape by virtue of topography or surrounding land uses, particularly when viewed from public routes and vantage points outside of the site;**
- b) any planting or construction of boundary features required by the NPA will be undertaken prior to any caravans being stored on the site;**
- c) the proposed site will have an adequate means of access to and into the site that is capable of accepting vehicles moving caravans without detriment to highway amenity, safety or the landscape; and**
- d) any associated commercial activity such as a hire business or maintenance service must comply with all relevant policies in this chapter.**

7.5.3.5 The following policies provide additional guidance necessary to the implementation of policy guidance in the National Park.

## **7.6 New Farm and Forestry Buildings**

7.6.1 Planning Policy Wales covers permitted development rights for agriculture and forestry buildings.

7.6.2 In addition, the National Park Authority will require that the applicant demonstrate the need cannot be accommodated through the conversion of existing buildings.

#### **Policy 41**

##### **New Farm and Forestry Buildings**

**New farm and forestry buildings will be permitted in accordance with National Planning Policy and where it can be demonstrated to the satisfaction of the NPA:**

- a) that the need identified cannot be accommodated through the conversion of existing buildings; or**

**b) that a new building is necessary and that it is sensitively sited in relation to the landscape in accordance with Policy I (appropriate development) and criterion 4 of CYD LPI.**

## 7.7 Retail

7.7.0.1 National Planning Policy sets out the national development control policy on out of town retailing, amusement arcades, farm shops, local shops, village shops and pubs. It also provides advice on factories and other businesses selling produce and on retailing at petrol stations.

7.7.0.2 The LDP Spatial Strategy recognises that supporting a strong and vibrant Retail Centre within the Primary Key Settlement and the Key Settlements is integral to the future vitality of historic market towns and their surrounding communities. The Spatial Strategy sets out the vision for the retail function within the Primary Key Settlement and each of the Key Settlements. This section of the LDP sets out the policies to enable development in support of the Spatial Strategy.

7.7.0.3 The Table below details relevant policy cross references for the Primary Key Settlement and Key Settlements where the vision and objections and criteria policies for each settlement can be found.

Primary Key Settlement:	BR LPI criteria 3
Key Settlements	K LP2 criteria 2

*Table 7.4 Retail Policy Cross Reference*

7.7.0.4 Outside of the Primary Key Settlement and the Key Settlements please refer to S LP 2 criterion 7.

### **SP13 Retail Strategy**

The retail strategy of the LDP is to maintain and enhance the vitality and viability of the identified retail centres and to support proposals which contribute to the regeneration of the Town Centres by;

- a) Safeguarding existing retail uses in the Retail Centres;
- b) Maintaining and enhancing the diversity of uses in the identified Retail Centres;

The Retail Centre is identified on the Proposals Map.

## 7.7.1 Retail & Town Centres

7.7.1.1 The National Park Authority has carried out a retail survey of the Primary and Key Settlements<sup>55</sup>. The Survey confirmed that the main retail centres within the National Park are:

- Brecon
- Hay-on-Wye
- Crickhowell
- Talgarth

7.7.1.2 The retail roles evidenced by the survey support the strategic roles for each of these towns identified in the Wales Spatial Plan. Brecon is considered to be the primary retail centre followed by Hay, Crickhowell and Talgarth in order of size and retail provision.

7.6.1.3 The extent of the retail centres is identified on the Proposals Maps as the “Retail Centre”.

## 7.7.2 Role, Function and Vitality of Identified Retail Centres

7.7.2.1 **Brecon, Hay-on-Wye and Crickhowell Role & Function.** The retail survey provides evidence to show that Brecon, Hay-on-Wye and Crickhowell, whilst operating at differing scales, are all vibrant market towns which provide essential services to local and surrounding areas while also serving as a destination centre for tourists.

7.7.2.2 **Brecon, Hay-on-Wye and Crickhowell Retail Strategy.** In response to the evidence of the survey, the retail strategy for this plan is therefore to maintain the level of retail provision available in each town while also allowing for appropriate growth that will increase the retail vitality and viability of each centre.

7.7.2.3 **Brecon, Hay-on-Wye and Crickhowell Outcomes.** The desired outcome is to improve the ability of these centres to remain attractive places to live and visit, while also allowing them to provide a valuable role in meeting the needs of local communities and visitors. The NPA will also support proposals which seek to attract niche retail opportunities.

7.7.2.4 **Talgarth Role & Function.** The retail survey provides evidence to show that Talgarth’s role as a retail centre is currently weakened by a high level of vacancies and a low percentage of use class A1 retail use within the retail centre.

7.7.2.5 Although Talgarth and its surrounding areas presents several opportunities for tourist activity, particularly hang gliding, walking and mountain biking, its weak retail position prevents it from capitalizing on any potential increase in tourism spend in the town itself.

7.7.2.6 High vacancies and lack of facilities can convey a negative image of the town which is not a true reflection of the many assets and opportunities which the town presents.

7.7.2.7 The Plan therefore recognizes the important role that improvements to the retail centre can play in the wider regeneration of Talgarth.

---

<sup>55</sup> In accordance with the direction of MIPPS 02/2002

**7.7.2.8 Talgarth Retail Strategy in response to evidence.** To enable proposals which will regenerate the town's retail centre and thus contribute to the wider regeneration of Talgarth.

**7.7.2.9 Talgarth Retail Strategy Outcome.** The desired outcome is a regenerated retail centre which serves both local residents and visitors.

### **7.7.3 Supporting Existing Town Centres**

**7.7.3.1** The Authority will resist any proposals which may potentially damage or undermine the retail role of the identified town centres by restricting development outside the retail centres in accordance with national planning policy. The exception to this will be the recognition of the important role rural provision makes to Park communities. Additional provision of retail at these locations is encouraged where compatible with the scale of the centre. Outside the town centres retail provision in Level 3 and 4 Settlements will be protected and provided as a community facility by Spatial Policies S LP 2 (2 & 7) and LGS LP 2 (3) and detailed Policy 50.

### **7.7.4 Development in the Retail Centres**

**7.7.4.1** A Retail Centre has been defined for the Primary Key Settlement and the Key Settlements of Hay-on-Wye, Talgarth and Crickhowell. The extent of the Retail Centre is defined on the Proposals Map. The purpose of the Retail Centre is to recognise that the protection of existing retail units is central to ensuring the continued vitality of town centres. The NPA also recognises that variety and activity are essential elements of the vitality and viability of town centres. Towns, particularly those that attract visitors, can become oversubscribed with Class A3 uses such as take-aways, pubs and restaurants which make them less attractive for shoppers. Encouraging a diversity of uses such as recreational uses, restaurants, cafes, galleries and cinemas can help prevent this. This in turn can support the Retail Centre by reducing people's need to travel to retail centres outside the National Park boundary.

**7.7.4.2** Policy 42 seeks to implement the retail strategy set out in Strategic Policy SPI3 by

- a) Preventing changes of use which would result in the loss of existing retail uses. Changes of use will only be permitted where the applicant is able to demonstrate either that the proposed change of use does not impact on the Retail Centre, or that there is no longer a need for a retail use.
- b) Encouraging a diversity of uses within town centres by ensuring that all new developments within the Retail Centre are for the following uses

A1: Shops

A2: Financial & Professional Services

A3: Restaurants & Cafés

B1: Business

C1: Hotels

D1: Non-Residential Institutions

D2: Assembly & Leisure

- c) Ensuring that all changes of use that occur within the retail centre are for use classes A2, A3, B1, C1, D1 or D2

## **Policy 42**

### **Development in Retail Centres**

**Within the Retail Centres of Brecon, Hay-on-Wye, Crickhowell and Talgarth (as defined on the Proposals Map) proposals will be permitted for:**

- a) **changes of use to A1 retail units from Use Classes A2, A3, B1, C1, D1 or D2 of the Use Classes Order or to a “sui generis” use that would normally be found in a Retail Centre;**

or

- b) **new developments within Use Classes A1, A2, A3, B1, C1, D1 or D2 of the Use Classes Order or is a “sui generis” use normally found in that Retail Centre;**

or

- c) **changes of use of the ground floor of premises in the identified Retail Centres from Class A1 (retail) to other uses only where:**

- i) **the proposed change of use does not have an unacceptable impact on the retail function or attractiveness of the Retail Centre or disrupt important linkages between shopping frontages and;**
- ii) **there is no longer a need for retail use in that location as evidenced by a robust marketing exercise to the satisfaction of the NPA;**

**and where**

- d) **the design of the shopfront is appropriate and would positively contribute to the character and appearance of the area; and**
- e) **proposals for A3 uses would not cause unacceptable disturbance to the occupiers of nearby property or adversely affect amenity.**
- f) **proposals meet the requirements of the Primary Key Settlement Policy and Key Settlements Policy**

## **7.7.5 The Diversity of Uses in Town Centres**

### **7.7.5.1 Locating New Retail Development:**

National Planning Policy contains clear statements on the location of new retail development, the sequential approach to site selection, the impact on existing identified centres and on transport issues such as the accessibility by a variety of modes of travel and the impact of overall travel patterns. Please see Chapter 10 PPW.

## **7.7.6 Retail outside Level 1 and Level 2 Settlements**

- 7.7.6.1 The NPA recognise that outside of the Retail Centres identified in Policy 24, local retail facilities play an essential role in the sustainability of local communities. Policy 26 seeks to ensure the retention of local retail facilities outside of the Level 1 and Level 2 Settlements (with the exception of Sennybridge and Defynnog) where they provide an essential service to the local community, and are economically viable.
- 7.7.6.2 National Planning Policy sets out the national development control policy on the provision and protection of local shops, village shops and public houses and also on shops ancillary to other uses, such as farm shops and petrol stations.
- 7.7.6.3 Spatial policies S LP 2 (7) and LGS LP (7) make provision for appropriately scaled retail provision where this is linked to the sustainability of a community. Policy 43 below provides additional guidance on the loss of facilities in Level 3 and 4 Settlements.
- 7.7.6.4 When considering proposals which involve the loss of such facilities the NPA will consider the impact of the loss on the local community, in terms of
- a) the availability of and access to alternatives, and
  - b) social implications, including the impact on the viability of the village as a whole.
- 7.7.6.5 Applicants will be required to demonstrate to the satisfaction of the NPA that the shop is no longer viable by supplying relevant financial information to support the case, plus evidence of the premises being marketed for a minimum of 12 months at a realistic price.

### **Policy 43**

#### **Neighbourhood, Village and Rural Shops**

**The change of use of village shops and public houses in the Key Settlement of Sennybridge and Defynnog, Level 3 Settlements and Level 4 Limited Growth Settlements will only be permitted where it can be demonstrated that:**

- a) there is no detrimental impact on the local community**
- b) a robust assessment of the viability of the shop as a commercial business, including its marketability, has been undertaken; and**
- c) the assessment demonstrates that the use of the shop or the public house cannot be viably sustained and consideration has been given to continuing the commercial element as ancillary to another use.**

- 7.7.6.6 The NPA recognise that public houses provide an essential part of both the character and vitality of the National Park's settlements. Policy 44 therefore seeks to ensure that public houses are retained where they are economically viable.
- 7.7.6.7 Under the Use Classes Order changes of use are permitted within Class A3 (Food and Drink) and to Class A1 shops (where there is a display window at ground floor level). However the NPA will seek to ensure that changes of use outside of those permitted by the Use Classes Order are resisted.
- 7.7.6.8 When considering proposals which involve the loss of a public house, the NPA will consider the impact of the loss on the Retail Centre or local community. Applicants will be required to demonstrate to the satisfaction of the NPA that the public house is no longer

viable by supplying relevant financial information to support the case, plus evidence of the premises being marketed for a minimum of 12 months at a realistic price.

#### **Policy 44**

#### **Change of Use of Public Houses**

**The change of use of public houses away from A3 Use to any use other than A1 Use will only be permitted where it can be demonstrated that:**

- a) there is no detrimental impact on the local community**
- b) a robust assessment of the viability of the public house as a commercial business, including its marketability, has been undertaken; and**
- c) the assessment demonstrates that the use of the public house cannot be viably sustained and consideration has been given to alternative uses of equivalent community benefit.**

## **7.8 Sustainable Tourism**

7.8.0.1 The National Park Authorities Sustainable Tourism Strategy<sup>56</sup> identifies that tourism is one of the foremost means of achieving fostering the social and economic wellbeing of local communities. In this context the benefits to communities from tourism include the fact that tourism:-

- boosts the economy by over £217million per annum, creating wealth for local businesses and income for local residents;
- generates and supports year-round employment with over 4,349 direct and indirect FTE jobs in the National Park area;
- helps sustain local facilities and services keeping them viable and available for local people;
- creates positive images of the Park thus encouraging civic pride, creating awareness of special qualities and acknowledging sense of place;
- supports a better environment and encourages good environmental stewardship;
- pays its way inducing secondary spending throughout the community, as well as encouraging enterprise and innovation (indirect expenditure and VAT amounts to almost £56 million per annum).

7.8.0.2 The strategy identifies the following principles which link the Planning and Tourism work of the National Park Authority

- to ensure that tourism businesses have a chance to develop physically and economically;
- to protect the environment which forms the basis of the tourism industry;
- to ensure local people have a chance to influence the development of their community.

---

<sup>56</sup> Brecon Beacons National Park Sustainable Tourism Strategy Authority Approved January 2007  
<http://www.breconbeacons.org/the-authority/working-in-partnership/tourism-industry/pdfs-for-tourism-partnership/sustainable-tourism-strategy-070226-1.pdf>

- 7.8.0.3 There are several areas where policy responses in the LDP can support the sustainable tourism strategy. For example through encouraging the reuse of traditional buildings, promoting high design values and landscape protection and through the protection of historic buildings of conservation importance. In addition local development policies can support development relating to renewable energy sources where they are important for local sustainability but preventing them where they would impact negatively on landscape values.
- 7.8.0.4 The Sustainable Tourism strategy therefore considers that the LDP is able to support its vision and objectives by ensuring that sustainable development that meets the aspirations of local communities is enabled whilst ensuring that the environment which forms the basis of the tourism industry is protected.
- 7.8.0.5 The strategy for implementing sustainable tourism development as set out above is implemented through SP 14 Sustainable Tourism.

#### **SP14 Sustainable Tourism**

**The NPA will enable proposals for sustainable tourism development which promote opportunities for the enjoyment and understanding of the National Park, whilst ensuring that the natural beauty, wildlife and cultural heritage is conserved and enhanced.**

- 7.8.0.6 The LDP can contribute to the delivery of the vision set out in the BBNPA Sustainable Tourism Strategy and the National Park Management Plan in the following ways:-
1. by protecting the environment and the special qualities of the National Park which form basis of the tourism industry
  2. by supporting proposals for appropriate tourism business development in order that they may continue to make a valuable contribution to local economic and social vitality
  3. by ensuring through the implementation of Strategy Policy SPI (National Park Purposes) that proposals for tourism are able to make a positive contribution to the pursuit of the National Park purposes and duty
  4. by maintaining and improving public access to the National Park
  5. by ensuring, through the settlement strategy, that the culture and vitality of local communities is preserved
  6. by enabling the development of a sustainable transport infrastructure.

#### **7.8.1 Holiday Accommodation**

- 7.8.1.1 The following set of policies cover proposals for holiday accommodation which require planning permission. The use of a dwelling as a holiday let, including self-catering, does not require planning permission except where the occupancy of the dwelling is already constrained by a planning condition or obligation.

7.8.1.2 The key objectives for holiday accommodation are:

- to support the local economy whilst ensuring that the proposed development does not harm the protected landscape.
- to improve the environmental performance of all tourism related buildings.

7.8.1.3 The key considerations will therefore centre on:

- the relationship of the proposal to its setting and the mitigation of any impact that the development may have on the protected landscape. The impact of development will be assessed under general policy SPI etc.
- the provision of sustainable design of the accommodation and the provision of sustainable transport and utilities infrastructure.
- Minimisation of visual impact by fully integrating the proposal with the landscape by making use of topography and surrounding land uses.

## **7.8.2 New Build Holiday Accommodation**

7.8.2.1 New buildings for holiday accommodation may be permitted on sites that would be unsuitable for permanent housing; for example with a lower standard of parking provision, little or no garden, or less privacy than would be required for permanent housing. Planning conditions will be used to ensure that such accommodation remains in holiday use.

7.8.2.2 Spatial Plan policies provide further guidance on the types of holiday accommodation appropriate to each level of the Settlement Hierarchy.<sup>57</sup>

7.8.2.3 The following section provides further guidance on the circumstances in which new build holiday accommodation will be appropriate in the National Park.

7.8.2.4 New buildings for holiday accommodation should be located within defined settlements as listed within SP 10 and S LP 1. These are also locations which have been assessed to have the best links to transport, services and facilities. This will also ensure that the economic benefit generated by the tourism use is directly linked to the local community, thus addressing a key objective of both the LDP and the Sustainable Tourism Strategy. This will also ensure that the countryside is protected from sporadic development.

7.8.2.5 However, there are exceptions where tourism accommodation may be provided in the open countryside through either the provision of farm based holiday accommodation (see CYD LP 1) or the conversion of rural buildings to tourist accommodation (Please refer to PPW as elaborated in Technical Advice Note 6).

---

<sup>57</sup> See spatial policies B LP 1(5) / K LP2/ S LP 2 (6) / LGS LP 2(6) / CYD LP 1(6)

## **Policy 45**

### **New Buildings for Holiday Accommodation**

**New buildings for holiday accommodation, including hotels, hostels or guest houses will only be permitted where the proposed development is located within the development boundaries of defined settlements, on sites not allocated for other forms of development.**

### **7.8.3 Temporary/Non-permanent Holiday Accommodation**

- 7.8.3.1 For the purposes of this section, temporary or non-permanent holiday accommodation covers all forms of accommodation which is located on the holiday site throughout the year. However, the form of temporary or non-permanent accommodation is that it is capable of being removed at any time without leaving a permanent trace.
- 7.8.3.2 The primary consideration in determining whether a proposal for temporary holiday accommodation will be acceptable in the National Park landscape will be the location of the site and the nature and scale of the form of accommodation proposed.

### **7.8.4 Caravans and Chalets**

- 7.8.4.1 Proposals for temporary or non-permanent accommodation such as holiday caravans or chalet complexes have the potential to be a prominent feature in the landscape, particularly in winter months when screening vegetation has died back. This can create an inappropriate intrusion into the National Park landscape. The National Park Authority do accept that in some instances there may be locations where a very well designed site could be acceptable and much has been done in the past to lessen the impact through negotiation of the details of the application and through planning conditions on any approval. However, whilst it is recognised that mitigation of landscape impact may be achieved through screening, this is a solution which is seasonal in its efficacy. The provision of new accommodation which is not capable of occupation during winter is not compatible with the objective of increasing the supply of accommodation in the National Park which is available for occupation throughout the season.
- 7.8.4.2 The provision of new sites for traditional static holiday caravans or chalet complexes is therefore considered to be only suitable within a National Park in exceptional circumstances. Their structure, form and general design is likely to be out of keeping with the surrounding landscape and where mitigation is required through landscaping schemes this will result in seasonal occupancy which does not promote the objectives of the Sustainable Tourism Strategy. In addition, the Strategy does not identify a need for increased provision of static holiday or chalet accommodation.

## 7.8.5 Low Impact Development

- 7.8.5.1 The NPA wish to adopt a positive approach to emerging trends for low impact accommodation solutions (such as yurts, tepees and tree houses). Appropriate proposals will be those which have minimal landscape and environmental impact and are capable of being removed without leaving a permanent trace.
- 7.8.5.2 *Form and nature of development*  
In all cases, proposals should incorporate more sustainable infrastructure solutions such as sustainable urban drainage, rather than requiring permanent supplies of electricity, water and drainage. Solutions which are capable of integrating with the landscape without the means of seasonal solutions such as landscaping will be encouraged.
- 7.8.5.3 In order to reduce landscape impact and to make efficient use of existing buildings, on site facilities such as site manager's accommodation, washroom facilities and any other use ancillary to the main accommodation use should be provided where possible by the conversion of an existing building.
- 7.8.5.4 The impact of all proposals on the landscape and surrounding community will be assessed under SPI, Policy 1. In addition, proposals for low impact developments will be required, in accordance with TAN 6, to provide a management plan which demonstrates how the proposal aims to mitigate impact on the environment, primarily relating to co2 emissions, waste processing, expected life span of development, and remediation plans following life span of development (if applicable).
- 7.8.5.5 In all cases, the use of such structures for permanent residential occupancy will not be permitted. Sites should remain available solely for the intended tourism purposes.
- 7.8.5.6 The availability of drinking water and sewerage provision will be a key consideration in assessing any proposal. All proposals will be assessed against SP 16 Sustainable Infrastructure and supporting detailed policies.
- 7.8.5.7 Spatial Policies B LPI / K LP 1/ S LP 2 / LGS LP 2 and CYD LP 1 provides further guidance on the types of use appropriate to each level of the Settlement Hierarchy.
- 7.8.5.8 Conditions will be used to ensure;
- that the original use is retained,
  - that suitable seasonal opening restrictions are applied where planting schemes make this necessary,
  - any planting or construction of boundary features required by the NPA will be undertaken prior to any accommodation being placed on the site,
  - the design of the accommodation will be appropriate to the proposed location,
  - the proposed site will have an adequate means of access to and into the site that is capable of accepting the width of vehicles required for the movement of the accommodation without detriment to highway amenity, safety or the landscape.
- 7.8.5.9 Supplementary Planning Guidance will be prepared to give further guidance on the types of non-permanent or temporary accommodation that will be acceptable.

7.8.5.10 The following policy sets out the circumstances and locations in which temporary holiday accommodation sites may be acceptable. It seeks to control the impact that aspects of the use will have on the landscape.

#### **Policy 46**

##### **Non-permanent Holiday Accommodation**

**Development of non-permanent holiday accommodation will only be permitted in exceptional circumstances where;**

- a) **the applicant has demonstrated to the satisfaction of the NPA that the proposed development is fully integrated into the landscape by virtue of topography or surrounding land uses, particularly when viewed from public routes and vantage points outside of the site;**
- b) **on-site facilities, including any accommodation for a site manager, washroom facilities, stores, retail outlets or similar, can be provided by the conversion of existing buildings if available;**
- c) **the development will not be occupied as permanent residential accommodation and will be subject to a seasonal occupancy condition restricting the use of the site to certain periods throughout the year;**
- d) **the proposed site will have an adequate means of access to and into the site that is capable of accepting the width of vehicles required for movement of the accommodation without detriment to highway amenity.**

#### **7.8.6 New or Extended Sites for Touring Caravans, Camper-vans and Tents**

7.8.6.1 This section covers forms of holiday accommodation which are located on a permanent site, but where the accommodation itself is transitory.

7.8.6.2 The scale of a camp site can vary greatly. They form a large permanent site with associated permanent facilities such as retail, recreation and washroom facilities. Such sites are likely to have defined pitches and provide permanent connections to utilities. At the other end of the scale, sites may be provided as part of a farm diversification scheme and will be less defined and require a lower level of facilities to be provided.

7.8.6.3 Touring caravan and camping sites account for 6% of the visitor accommodation in the National Park. There are currently 19 sites in the Park.

7.8.6.4 The provision of such sites can provide economic benefit to local communities and can be a source of supplementary income as part of a farm diversification scheme. However, the location of such sites and the access roads to them are not always suitable for towed caravans. Other sites may be unsuitable due to their prominence in the landscape or sensitive environmental features of the site.

7.8.6.5 The NPA will attach conditions to any permission to control the numbers of units, the type of units, the areas to be occupied and the development of ancillary facilities. Conditions may also be applied to ensure that important nature conservation interests can be safeguarded by the non-use of sites in the winter. In general the restrictions will be in

operation between 31<sup>st</sup> October and 1<sup>st</sup> March.

7.8.6.6 Consideration of the impact of the proposal on the landscape will be made under SPI and Policy I.

#### **Policy 47**

##### **New or Extended Sites for Touring Caravans, Camper Vans and Tents**

**New or extended sites for touring caravans, camper vans and tents for holiday use will only be permitted where:**

- a) no part of the site will be used for permanent residential accommodation or for permanent pitches. The site will be subject to a seasonal occupancy condition restricting its use to certain periods throughout the year;**
- b) the applicant has demonstrated to the satisfaction of the NPA that the proposed development is fully integrated into the landscape by virtue of topography or surrounding land uses, particularly when viewed from public routes and vantage points from outside the site;**
- c) on-site facilities, including any accommodation for a site manager, washroom facilities, stores, retail outlets or similar, are provided by the conversion of existing buildings.**

#### **7.8.7 Outdoor Activity Centres**

7.8.7.1 There are a number of privately and publicly run Outdoor Activity Centres in the Park. Whilst they can provide opportunities for people to visit, learn about and enjoy the park, they also have the potential to subject sensitive areas and habitats to intensive use.

7.8.7.2 The NPA will use planning conditions where appropriate as one way to manage the growth and activities of these centres. In some cases the use of legal agreements may be necessary to regulate activities in order that no harm is caused to the park's special qualities, natural beauty, wildlife or cultural heritage.

7.8.7.3 Proposals for new centres will only be permitted where they do not have an impact on their surroundings.

7.8.7.4 Travel Plans will be required to be submitted in order that there is no detrimental traffic impact.

#### **Policy 48**

##### **New or Extended Outdoor Activity Centres**

**A proposal to create a new outdoor activity centre or proposals to extend an existing use will only be permitted where:**

- a) it lies within a Level 1, 2 or 3 Settlement; or**

- b) it utilises an existing building; or**
- c) in the case of an extension, the proposal does not extend beyond the curtilage of the building being extended; or**
- d) in Level 4 Settlements or in the countryside it can be demonstrated that there is no significant detrimental impact on the surrounding landscape character and the necessity for a countryside location is proven necessary. See also CYD LP I.**

**Activities will be regulated by a legal agreement so that no harm will be caused to the natural beauty, wildlife and cultural heritage of the National Park.**

### **7.8.8 Tourism and Enjoyment**

- 7.8.8.1 The overriding principle in the consideration of all proposals for tourism or enjoyment uses is to ensure that the pursuit of the second purpose and the duty of the National Park does not conflict with pursuit of the first.
- 7.8.8.2 To this end the NPA will use planning conditions and where appropriate legal agreements to control the impact that enjoyment and recreational activities have on the special qualities of the National Park.

### **7.8.9 The Recreational use of Motor Vehicles and Craft**

- 7.8.9.1 The recreational use of motor vehicles and craft is an issue which is addressed in the NPMP. The majority of these uses do not require planning permission and are not therefore within the control of the LDP.
- 7.8.9.2 The National Park Management Plan deals with the negative effects of all activities which do not require planning permission.
- 7.8.9.3 The impact of proposals requiring planning permission will be assessed under the relevant policies within this Plan.
- 7.8.9.4 The NPA will seek to control the numbers of vehicles and the times of the week and year that activities might operate through the use of conditions and where appropriate legal agreements. Control will also be sought over the routes to be used.

### **7.8.10 Rights of Way and Long Distance Routes**

- 7.8.10.1 In accordance with National Planning policy and in pursuit of our 2<sup>nd</sup> National Park Purpose the Authority will protect and enhance the rights of way network as a recreational and environmental resource.
- 7.8.10.2 The Rights of Way Improvement Plan (RoWIP) is the key statutory document through which the NPA will achieve this objective.

- 7.8.10.3 The National Park has many miles of public rights of way that are enjoyed by walkers, cyclists, horse riders and vehicle users. There are 5 designated long distance routes passing through the Park: Offa's Dyke Path, Taff Trail, the Beacons Way and the Usk and Wye Valley Walks. The towpath of the Monmouthshire and Brecon Canal is also a very popular recreational path.
- 7.8.10.4 The NPA has also devised a list of Promoted Paths. This seeks to link the promotion of particular routes to visitors with maintenance and improvement works set out in the RoWIP.
- 7.8.10.5 It is important the network of routes is well maintained and protected from development. Wherever possible it should be extended. Former railway lines and tramways for example might make attractive paths, subject to negotiation with owners. The policy below seeks to protect existing provision. The creation of new routes is covered under Policy 60 Provision for Cycling and Walking

**Policy 49**  
**Rights of Way and Long Distance Routes**

**Development that would prevent or adversely affect the use of a public right of way; or a route with potential to form a long-distance walking, riding or cycling path; or a Promoted Path will only be permitted where an equivalent alternative route can be provided.**

**7.8.11 Pressure and Vulnerable Areas**

- 7.8.11.1 Previous development plans for the National Park have identified areas which are under particular pressure from visitor and recreational activity and development. These areas are currently the subject of review. The need for development plan policy relating to this issue can therefore be monitored with appropriate amendments made at the point of the first review of the Plan.

## CHAPTER 8: PROVISION OF SERVICES AND FACILITIES

Community Facilities  
Utilities  
Transport

**To support development and,  
To maintain and enhance community sustainability and viability**

- 8.0.1 The Environment Act 1995 places a Statutory Duty on the National Park Authority to seek to foster the socio-economic well-being for our constituent communities. The NPA undertakes this duty through the pursuance of our Statutory Purposes. The LDP therefore seeks to provide for a sustainable future for resident communities within the parameters of protecting and enhancing the natural beauty, wildlife and cultural heritage of the National Park whilst promoting opportunities for the understanding and enjoyment of the special qualities.
- 8.0.2 In terms of the provision of services and facilities, the National Park Authority will seek to ensure that adequate services and facilities can be provided for communities within the National Park, to ensure them of a sustainable future, without adverse impact on the National Park. This is set out in SP 15 Supporting Sustainable Communities below and implemented through the topic based policies which follow

### **SP15 Supporting Sustainable Communities**

**The NPA will seek to ensure that all new development supports community sustainability both environmentally, culturally and without adverse impact on essential services or facilities.**

**Development which negatively impacts on the future sustainability of a community will not be permitted unless mitigation measures are provided to the satisfaction of the NPA.**

## 8.1 Community Facilities

- 8.1.0.1 The term Community Facilities incorporates a wide range of uses which have a local community benefit. It can cover:-
- 8.1.0.2 **Indoor Uses** such as village halls, libraries, places of worship, schools, residential care homes, health clinics, hospitals, and
- 8.1.0.3 **Outdoor recreation facilities to serve local communities** such as playing fields, children's play areas, allotments, accessible natural green-space, car parks, denominational graveyards, recycling facilities.
- 8.1.0.4 Sites and buildings currently in community use should be protected from other forms of development. Sites known to be in existing community use at the time of this Deposit are shown on the Proposals Map.
- 8.1.0.5 Where an alternative use is proposed, it must be clearly demonstrated as part of an accompanying Design and Access Statement that the community facility is no longer required. This will be assessed on a case-by-case basis in consultation with the relevant public bodies.

### Policy 50

#### Retention of Existing Community Facilities

**The development of land which would adversely affect the operation of a community facility or result in its loss will only be allowed where:**

- i) **the existing facilities can best be retained or enhanced through redevelopment of the site; or**
- ii) **alternative provision of equivalent benefit is made available.**

**Where it can be clearly demonstrated that a community facility is no longer required then alternative uses will be considered where they accord with other policies in the LDP.**

## 8.1.2 Development of new or extended Community Facilities

- 8.1.2.1 The NPA is not currently in a position to allocate land for new community facilities. Appropriate applications will be determined against the relevant policies in this LDP. Generally, community facilities will be sited within settlements in order to best serve the community and to support the delivery of the Plan's spatial strategy. However the NPA accepts that this may not always be possible and therefore sites adjacent to settlements may be appropriate.
- 8.1.2.2 The use of land for allotments and community woodland is considered to be an important means by which a small rural community can increase its sustainability and self-sufficiency. Such land uses can also offset carbon footprints in locations which are not considered to be sustainable in terms of transport or locational sustainability. Whilst this type of Development does not necessarily require permission for change of use, associated

buildings and infrastructure may. Where appropriate the NPA will support proposals for such uses.

- 8.1.2.3 The Spatial Strategy Policies set out further guidance on the types of community facilities that will be appropriate in each of the levels of the Settlement Hierarchy.

### **Policy 51 Development of New or Extended Community Facilities**

**Proposals for new, or extensions to existing, schools, village halls, theatres and other community facilities such as community recreation or sports facilities, will be permitted where:**

- a) the development is located within a defined Settlement Boundary or Settlement Extent as shown on the Proposal Map. OR**
- b) it is proven that there are no suitable development sites available within a Settlement, the NPA will consider proposals located on Edge of Settlement locations**

**AND**

- c) the proposal is proven to be necessary to support community sustainability in that location;**
- d) the facility can be proven to be operationally sustainable into the future; and**
- e) the proposal has no unacceptable detrimental effect on the amenity and privacy of existing dwellings, nearby properties or the general public.**

## **8.2 The Welsh Language**

8.2.1 Language plays a major role in the character and way of life of communities, and is a key part of Welsh culture. Government guidance requires that language issues be taken into account in land use planning policies, and the NPA will endeavour to facilitate the continued and growing use of the Welsh Language in National Park communities.

8.2.2 According to the 2001 Census, communities in the West of the Park speak more Welsh than those in the east. Welsh-speaking communities need to be protected from developments that would lead to dilution of the language and therefore the social and cultural characteristics of the community. Phasing may be required to allow for the gradual natural absorption of new developments into an area. In addition, appropriate economic, residential and social development that would strengthen Welsh culture will be encouraged.

8.2.3 The policy will normally be applied in Community and Town Council areas with over 30% Welsh speaking population, as identified in the Census. Where the community average does not reflect the existence of concentrations of Welsh speakers within villages in the community or Town Council areas, a more qualified and sensitive measurement will be required. To this end in the production of detailed village plans, levels of Welsh speaking will be assessed to determine whether the use of the language forms part of the social fabric

of the area. In areas where the Welsh language is considered to be at risk from future development, a Welsh Language Impact Assessment Methodology will be developed. In the interim a precautionary approach may be adopted where it is considered that a proposal would pose a significant threat to the language within a community.

## **Policy 52**

### **Welsh Language**

**Proposals for development in areas where the Welsh language is an important part of the culture and social life of the community will be permitted where:**

- i) it can be demonstrated that the proposal would not have a detrimental impact on the social, linguistic and cultural characteristics of the community; and**
- ii) phasing of development can take place if necessary to allow for the gradual absorption of new development.**

## **8.3 Planning Obligations**

- 8.3.1 The Authority will consider the most appropriate method to collect a contribution to community and infrastructure projects taking into account national legislation and regulations. The mechanism by which developers' contributions are achieved will be reviewed in the light of changes in national policy.
- 8.3.2 All new forms of development will have an impact on the community and the environment. The policies of this LDP aim to limit negative impacts to ensure the environment and the National Park's communities are ensured of vital futures. In some cases however there may be a need to specific mitigatory and enhancement measures to compensate for ~~an~~ any unacceptable impact arising from development. In such cases, where Planning Conditions are inappropriate, the NPA will utilise Planning Obligations to ensure that future development is acceptable and provides positive benefit.
- 8.3.3 Planning Obligations are secured using agreements and/or unilateral undertakings under Section 106 of the Town and Country Planning Act 1990 (as amended). Planning Obligations are usually benefits that may be in kind or take the form of financial contributions. Section 106 Agreements are legally binding agreements that, in the absence of suitable planning condition, ensure that a development is acceptable in land use planning terms. Planning Obligations are sought on a case-by-case basis and are generally used to secure developer contributions which will offset negative consequences of development, help meet local needs (including Affordable Housing) , and secure benefits to make development more sustainable<sup>58</sup>.
- 8.3.4 Planning Obligations run with the land. Therefore it is likely that the landowner, whether the developer or not, will be responsible and liable for complying with Planning Obligations and any costs incurred, as it is the landowner who stands to benefit financially from the planning permission Section 106 of the Town and Country Planning Act 1990 facilitates

---

<sup>58</sup> PPW Section 4.7

investment in the community to help fund necessary improvements to community and green infrastructure that is needed to ameliorate the impact and ensure the sustainability of the development.

8.3.5 The NPA's Planning Obligation Strategy is derived from the National Park's Statutory Purposes and the strategic vision for sustainable development in accordance with the aims and strategy of the LDP. This is the guiding framework that has determined the NPA's approach towards seeking Planning Obligations, and indeed the type of contributions appropriate within the National Park. It will be updated to form Supplementary Planning Guidance upon adoption of the LDP.

8.3.6 There are two overarching types of Planning obligations sought in the National Park.

- **Category 1 Contributions**  
Contributions specific to the National Park and determined by the specific criteria to the National Park's designation.
- **Category 2 Contributions<sup>59</sup>**  
Contributions for the socio-economic benefit of the community that rely on partnership working with the NPA's constituent Unitary Authorities and/or community service providers.

8.3.7 Category 1 contributions will be sought in relation to all relevant development in accordance with the specific policies of this LDP. Appendix 6 sets out where likely contributions are to be sought and the policy by which the contribution is sought. Category 2 Contributions will be sought from all relevant development in consultation with the NPA's constituent Unitary Authorities.

8.3.8 Supplementary Planning Guidance in relation to the implementation of Planning Obligations is set out in Brecon Beacons National Park Planning Obligation Strategy.

---

<sup>59</sup> As LPA for the area, the NPA has the authority to negotiate and enter into S106 agreements with developers. However the NPA does not have administrative jurisdiction over the provision of community services such as education, amenity space and highways. The provision and maintenance of community infrastructure largely comes under the control of the nine constituent Unitary Authorities that govern within National Park boundary. As such, whereas the NPA can define and stipulate the need for contributions, the contribution levels are determined from the proven evidence of need set out by the relevant constituent authorities service areas.

### **Policy 53 Planning Obligations**

**The NPA will, where necessary require developers to enter into Planning Obligations, or to contribute via the Community Infrastructure Levy<sup>60</sup> to ensure that no adverse effect or unacceptable harm will come to the natural beauty, wildlife, and cultural heritage of the National Park and/or the socio-economic well-being of our communities as a result of new development.**

**All proposals for new development will be required to demonstrate to the satisfaction of the NPA that all potential negative impact arising as a result of the proposed development has been addressed and where necessary, propose measures to mitigate and/or compensate for the identified impact.**

**Where such mitigatory and/or compensatory measures are necessary they should be identified to the satisfaction of the NPA in the Planning Obligation Statement provided in support of an application.**

**Planning Obligations will be secured through Section 106 Agreements (and, where appropriate Unilateral Undertakings)**

#### **8.3.8 Community Infrastructure Levy**

The Planning Act 2008 made provision for the Authority to seek contributions from development in the form of the Community Infrastructure Levy (CIL)<sup>61</sup>. This equates to a set charge made against all relevant development, in accordance with a defined charging structure. The aim of the CIL is to fund the provision of new local infrastructure and will largely negate the need for contributions made by way of Planning Obligations under Section 106 of the Town and Country Planning Act 1990.

8.3.9 Once the CIL legislation comes into force in Wales the NPA will address how it is to be implemented within the National Park. The LDP will be updated accordingly.

## **8.4. Sustainable Infrastructure**

8.4.0.1 The LDP sets out twin strategic objectives to ensure adequate provision of utilities for local communities and future developments, and to promote integrated communities with sustainable access to a wide range of facilities and services

8.4.0.2 This LDP seeks to ensure that the all development within the National Park has sufficient infrastructure to meet its needs. Where new infrastructure is proposed to meet resident's needs, the LDP seeks to ensure that it can be provided for in the most sustainable manner, without adverse impact on environmental assets and the wildlife, natural beauty or cultural heritage of the National Park.

---

<sup>60</sup> There is no CIL charge in the National Park at present

<sup>61</sup> Community Infrastructure Levy Regulations 2010

8.4.0.3 Strategic Policy SP16 relates to the provision of infrastructure to meet the needs of the National Park's resident communities. Where a scheme proposed within the National Park is more national than local in character then such developments will be considered against Policy SP1 and Policy SP2 (for information on 'Requirements of Development' for allocated sites, see Appendix 1).

### **SP 16 Sustainable Infrastructure**

**The National Park Authority will seek to ensure that all new development is well serviced by essential infrastructure**

**Development proposals relating to the provision of new infrastructure will be permitted where they:**

- a) are proven to be essential to the future sustainability of National Park resident communities;**
- b) are located so as to have no unacceptable adverse impact on the wildlife, natural beauty, cultural heritage or environmental assets of the National Park; and**
- c) do not have an unacceptable impact on the amenity of the National Park resident communities**

**In enabling development to serve essential infrastructure the NPA will look favorably on proposals which provide innovative solutions to constraints upon provision engendered through the reality of rural living.**

## **8.5 Utility Services**

8.5.0.1 Planning Policy Wales sets out clear statements of national development control policy on water supply and quality and waste water management. Please refer to Chapter 12 'Infrastructure and Services' and Chapter 13 'Minimizing and Managing Environmental Risks and Pollution'.

### **8.5.1 Power-lines and Pipelines**

8.5.1.1 The purpose of Policy 54 is to set out an appropriate framework for considering proposals for cabling, the construction of pipelines and associated development such as pylons, substations etc.

8.5.1.2 Opportunities for undergrounding should always be explored<sup>62</sup> providing that this does not result in an unacceptable impact on the wildlife, natural beauty, cultural heritage or environmental assets of the National Park. It is acknowledged that the location or route chosen must be technically feasible.

---

<sup>62</sup> This is in keeping with WAG Policy Statement for The Welsh National Parks 2007 para 15.a, it is an aim of the Welsh Assembly Government that, where feasible, transmission cables should be undergrounded (p.6)

- 8.5.1.3 Many proposals will lie outside the scope of normal planning control with the National Park Authority only being consulted by the relevant statutory body. The Authority will therefore use this policy as the basis of formulating its responses to such consultations. Where planning permission is sought for such applications the policy will apply.

## **Policy 54**

### **Power-lines and Pipelines**

**Cables and/or pipelines and associated development will be permitted where the least obtrusive and damaging location, route or means of provision is chosen without unacceptable impact on the wildlife, natural beauty, cultural heritage or environmental resources of the National Park.**

**The National Park Authority will require developers to provide a thorough assessment of the environmental risks identified in route selection. Where necessary conditions or Planning Obligations will be utilised by the NPA to ensure satisfactory compensation and/or enhancements are provided by the developer in mitigation for any adverse impact arising from the development.**

**Proposals for cables and/or pipelines may also be subject to the requirements of Policy SP2 where the development is considered to be more national (U.K.) in character than local.**

## **8.5.2 Telecommunications**

- 8.5.2.1 There are a number of television, radio and telecommunications relay masts in and around the Park, which are required to extend reception in this mountainous area.
- 8.5.2.2 This policy below seeks to guide telecommunications developments to the least obtrusive location possible, taking into account the technical requirement of each individual application, including its function within the network. Both the individual and cumulative impact of proposals will be of importance. The planned system of provision should include a strategic programme for the location of masts showing how the proposal fits into the network.
- 8.5.2.3 To assess the proposal under criterion b) applicants will also be required to demonstrate that an appraisal of alternative sites and options has been undertaken, taking into account the possibilities of mast sharing, attachment to a building or other suitable structure when providing a justification for the preferred site. The Authority will expect the information to clearly demonstrate in quantifiable terms why alternative locations or options are impractical relative to the site chosen.
- 8.5.2.4 One of the elements of the Welsh Assembly Government precautionary approach to telecommunications development is to adopt the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines for public exposure to emissions from base stations. All applications should be accompanied by a statement of conformity to

International Commission on Non-Ionising Radiation Protection standards and provide details of the emission levels.

8.5.2.5 Permission will be subject to the removal of all equipment from the site when it is no longer required. The effect of telecommunications developments on amenity is an important consideration (see SP3).

8.5.2.6 Impact on the wildlife, natural beauty, and cultural heritage of the National Park from telecommunication development will be assessed under SP I and Policy I. There is a potential for negative impacts on species, (e.g. bats), however a determination of effect cannot be made without the scale and location of the development being known. Consideration will also be made of a proposals impact on environmental assets including impacts on soil, water and air quality as well as biodiversity and geodiversity.

## **Policy 55**

### **Telecommunications**

**Telecommunications development will be permitted provided that:**

- a) **the development is part of a planned system of provision; and**
- b) **taking account of opportunities afforded by the shared use of existing masts, antenna or other structures, the least obtrusive or damaging, technically-feasible structure and location can be secured.**
- c) **the development does not have an unacceptable adverse impact on the wildlife, natural beauty, cultural heritage or environmental resources of the National Park.**

**Where developments would be visually prominent evidence must be provided to show that alternative locations have been investigated and are impractical. Such proposals will be rigorously examined with regard to siting and design and will be permitted only where there are no unacceptably adverse effects on the special qualities of the National Park.**

## **8.6 Utilities, Drainage, Sewerage Constraints**

### **8.6.1 Water and Sewage Supply for New Development.**

8.6.1.1 All development within the National Park must be provided with adequate water and sewerage infrastructure. In most circumstances this will involve the connection to public water and sewerage services. Across the National Park area development is constrained by identified problems with the public sewerage network for which no regulatory improvements are planned under Dwr Cymru Welsh Water's (DCWW) current capital Investment Programme (April 2010 to March 2015). Such constraints are highlighted in specific spatial policies –and–in the requirement of development for allocated sites. The NPA will work closely with DCWW to encourage improvements to the service where possible.

- 8.6.1.2 Development on phased allocations may come forward in advance of DCWW investment. This will be dependent upon the specific circumstance at the time of application. DCWW's request for phasing is based upon projected capacity calculated from a strategic volume of growth. DCWW may be able to accommodate some or all of a development scheme within existing capacity and ahead of any future improvements. In such cases it may be that the NPA will consider partial phasing of a development site so as to bring forward some development on the site ahead of improvements.
- 8.6.1.3 In circumstances where there is no capacity to accommodate development within the existing infrastructure, sites may still come forward in advance of DCWW investment where the developer is willing to requisition the works and/or to fund the necessary infrastructure improvements. In such cases planning permission will only be granted subject to a suitable planning condition or obligation. Developers should also enter into appropriate management and aftercare arrangements with DCWW.
- 8.6.1.4 Developers are strongly urged to enter into early dialogue with DCWW and the NPA to discuss options for servicing new development at the earliest stages of the Design Process.

#### **Policy 56**

##### **Water and Sewage Supply for New Development**

**Development will only be permitted if adequate water and mains sewerage infrastructure exists or can be provided without detriment to water quality, nature conservation interests or residential amenity. Where appropriate the NPA will impose a planning condition or obligation to ensure that adequate services are available to serve the development.**

#### **8.6.2 Non-Mains Sewerage Solutions**

- 8.6.2.1 Drainage legislation requires that when drawing up proposals for any development, the first presumption must always be to provide a system of foul drainage discharging into a public sewer. However, in many areas of the National Park there is no access to the main sewerage system. Septic tanks are traditionally the most appropriate alternative, although sealed cesspits and biodiscs are other options.
- 8.6.2.2 The NPA is also keen to promote the use of sustainable sewage systems, such as reed beds where appropriate. The benefits for biodiversity are recognised in the LBAP, which contains targets to increase the number of reed beds within the National Park. Alternative sewage management systems also have the potential to divert sewage water from traditional sewage facilities and thus contribute in the long term to easing capacity constraints.
- 8.6.2.3 When assessing the effects of proposals for all forms of non-mains drainage applicants should have regard to the requirements of Circular 10/99 – Planning Requirement in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development.

## **Policy 57**

### **Use of Non Mains Sewerage Solutions**

**The use of non mains sewerage will only be permitted where:**

- a) connections to the public sewerage system are not feasible in terms of either cost or practicability;**
- b) ground conditions, in terms of drainage and porosity are suitable and will not give rise to pollution problems. Applicants will be requested to submit an independently prepared percolation test with a planning application to confirm the suitability of ground conditions;**
- c) the quality of surface and/or groundwater will not be adversely affected;**
- d) the interests of neighbouring properties are not unacceptably adversely affected in terms of smell or other physical nuisance; and**
- e) the interests of public health are not unacceptably adversely affected.**
- f) long term maintenance is secured.**

## **8.7 Sustainable Drainage Systems (SUDS)**

8.7.1 Traditional forms of development change groundwater permeability, leading to increased risk of surface water run off and flooding. Traditional draining systems employed to deal with the effects of surface water aim to remove water from the sites as quickly as possible. This poses a significant risk on water management and resources:-

- Displaces rather than eliminates flood risk, as run-off from impermeable development surfaces increases the risk of downstream flooding, as well as causing sudden rises in water levels and flow rates as the water is discharged into watercourses.
- Surface water run-off often contains contaminants, even though these may only be present in small quantities, cumulatively the impact can significantly affect the quality of water in rivers and streams, impacting on biodiversity and amenity value. Heavy rains cause a first flush which is often highly polluting.
- In diverting rainfall into traditional piped systems, the amount of natural water infiltration into the ground is reduced, impacting on groundwater resources and reducing flows in water courses during dry weather.

8.7.2 To mitigate for the changes to the natural surface water run-off and ground permeability caused by new development, sustainable drainage systems (SUDS) can be employed. These work to moderate flows and to filter run-off resulting in reductions in impact on water resources and improvements in the quality of the built environment (through biodiversity, landscape and amenity benefits).

8.7.3 It is anticipated that employing SUDS within development will become increasingly important in adapting to and providing reliance against the current and predicted future

effects of climate change, including increasing periods of drought and heavy rainfall causing localised flooding.

- 8.7.4 Therefore in keeping with the strategy to provide for sustainable living within a National Park Landscape the NPA will require all proposals for new development to employ SUDS as a matter of course.
- 8.7.5 Sustainable drainage is a design philosophy that uses a range of techniques to manage surface water as close to its source as possible. To produce a workable and effective scheme, SUDS must be incorporated into developments at the earliest site planning stage. It is also important that the early stages consideration should be given to the arrangements of adoption and future maintenance of the system. This is likely to influence the design just as much as technical considerations. It is recommended by Natural Resources Wales that maintenance should be the responsibility of a publically accountable body, which will often necessitate the payment of a commuted sum or a legal agreement tied by S106 agreement. Within the National Park DCWW and the relevant drainage Authority will be able to advise as to the best course of action relating to the means of adoption.
- 8.7.6 In addition to the above it will be necessary for adequate sewage disposal facilities and surface water drainage capacity to be available and in place before a development can be occupied. This will, where necessary be tied by condition on granting of planning permission.

#### **Policy 58 Sustainable Drainage Systems**

**All proposals for new development will be required to consider the incorporation of appropriate Sustainable Drainage Systems. Where relevant it must be demonstrated that the SUDS proposed within the development and procedures for adoption and maintenance have been approved by the relevant drainage body. This will be tied by a condition and/or S106 arrangement where necessary.**

### **8.8 Sustainable Transport**

- 8.8.1 The National Park Management Plan sets out the vision, objectives and strategy for sustainable transport in the National Park (See para 7.3.5).
- 8.8.2 The NPMP recognises that the dispersed settlement pattern of the Park has resulted in an unsustainable transport network. Outside of Brecon, the majority of the Park is not well served by public transport, and cycling and walking are not feasible transport options. There are no railway stations within the Park's boundary (although several serve its periphery) and the Monmouthshire and Brecon Canal is at present restricted to pleasure use. The National Park is therefore particularly dependent on private vehicle transport, for residents, visitor and commercial journeys both to and within the National Park.
- 8.8.3 The National Park's strategy through this LDP is therefore;

*“to promote development that is supported by sustainable transport initiatives and reduces the*

*reliance on the private motor vehicles.”*

- 8.8.4 However, the NPA’s influence over transport issues is limited; as the National Park is not a highways authority. Much of the strategy will therefore be delivered through the policies and actions of other plans produced by the Welsh Assembly Government, the four Regional Transport Consortia<sup>63</sup> that cover the park and each of the 9 constituent Highways’ Authorities.
- 8.8.5 Each of these bodies must have regard to National Park purposes and “ensure mutual cooperation across Park boundaries, particularly in planning and highway matters.” Supplementary Planning Guidance containing BBNPA Planning Obligations Strategy will set out the requirement for each of the Park’s constituent HAs to work in partnership with the NPA to negotiate Section 106 monies where appropriate for necessary highways improvements.
- 8.8.6 The key areas through which the NPA can influence the reduction in the need to travel are therefore
- the spatial strategy which controls the location of development (see SP 10 and all relevant Spatial Policies)
  - the negotiation of Planning obligations in partnership with constituent Highways Authorities (see Planning obligations Policy 53)
  - the control of the design of developments (see Chapter 8 Planning Policy Wales and TAN 18)
- 8.8.7 Spatial Strategy & Location of Development and sustainable Transport  
The spatial strategy of the Local Development Plan is to target development wherever possible to locations which have a reasonable range of facilities and access by public transport.
- 8.8.8 Unfortunately some centres that have a range of facilities and should be encouraged to grow, fall short on public transport provision, and this needs to be addressed as does instances where the private car dominates and spoils the attractiveness of the centre.
- 8.8.9 Although the Local Development Plan’s strategy directs growth primarily to centres, there are instances where the Local Development Plan will need to consider proposals outside these locations, for example, to help economic diversification in the countryside. The strategy will be to assess proposals in terms of the traffic impact and to avoid those that cause significant concerns. Examples of significant traffic impact might be by generating significant levels of traffic in congested areas or where there are concerns over damage to the character of the local area and these impacts cannot be mitigated.

---

<sup>63</sup> The South West Wales Integrated Transport Consortium (SWWITCH) covering Carmarthenshire (TraCC) covering Powys  
The South East Wales Transport Alliance (SEWTA) covering the remaining 7 Authorities (Monmouthshire and the valleys authorities)  
See Transport Issues Paper.

## 8.9 Development Control and Transport

- 8.9.1 Planning Policy Wales sets out clear statements of national development control policy on traffic management, transport considerations in development control, transport assessments and travel plans and access to development. Please refer to Chapter 8 'Transport'.
- 8.9.2 Planning and appraisal of transport proposals in Wales are guided by the Assembly's "Welsh Transport Planning and Appraisal Guidance" (WelTAG) which details how all transport proposals should be planned and developed.
- 8.9.3 The policies below provide additional guidance and advice on sustainable transport in the National Park.

### **SP17 Sustainable Transport**

**To ensure that during the LDP period, land use planning opportunities are taken to improve and promote accessibility and to reduce the need to travel by private car by:**

- a) permitting facilities to improve public transport by helping to link between travel modes or providing facilities for passengers;**
- b) ensuring new development is well designed by providing appropriate access for pedestrians, cyclists and encouraging the provision of new pedestrian and cycle infrastructure;**
- c) refusing proposals that will result in transport impacts which cannot be satisfactorily mitigated (see Policy 59);**
- d) where necessary permitting proposals that assist in delivering improved traffic and parking management that are proven necessary for the enhancement of the sustainable transport network; and**
- e) all development proposals defined as Major Development must be accompanied by a Travel Plan prepared to the satisfaction of the NPA.**

**The NPA aims to achieve the above without the need to enable the development of new roads; however the NPA acknowledges that in exceptional cases new roads are necessary to improve safety standards and to help to achieve wider sustainable transport objectives. Development proposals for new roads will be judged in accordance with the strategic direction of the three regional transport plans and the wider sustainability objectives of the LDP.**

## **Policy 59 Impacts of Traffic**

**Development will be permitted where appropriate access can be achieved.**

**Instances where access will be considered to be inappropriate are:**

- a) traffic is likely to generate an unacceptable impact on congested areas or at times of peak traffic flows; or**
- b) traffic is likely to be generated at inappropriate times such as late at night in residential areas; or**
- c) where there is an unacceptable impact on road safety; or**
- d) where significant environmental damage would be caused and cannot be mitigated.**

8.9.4 This policy follows the National Planning Policy set out in Technical Advice Note 18 but sets the criteria for assessment to levels more relevant to the level of development occurring in the National Park. All applicants will be required to complete a short transport statement detailing the likely number of trips their proposed development would generate and the likely modal share.

8.9.5 More detail will be required for those developments meeting any of the following:

- Residential developments of 25 units or more: or
- 100 or more vehicle movements per day: or
- 10 freight movements per day: or
- where the National Park Authority has significant concerns about the possible transport impact of the proposed development

8.9.6 A full Transport Assessment will be required for any proposals likely to have significant trip generation or where the National Park Authority has significant concerns about the possible transport impact of the proposed development.

## **8.10 Cycling and Walking**

8.10.1 The NPA will require all future development to contribute in some way to the creation of a sustainable transport network serving our towns and settlements. Proposals which actively contribute to the physical infrastructure through the provision of cycle or pedestrianised walkways and horse riding routes / bridleways will be encourage either in isolation or as part of a wider development scheme. In all instances protection of NP special qualities and environmental capital will be necessary, but the general presumption is towards enabling such proposals. Proposals will be judged in accordance with Policy 60 set out below.

## **Policy 60**

### **Provision for Cycling and Walking**

**Development proposals which involve the creation of new pedestrian and/or cycle routes or will enable the implementation of specific measures to make walking and/or cycling safer and more attractive will be permitted where they:-**

- a) have as little adverse environmental impact as feasible, and where necessary incorporate mitigation measures;**
- b) fulfil a strategic or local need (for instance forming part of or a link to the National Cycle Network);**
- c) provide improved opportunities for sustainable travel;**
- d) can be proven to help reduce traffic generation.**

## **8.11 Sustainable Use of Land**

8.11.1 Providing for development within a protected landscape requires the careful and sensitive management of the often conflicting demands of socio-economic need with the statutory requirement to protect and enhance the environment, natural beauty and cultural heritage of the area.

8.11.2 Whereas we acknowledge that some change in the environment and impacts on the landscape are necessary in the interest in providing for a sustainable future for our communities, our aim is to ensure that this change is justifiable and not wasteful in terms of land take.

### **SP 18 Sustainable Use of Land**

**The NPA will require all new development to make best possible use of available development land through encouraging**

- a) appropriate redevelopment to regenerate buildings proven to be unfit for purpose in locations compatible with the Settlement strategy (see SP10 and supporting policies)**
- b) the use of previously developed land within development boundaries in preference of Greenfield sites**
- c) dwelling densities that make best use of the available land, achieving minimum dwelling densities relevant to the settlement.**

## **8.12 Dwellings Density**

8.12.1 The availability of suitable housing land is scarce in the National Park. Where land is to be developed the NPA will seek to ensure that the most sustainable use of land is achieved.

8.12.2 Levels of appropriate densities have been tested through the Housing Viability Study.

8.12.3 The following policy reflects the levels of services and facilities available in each settlement and seeks to set a density requirement which delivers social and economic vitality whilst respecting the environmental and landscape capacity of each level of our Spatial Hierarchy.

**Policy 61  
Dwelling Density**

**All residential development will be required to be developed at a minimum density of 30 dwellings to the hectare, where this is compatible with the existing character of the area.**

**Only where it is proven that this density cannot be achieved due to the incorporation of measures to improve the sustainability of the scheme which cannot be located on land outside of the allocation, will levels less than the minimum target be permissible.**

8.12.4 Possible exception include

- The provision of CHP Plant
- The provision of SUDS and Reed Bed Sewerage Treatment facilities
- The provision of allotment space
- The provision of play areas

### **8.13 Previously Developed Land in the National Park**

8.13.1 All proposals for development must be in accordance with the spatial strategy of this plan as set out in Policy SPI0 and its associated detailed policies. This is also the case for proposals for the development of previously developed land.

8.13.2 National Guidance relating to previously developed land is contained in Planning Policy Wales. The guidance relates predominantly to urban areas and promotes an approach where previously developed sites are brought back into use in order to aid regeneration of an area where there are vacant or derelict sites. There is no specific guidance relating to how this guidance should be interpreted in rural areas or in National Parks. However, the guidance does state that previously developed land will not be the preferred option in all cases and a factor in deciding this will be the location of the site. It also requires this LDP to set out the circumstances in which a previously developed site would not be preferable.

8.13.3 When assessing whether a site is appropriate for development within the National Park, the overriding issue is not whether the site is Greenfield or previously developed, but the capacity of the site to provide development which can deliver the strategy of this plan which is to contribute to economic and social well-being of our communities without causing detriment to the protected landscape.

8.13.4 The fact that permission has historically been granted for a use on a site under a previous planning policy context is not considered to be sufficient grounds to outweigh the statutory

purpose to conserve and enhance the protected landscape, nor is it sufficient grounds to provide exceptions to the implementation of the Spatial Strategy. Indeed, in some instances the previous use may have been granted in a context which pre-dates the designation of the National Park.

- 8.13.5 The key determining factor in the suitability of a previously developed site will therefore be its location and thus its ability to deliver the Spatial Strategy of this Plan. Sites in towns and villages may more easily be accommodated, however sites in the countryside will be strictly controlled and only permitted in exceptional circumstances.
- 8.13.6 The NPA will maintain a flexible approach and consider each site on its merits against the relevant plan policies.
- 8.13.7 The relevant policies in Chapter 4 Spatial Strategy will apply according to the location of the site. For previously developed sites outside of development boundaries refer to CYD LP 1 for the types of uses and scale of development which would be considered acceptable and appropriate in such circumstances.

## CHAPTER 9: WASTE

9.0.1 The NPA's role in waste management is set out in National Guidance<sup>64</sup>. The NPA is the Waste Planning Authority for the National Park with responsibility for planning control over waste management. The NPA is not the Authority responsible for waste collection and disposal. This responsibility lies with the constituent Unitary Authorities within the National Park boundary. Responsibility for waste regulation lies with Natural Resources Wales.

### 9.1 Regional Waste Strategy – The Regional Waste Plans

9.1.1 The Regional Waste Plans provide a long-term strategic waste management strategy and land-use planning framework for the sustainable management of waste and recovery of resources. The responsibility for preparing Regional Waste Plans lies with the Regional Waste Groups. The Brecon Beacons National Park lies in two Regional Waste Plan Areas and is covered by two Waste Plan documents:

**South East Wales Regional Waste Plan 1st Review (August 2008)**  
**South West Wales regional Waste Plan 1st Review (August 2008)**

9.1.2 This National Park is excluded from providing new facilities for the management of waste that serves more than one Local Authority area under the South West Wales Regional Waste Plan 1<sup>st</sup> Review August 2008 and the South East Wales Regional Waste Plan.

9.1.3 The NPA is required to either

- accommodate local community waste facilities serving only the National Park area; or
- to liaise with adjoining waste planning authorities to accommodate facilities which cover both the National Park area and the Unitary Authority area to be sited outside the National Park.

9.1.4 Both the Regional Waste Plan 1st Review documents identify that  
*“in exceptional circumstances there may be sites adjacent to National Parks where facilities with the capacity to serve more than one local authority area, especially those relating to agricultural waste, may be acceptable”*

9.1.5 Local facilities serving only the National Park area can include Clean Materials Recovery Facilities, Transfer Stations, Civic Amenity, and Construction & Demolition Exemption. The requirement for such facilities has not been established.<sup>65</sup>

9.1.6 Specific requirements for these facilities have not been identified and future proposals will be considered at the employment sites listed below, assessed against relevant criteria based policies;

---

<sup>64</sup> TAN21 Waste Para 1.6

<sup>65</sup> The data is awaited from key stakeholders and will be based on data supplied from the Regional Waste Plans. (A calculation is required to apportion the raw data in the RWP spreadsheets to the portion of the UA that lies within the National Park) This will have to be done for both RWP's and 2 requirements shown. Data will be provided in the Waste Issues Paper when available.

1. BREC 1 Brecon Enterprise Park
2. BREC 2 Ffrwdgrech Industrial Estate
3. CRICK 1 Elvicta Business Park
4. CRICK 2 Granada Park
5. GIL 1 Gilwern Park Industrial Estate

### **SP7 Waste**

**In accordance with the South East Wales and South West Wales Regional Waste Plans and Municipal Waste Plans, the NPA will not allocate land for a Regional Waste Facility or related development.**

**All development proposals will need to demonstrate that provision has been made for reducing the production of waste and that, the reuse and recycling of waste and safe waste disposal is facilitated.**

**The NPA will ensure that where appropriate and where a need is identified the NPA will consider the development of local waste management facilities (see Policy 62).**

### **Policy 62**

#### **Local Waste Management Facilities**

**Local waste management and recycling facilities which serve the National Park area will be permitted provided:**

- a) **The site would be conveniently located in relation to the needs of the National Park community; or**
- b) **They are located at existing waste management sites or B2 industrial units; and**
- c) **The proposal makes provision for adequate screening so as to minimise any adverse effects; and**
- d) **The development is sufficiently distanced from neighbouring properties so as not to constitute a potential health or safety hazard; and**
- e) **The development will not cause demonstrable harm to the amenities of the local area and local communities in particular with regard to access, traffic generated, noise, vibration, dust, litter, odour nor adversely affect existing surface and groundwater resources.**

9.1.8 Local Waste Management facilities should not undermine waste management options further up the waste hierarchy (see Regional Waste Plan 1st review).

9.1.9 Civic amenity sites serve a useful purpose in that household waste can be sorted to facilitate reuse and recycling. It also helps to avoid fly tipping. They may generate significant vehicle movements and will involve temporary storage of waste materials in open topped or closed (for putrescible waste) containers. For these reasons, the requirements with respect to access, parking and amenity are quite stringent. There are also environmental permits separate to the planning system that need to be considered.

## 9.2 Energy from Waste

9.2.1 Under current WAG waste policy the adaption of sustainable waste processing is being promoted. A national programme of procurement is currently in train to provide energy waste facilities to service all municipal food waste.

9.2.2 Energy from waste plants include

*Thermal technologies:*

- Gasification (produces combustible gas, hydrogen, synthetic fuels)
- Thermal depolymerisation (produces synthetic crude oil, which can be further refined)
- Pyrolysis (produces combustible tar/bio-oil and chars)
- Plasma arc gasification PGP or plasma gasification process (produces rich syngas including hydrogen and carbon monoxide usable for fuel cells or generating electricity to drive the plasma arch, usable vitrified silicate and metal ingots, salt and sulphur)

*Non-thermal technologies:*

- Anaerobic digestion (Biogas rich in methane)
- Fermentation production (examples are ethanol, lactic acid, hydrogen)
- Mechanical biological treatment (MBT)
  - MBT + Anaerobic digestion
  - MBT to Refuse derived fuel

9.2.3 Anaerobic Digestion is being promoted as a sustainable means of processing waste. In accordance with the relevant regional waste plans regional waste facilities shouldn't be located within the National Park. However we will support small scale processors which are of a scale that service local waste needs only. Policy 63 sets out how the NPA will enable energy from waste plants within the National Park and in keeping with the direction of the Regional Waste Plans.

**Policy 63**  
**Energy from Waste Development Schemes**

**Energy from waste development schemes will be enabled where they are of an appropriate scale and location commensurate with the National Park Designation (see SPI) and where:**

- a) They form part of a farm diversification scheme:-**
  - i) the purpose is to treat waste derived from existing agricultural activity within the farm unit, and**
  - ii) the scheme is a discrete operation without requirement to import waste materials from activity deriving from outside the existing farming enterprise the facility is intended to serve; and**
  - iii) income derived from energy generation portion of the facility remains a subsidiary activity of the agricultural enterprise.**

**OR**

- b) waste processing will service the needs of One Planet Developments where the processor is designed as a discrete unit operating without requirement to import waste material from activity derived from outside the development**

**OR**

- c) the proposed scheme is located on**
  - i) existing waste management sites; or**
  - ii) sites with existing uses classified as B2 General Industry under the Use Classes Order; or**
  - iii) sites allocated for employment or mixed use**  
**and they are intended for treatment of locally derived waste materials; and**
- d) the need cannot be met in another location outside of the National Park area.**

9.2.4 Applicants are required to provide details relating to the volume of waste to be treated including the source of the waste stream. Business plans relating to the scheme will be requested in support of the application to evidence that the projected scale and growth of the operation accords with the Regional Waste Plans for the area and more particularly does not pertain to processing waste on a level unacceptable within a National Park.

9.2.5 In line with the Regional Waste Plans there is a presumption against the creation of a regional waste facility within the National Park regardless of the type of the processing facility

## 9.3 Composting

- 9.3.1 Composting is a sustainable process/treatment for the large amount of green waste produced in the National Park. However the product must be of a quality good enough for beneficial after use.
- 9.3.2 The management of green waste may also include associated developments such as shredding. The collection and management of green waste is undertaken at the Civic Amenity sites and two landfill sites within the Powys County Council area of the National Park. Composting also takes place at farms within the Powys County Council Area; also there are community compost schemes.
- 9.3.3 The National Park Authority will support proposals for composting material generated within the National Park at or adjoining existing sites being used for waste management or disposal, which are operating with no associated environmental or other problems. Exceptionally, where environmentally acceptable and economically more sustainable, the Authority will consider proposals predominantly serving the National Park. Natural Resources Wales will be consulted.
- 9.3.4 There are also environmental permits separate to the planning system that need to be considered by applicants.
- 9.3.5 It is likely that applications for windrow composting will be most suitable in rural locations.

### **Policy 64**

#### **Composting**

**Proposals that involve the composting of organic material, generated within the National Park will be permitted unless there would be an unacceptable impact on any of the following:**

**a) the amenities of the local area and local communities (in particular with regard to access, traffic generation, noise, vibration, dust, odour and safety)**

**new) existing surface and groundwater resources;**

**or**

**b) the capacity of the local road network.**

**And provided:**

**c) there is provision for landscaping and/or screening of the site; and**

**d) there are adequate steps to deal with leachate; and**

**e) the product has added value.**

## CHAPTER 10: SUSTAINABLE USE OF MINERALS RESOURCES

10.0.1 The National Park's strategy through this LDP is;

**To protect the National Park against new mineral workings and extensions to existing mineral workings, whilst also safeguarding appropriate mineral resources from sterilisation.**

### 10.1 Minerals extraction in National Parks

10.1.1 National Planning Guidance is contained in Minerals Technical Advice Note 1: Aggregates makes clear that there is no need to permit proposals for the extraction of aggregates from National Parks in Wales save in exceptional circumstances.

10.1.12 Proposals for new minerals sites or extensions to existing sites in the National Park will therefore be determined against the clear statements of development control policy on minerals in National Parks set out in National Guidance. All major proposals will also be considered under LDP Policy SP2: Major Developments."

10.2.4 Areas of mineral resources Safeguarding and Planning Permissions with Buffer Zones are identified on the Proposals Map.

10.3.0.1 Minerals safeguarding is undertaken to ensure that mineral resources which may be required by future generations are not unnecessarily sterilised by permanent development.

### 10.2 Sand and Gravel Resources

10.2.1 The NPA will take account of the presence of sand and gravel, limestone and sandstone resources in considering planning applications for development which would otherwise sterilise these resources. Policy 65 sets out the criteria against which such applications will be considered. The identification of minerals resource safeguarding areas on the Proposals Map for sand and gravel does not identify areas where mineral working can take place, and gives no indication of the suitability of working or commercial quality of material. Any proposals for mineral working would be subject to national and regional guidance and relevant planning policy and will need to provide sufficient details of the proposed site restoration including materials. Consideration of environmental impacts will include undesigned sites as well as designated sites, such as Natura 2000 sites.

### 10.3 Safeguarding of Coal Resources

10.3.1 **Coal:** Whilst the southern edge of the National Park contains coal resources, in line with the advice set out in Minerals Planning Policy Wales and MTAN2 there is no requirement to safeguard such resources within the National Park. Consequently the National Park Authority is not safeguarding coal resources through this LDP.

## **Policy 65**

### **Minerals Safeguarding**

**Reserves of sand and gravel, limestone and sandstone will be safeguarded as shown on the Proposals Map.**

**Extraction of minerals before development that would otherwise sterilise mineral resources of current or likely future economic importance will be required, provided there is no suitable alternative location and an overriding need for the development (in line with Policy SP2), and extraction can be achieved:**

- a) without prejudicing the proposed development;**
- b) by completing the extraction within a reasonable timescale;**
- c) without unacceptable environmental impacts.**

## **10.4 Borrow Pits**

10.4.1 It can be in the interests of a local area for a construction project to be supplied with materials from a locally derived source, avoiding the traffic generation and road movements with all the inherent problems associated with a remoter option. The term 'borrow pit' applies to a mineral working required to supply material for use solely for a specific short-term construction project.

10.4.2 The built environment is an important feature in the National Park and contributes to its special qualities. The term local, in this context means the National Park and immediately adjacent areas. Consideration of environmental impacts will include undesigned sites as well as designated sites, such as Natura 2000 sites.

## **Policy 66 Borrow Pits**

**Temporary planning permission will be granted for borrow pits where:**

- a) the borrow pit is required to supply a specific short-term construction project with appropriate material;**
  - b) extraction will cease upon completion of the construction scheme;**
  - c) the borrow pit is closely located in relation to the proposed construction project;**
  - d) there are clear environmental benefits from meeting need from the proposed source rather than from an existing site or sites with planning permission or from secondary or recycled aggregates either within or outside of the National Park;**
  - e) the scale of the development is appropriate for the locality;**
  - f) the development will not irretrievably damage the local landscape and local environment; and**
  - g) the development will not harm the amenities of the local area nor local communities in particular with regard to access, traffic generated, noise, vibration, dust and safety**
- (new criteria) the borrow pit does not adversely affect existing surface or groundwater resources;**
- h) any material transported by public highway can be accommodated within the local road network; and**
  - i) there is provision for a beneficial after-use, restoration, landscaping and post closure management of the site, including where possible details of progressive restoration of the site.**

## **10.5 Small Scale Quarrying for Local Needs**

10.5.1 The character of the built heritage of the National Park is dependent upon the character of the building stone, mostly obtained from small-scale local quarries. Ideally, small quantities of locally sourced building stone, from appropriately located quarries, would be used to enable conservation work and where appropriate new build to take place whilst ensuring that the character of the historic buildings, and the influence that they have on the broader historic landscape character is retained. However, there are not sufficient quarries in or near the National Park to supply local building stone to meet the NPA's requirements for the use of traditional building materials. This is supported by evidence contained in a study conducted by the National Museum Wales in 2009<sup>[1]</sup>. Consequently, local building stone requirements will need to be met by way of sources in close proximity to, but outside the

---

[1] National Museum Wales. 2009. Building Stone Use in the Brecon Beacons National Park.

National Park, or from alternative sources such as recycled, secondary and waste materials where appropriate to the National Park designation.

- 10.5.2 There is therefore no need to include in this plan a policy relating to the circumstances in which proposals for small scale quarrying to meet local needs would be acceptable.

## **10.6 Recycled, Secondary and Waste Materials**

- 10.6.1 The principle of recycling mineral materials from sites and their use as secondary aggregates is supported because this contributes to the sustainable use of mineral materials which are a finite resource. In cases where proposals involve the reworking of mineral waste which has been assimilated into and enhances the landscape or forms an area of archaeological interest, they will not be permitted.
- 10.6.2 Where processing needs to deal with waste arising from several sources, a base location may be set up to deal with recyclable mineral wastes. Recycling plants may also be appropriate on working sites with planning permission for minerals extraction or mineral waste disposal.
- 10.6.3 Crushing and screening operations can result in harm to the amenity of the surrounding area and these must be addressed and appropriate mitigation measures put in place.
- 10.6.4 It is recognised that there are 'permitted development' rights under the General Development Order 1995 in relation to minerals, and in recognition of the potential environmental impact of such development the Authority will seek informal consultation arrangements with developers and operators over schemes falling outside formal planning approval procedures. Consultation will also take place with Natural Resources Wales. There are also environmental permits separate to the planning system that need to be considered.

### **Policy 67**

#### **Recycled, Secondary and Waste Materials**

**The use of recycled, secondary and waste materials, including demolition and construction waste arising from local sources will be supported provided:**

- a) the removal of any material will not adversely affect any sites, buildings, walls or features of landscape, nature conservation, archaeological, architectural or historic interest; and**
- b) the reuse of materials does not harm the character of the National Park; and**
- c) the treatment of mineral waste can be satisfactorily accommodated within the mineral extraction site, including a suitable scheme for the restoration and after care of the site if appropriate; and**
- d) the development will not harm the amenities of the local areas and local communities in particular with regard to access, traffic generated, noise, vibration, dust and safety nor adversely affect existing surface and groundwater resources.**

## 10.7 Inactive Mineral Sites

10.7.1 The National Park Authority has served prohibition orders at a number of sites. There are also sites which may be the subject of consideration for future prohibition orders during the lifetime of this Plan. All sites are listed at Appendix 7.

10.7.2 The Authority will investigate the appropriateness of making Prohibition Orders on a case by case basis and consider factors such as the scale of the operation and past levels of production. In deciding whether or not the resumption of working is unlikely, the NPA will contact the operators/owners on the pattern and programme of their operations including forecasts of trends in production and markets for their products; the quality and quantity of workable mineral and whether there is a real and genuine intention to work the site. In the light of such factors and all other material considerations the NPA will need to demonstrate that its decision to make a Prohibition Order is a reasonable one.

### **Policy 68 Inactive Mineral Sites**

**Where the Authority is satisfied that the winning and working of minerals or the depositing of mineral waste has ceased permanently it will serve a Prohibition Order on the owner(s).**

## **CHAPTER 11: MONITORING**

### **Monitoring and Review**

To effectively assess the ability of the plan to implement its policies, the plan will be subject to review every 4 years. This provides the opportunity to review the progress in implementing the policies and make modifications where appropriate.

The National Park is required by the Welsh Government to produce an Annual Monitoring Report (AMR) to be submitted to the Welsh Government by 31st October each year following the adoption of the LDP.

The report is fundamental in assessing the progress of the LDP in implementing the policies contained within the plan and will allow the National Park the opportunity to assess the Policies against the most up-to-date information available. It will also include the results of the SEA/SA monitoring, monitoring of associated plans and documents including the Community Strategy and identifying potential areas of change during the 4 year reviews.

The monitoring exercise can assist the National Park to:-

- Identify where certain policies are not being successful in delivering their intended objective;
- Identify gaps in the evidence base, perhaps through a change in the economy, which need to be addressed and reflected in the LDP;
- Identify areas of success which could be used as an example for change throughout the LDP;
- State the intended actions that the National Park will take in rectifying any issues to ensure the successful implementation of the policy or any revision that needs to take place.

The National Park has constructed a set of targets and indicators which act as a benchmark against which performance can be measured. Targets may relate to the achievement of certain levels of development and may be set annually or at an interim point within the plan period. The target for the whole of the plan is to achieve the implementation of the LDP Strategy.

### **Core Indicators**

LDP Regulation 37 prescribes two core indicators which must be included in the Annual Monitoring Report:

- the housing land supply taken from the current Housing Land Availability Study;
- the number of net additional affordable and general market dwellings built in the LPA's area;

Other suggested output indicators are laid out in national planning policy.

### Trigger Points

The indicators and targets below also give trigger points to indicate if one part of the plan is not achieving the desired outcomes. If these triggers are 'activated' then the AMR will consider the necessary action which is required as a result. There are a number of outcomes which could be actioned by the National Park in this event; these will depend on both the level to which the target appears not to have been met and the criticalness of the development to the achievement of the LDP Strategy. Contextual indicators will also be used in the AMR to evaluate if it is actually the Plan which is not achieving the targets or if there are external factors (such as the economy or changes in funding sources etc.) which are contributing in this respect and therefore outside of the planning systems control.

The following options are available to the National Park in association with each of the indicators and their triggers. The AMR will assess the severity of the situation associated with each indicator and recommend an appropriate response.

<b>Continue Monitoring</b>
Where indicators are suggesting that LDP policies are being implemented effectively and there is no cause for a review.
<b>Officer / Member Training Required</b>
Where indicators associated with planning applications suggest that policies are not being implemented as they were intended and further officer or Member training is required.
<b>Supplementary Planning Guidance (SPG) / Development Briefs Required</b>
Whilst the National Park will be preparing SPG and Development Briefs throughout the Plan period, indicators may suggest that further guidance should be provided to developers on how a policy should be properly interpreted. Additionally, should sites not be coming forward as envisaged; the National Park will actively engage with developers / landowners to bring forward Development Briefs on key sites to help commence the development process.
<b>Policy Research</b>

Where the indicators suggest that the LDP policies are not being effective as they should; further research and investigation, including the use of contextual indicators and comparisons with other local authorities and national statistics where appropriate may be required.
<b>Policy Review</b>
Where indicators suggest that a LDP policy is failing to implement the strategy of the Plan and a formal review of the policy is required. Further research and investigation, including comparisons with other local authorities and national statistics where appropriate will be required before a decision to formally review the policy is made.
<b>Plan / Strategy Review</b>
Where indicators suggest that the LDP strategy is failing and a formal review of the Plan is required. The decision to review the Plan will not be taken lightly, and this trigger will not apply to the majority of policy areas.

The monitoring indicators are categorised below by strategic objective and policy theme and are linked to relevant LDP objectives and strategic policies.

### Site Monitoring

As part of the AMR process, the National Park will also include an update on the development of allocated sites. This will highlight what activity has taken place on the site in any given year including the preparation of studies or the progression of development. If a site is not being progressed as anticipated, this will be interpreted as a trigger and appropriate action (see above) will be taken by the National Park if needed.

## Spatial Strategy

**Primary Policy:** SP10

**Other Policies:** BLPI, BLP2, K LPI, K LP2, K LP3, S LPI, S LP2, S LP3, LGS LPI, LGS LP2, LGS LP3

**LDP Objectives:** SQ2

**Monitoring Aim:** To ensure that the spatial strategy continues to provide sustainable development options for our communities for the lifetime of the plan

**Monitoring to be undertaken in support of LDP scheduled Review (4 yearly)**

<b>Policy Target</b>	<b>Indicator</b>	<b>Annual/Interim Monitoring Target</b>	<b>Assessment Trigger</b>
Sustainability Index	To monitor changes in role and function of settlements throughout the lifetime of the Local Development Plan	Possible change in the definition of sustainability of some settlements	Settlements with significant change in sustainability definition should be reassessed against the Settlement Assessment Matrix. Any resulting changes in settlement position within hierarchy should be proposed as amendments within scheduled review of LDP.

## Environmental Protection

**Primary Policy:** Strategic Policies: SP1 and SP2

**Other Policies:** SE8, SP3, P5 P16, P17, P19, P20, P21

**LDP Objectives:** SQ1, SQ2, SQ4, SQ5, SQ6, SQ7, SQ8 and SQ10

**Monitoring Aim:** To protect sites and buildings of acknowledged natural, built and historic interest

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
To ensure no inappropriate development takes place in the countryside of the National Park	Amount land in the countryside (ha) lost to development which is permitted by way of a departure application to Policy CYD LPI	No land in the countryside lost to development which is permitted by way of departure applications to Policy CYD LPI	> 0 ha of land in the countryside lost to development which is permitted as a departure application to Policy CYD LPI in any year.
To ensure no development will take place which adversely affects the integrity and coherence of Historic Landscape Designations	Amount of development with an impact on Historic Landscape Designations	No development will take place which adversely affects the integrity and coherence of Historic Landscape Designations.	1 or more planning permissions granted contrary to advice from CADW, NRW or the Authority's Conservation Officer
To ensure the protection of designated sites for nature conservation including European Sites	Amount of development with adverse effect on the integrity of designated sites for nature conservation including European Sites	No planning permissions approved contrary to the advice of NRW	1 or more planning permissions granted contrary to the advice of NRW and NPA ecologist
Development proposals do not adversely impact upon buildings and areas of built or historical interest.	Occasions when development permitted would have an adverse impact on a Listed Building; Conservation Area; Site / Area of Archaeological Significance; or Historic Landscape, Park and Garden.	No planning consents are issued where there is an outstanding objection from the Authority's Conservation team, CADW or the Welsh Archaeological Trusts	1 or more planning consents are issued where there is an outstanding objection from the Authority's Conservation team, CADW or the Welsh Archaeological Trusts

		Production of Built Heritage Strategy SPG by the end of 2017.	Built Heritage Strategy SPG is not in place by end of 2017.
Development proposals do not adversely impact upon buildings and areas of built or historical interest.	Number of Conservation Areas with up to date Area Assessments	Complete Conservation Area Assessments by 2017 and review every 5 years	Conservation Area Assessments by 2017 and review every 5 years not completed
Adoption of Supplementary Planning Guidance (SPG)	Adoption of SPG on Light Pollution	By end of 2014	
Adoption of Supplementary Planning Guidance (SPG)	Revision and adoption of SPG on Best Practice in Biodiversity and Geodiversity Conservation in the Planning and Development Sectors.	By end of 2014	
Adoption of Supplementary Planning Guidance (SPG)	Adoption of SPG – The Biodiversity Audit Project 2012. <i>Biodiversity Audit of Brecon, Crickhowell, Talgarth and Hay-on Wye.</i>	By end of 2014	
No development will take place which results in detriment to the favourable conservation status of EU protected species, or significant harms to species protected by other statute	Amount of development with an impact on EU protected species or species protected by other statute	No development will take place which results in detriment to the favourable conservation status of EU protected species or species protected by other statute	1 or more applications granted contrary to the advice of NRW or the Authority's Ecologist
<b>Bodies Responsible</b>	BBNPA	<b>Data Sources</b>	Conservation Area Assessments

## Climate Change, Sustainable Design and Renewable Energy

**Primary Policy:** Strategic Policy SP2

**Other Policies:** SPI8, PI0, PI1

**LDP Objectives:** SQ1, SQ2, SQ3 and SQ4

**Monitoring Aim:** All development to meet Sustainable Place Making Criteria

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
No development for highly vulnerable development will take place within the C1 and C2 floodplain area.	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (paragraph 6.2 i-v)	No applications permitted for highly vulnerable development permitted within the C1 and C2 floodplain area.	1 or more planning applications permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (paragraph 6.2 i-v)
To ensure no development will adversely impact on water quality or quantity.	Number of planning applications approved in any given year, contrary to the advice of Natural Resources Wales /Dwr Cymru Welsh Water on water quality or quantity grounds	No planning applications approved in any given year, contrary to the advice of Natural Resources Wales / Dwr Cymru Welsh Water on water quality or quantity grounds	1 or more planning applications approved in any given year, contrary to the advice of Natural Resources Wales / Dwr Cymru Welsh Water on water quality or quantity grounds

<p>To ensure all development proposals will give consideration to Climate Change adaptation techniques within a Design and Access Statement</p>	<p>Number of planning applications which consider Climate Change adaptation techniques with a Design and Access Statement.</p>	<p>All planning applications give consideration to Climate Change adaptation techniques within a Design and Access Statement</p> <p>Production of Small Scale Renewable Energy Developments SPG</p>	<p>1 or more major planning application fails to give consideration to Climate Change adaptation techniques within a Design and Access Statement in any given year.</p> <p>Small Scale Renewable Energy Development SPG not complete by 2017</p>
<p>All development proposals are able to demonstrate consideration of the use of renewable energy resources.</p>	<p>Number of applications for larger developments of more than 3 dwellings or 500 sqm of gross floor space for commercial development that fail to provide at least 20% of their energy requirements from low or zero carbon resources</p>	<p>All planning applications for larger developments of more than 3 dwellings or 500 sqm of gross floor space for commercial development provide at least 20% of their energy requirements from low or zero carbon resources</p>	<p>3 or more planning applications approved in any given year for developments of more than 3 dwellings that fail to provide at least 20% of their energy requirements from low or zero carbon resources</p> <p>2 or more planning applications approved in any given year of developments of more than 500sqm of gross floor space for commercial development that fail to provide at least 20% of their energy requirements from low or zero carbon resources</p>
<p>To facilitate appropriate Renewable Energy schemes in locations that do not have a significant adverse impact on the special qualities of the National Park.</p>	<p>Amount of development for Renewable Energy schemes</p>	<p>No inappropriate Renewable Energy schemes are developed within the National Park that have a significant adverse impact on its special qualities.</p>	<p>1 planning permission for Renewable Energy scheme that has a significant adverse impact on the special qualities of the National Park.</p>
<p>To increase the amount (in MW) of energy produced in the National Park from renewable sources.</p>	<p>Permitted and installed capacity (MW) of renewable electricity and heat projects within the National Park.</p>	<p>Annual increase in the permitted or installed capacity of renewable electricity and heat projects within the National Park through the Plan period.</p>	<p>No annual increase in the permitted or installed capacity of renewable electricity and heat projects within the National Park</p>

Brecon Beacons National Park Authority Definitive LDP

To measure the impact of policies in the LDP on the sustainability of our communities.	Ecological footprint of listed settlements	No rise in ecological footprint of listed settlements from average 5.46 global hectares per capita	2% rise in ecological footprint of listed settlements
Adoption of Supplementary Planning Guidance (SPG)	Revision and adoption of SPG on Sustainable Design in Welsh National Parks	By the end of 2014	
Adoption of Supplementary Planning Guidance (SPG)	Adoption of SPG on Small Scale Renewable Energy Developments	By the end of 2014	
<b>Bodies Responsible</b>	BBNPA Natural Resources Wales Dwr Cymru Welsh Water	<b>Data Sources</b>	Planning Applications Register Natural Resources Wales Data Design and Access Statements Joint Housing Land Availability Studies

## Delivering Housing

**Primary Policy:** Strategic Policy: SP5

**Other Policies:** SE1, SP5, P24, P1, P26, P27, P15, SP2, SP6, P28, P29, P30, P31

**LDP Objectives:** SQ2 and SQ3

**Monitoring Aim:** Requires 1990 new homes (including 510 affordable dwellings) to be accommodated in the National Park during the Plan period.

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
Maintain a 5 year supply of housing land for development throughout the plan period.	Forecast supply of housing land.	Maintain a 5 year supply of housing land for development throughout the plan period.	Less than a 5 year supply of housing land is recorded.
Provide 1990 new dwellings by 2022	Number of consents granted and new dwellings completed annually	2012 -2017 = 174 dwellings completed per annum 2018 -2022 = 224 dwellings completed per annum	+/- 20%  Less than 696 or over 1044 dwellings developed by 201
Provide 1990 new dwellings by 2022	Number of units granted and new dwellings completed annually in each settlement tier	Level 1: Primary Settlements - 297 dwellings (31%) Level 2: Key settlements – 150 dwellings (16%) - Level 1 & 2 - 447 dwellings (47%) Level 3: Settlements - 350 dwellings (36%) Level 4: Limited Growth Settlements Level 5: Countryside Allocated brownfield sites: 163 (17%)	+/- 20 for three consecutive years  >50% of dwellings granted outside Level 1 & 2 settlements over a 3 year period.
Provide 1990 new dwellings by 2022	Annual number of dwellings granted consent on mixed use sites	To monitor during LDP period	To monitor during LDP period
Sustainable development land	All applications granted planning permission to achieve a density of 30 dwellings per hectare		+ 5 planning consents below a density of 30 dwellings per hectare
Affordable housing percentage target in Policy 28	Target will reflect economic circumstances	Abergavenny, Hay and Crickhowell submarket : 30% affordable  Brecon, Carmarthenshire and Rural Hinterland	If average house prices increase by 5% (2.5% in the Heads of the Valley and Rural South )above the base price of 2012 levels sustained over 2 quarters then the

		submarket: 20% affordable  Heads of the Valley and Rural South submarket: 0% affordable	Authority will consider other triggers identified in the Affordable Housing SPG and may conduct additional viability testing and modify the targets established in Policy 28.  <i>Trigger points:</i>  +/- 5% in house prices in the Abergavenny, Hay, Crickhowell, Brecon, Carmarthenshire and Rural Hinterland submarket  +/- 2.5% in house prices in the Heads of the Valleys and Rural South submarket
Provide a target of 510 affordable dwellings by 2022	Number of affordable dwellings granted consent per annum	47 affordable dwellings to be granted per annum	+/- 30%  <38 units consented per annum for 3 consecutive years
Provide a target of 510 affordable dwellings by 2022	Number of affordable dwellings completed per annum	20 affordable dwellings to be completed per annum	+/- 25%  <15 dwellings completed per annum for 3 consecutive years
Provide a target of 510 affordable dwellings by 2022	Number of market dwellings on sites of 3 dwellings or more coming forward as a result of non-viability (i.e. dwellings that are not viable and have therefore resulted in open market housing with a commuted sum)		>10 market dwellings granted permission per annum for three consecutive years
Provide a target of 510 affordable dwellings by 2022	Number of affordable dwellings consented per annum via windfalls	3 dwellings per annum	+/- 30%  <2 affordable dwellings granted planning consent per annum for 3 consecutive years
Provide a target of 510	Number of affordable dwellings	4 affordable dwellings per annum	< 2 affordable dwellings granted planning

Brecon Beacons National Park Authority Definitive LDP

affordable dwellings by 2022	granted planning permission via exception sites per annum		permission via exception sites per annum
Occupation of the allocated Gypsy & Traveller site.	Occupation of the allocated Gypsy & Traveller site.	Occupation of the allocated Gypsy & Traveller site by 2017.	Non-occupation of the allocated Gypsy & Traveller site 2017 due to it not being available for development.  Replacement site identified for Gypsy & Traveller occupation.
Adoption of Supplementary Planning Guidance (SPG)	Revision and adoption of SPG on Affordable Housing	By end of 2014	
Adoption of Supplementary Planning Guidance (SPG)	Adoption of SPG on Policy 28: Affordable Housing Contributions	By end of 2014	
	Revision and adoption of SPG on Replacement of Dwellings & Extensions to dwellings in the countryside	By end of 2014	
Adoption of Supplementary Planning Guidance (SPG)	Revision and adoption of SPG on the Conversion of Farm & Other Buildings to Dwellings	By end of 2014	
Adoption of Supplementary Planning Guidance (SPG)	Adoption of SPG on Reinstatement of former dwellings in the countryside	By end of 2014	
Adoption of Supplementary Planning Guidance (SPG)	Revision and adoption of SPG on Planning Obligations	By end of 2014	Open space provision falls below the standard required by the constituent Unitary Authority
<b>Bodies Responsible</b>	BBNPA Powys C.C.	<b>Data Sources</b>	Planning Applications Register Joint Housing Land Availability Study Caravan Count Gypsy & Traveller Protocol

## Economic Wellbeing

**Primary Policy:** Strategic Policy SP12

**Other Policies:** P33, P35, P36 and P37

**LDP Objectives:** SQ2 and SQ3

**Monitoring Aim:** Protect existing and allocated employment land

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
1.5 ha of employment land allocated by Policies SE3 and P33 are developed over the Plan period.	Employment land development on Policies SE3 and P33 sites in hectares.	0.75 ha of employment land allocated by Policies SE3 and P33 are developed over the Plan period.	< 0.5 ha of employment land allocated developed by 2017
Protection of existing employment land	Loss of employment land	No loss of existing employment land	1 application granted permission on existing employment land for non-employment land uses.
B use employment generating permission granted consent in Sennybridge / Defynnog	Employment land development in Sennybridge / Defynnog	Permission granted by 2017	1.43 ha of employment land granted planning permission within settlements (excluding allocations) or beyond settlements under Policy 36 by 2017
B use employment generating permission granted consent in Hay-on-Wye	Employment land development in Hay-on-Wye	Permission granted by 2017	0.6 ha of employment land granted planning permission within settlements (excluding allocations) or beyond settlements under Policy 36 by 2017
	Adoption of SPG on Farm Diversification	By end of 2014	
<b>Bodies Responsible</b>	BBNPA	<b>Data Sources</b>	Annual Employment Land Survey

## Retail

**Primary Policy:** Strategic Policy SP13

**Other Policies:** SP6, SP8, P42, P43, P44

**LDP Objectives:** SQ2, SQ5

**Monitoring Aim:** To ensure that the Towns in the National Park retain vibrant and vital retail centres supported by a diverse mix of services and facilities

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
To ensure vacancy rates within the town centres of the National Park do not increase so as to adversely impact on the vitality of those centres.	Annual vacancy rates of the town centres of the National Park.	Vacancy rate in the town centre of Brecon remains below 10%, Hay-on-Wye and Crickhowell remain below 5% and the vacancy rate in Talgarth is reduced to 25%  Monitor vacancy rate of retail units up to 2017 and review Policy 42 if considered necessary.	Vacancy rate in the town centre of Brecon surpasses 15%, Hay-on-Wye surpasses 6%, Crickhowell surpass 6% and Talgarth surpasses 40%
<b>Bodies Responsible</b> BBNPA		<b>Data Sources</b> Planning Applications Register	

## Sustainable Tourism

**Primary Policy:** Strategic Policy: SPI4

**Other Policies:** SP5, P46, P47, P48

**LDP Objectives:** SQ1, SQ3, SQ4, SQ7, SQ8, SQ9, SQ10

**Monitoring Aim:** Encourage high quality Sustainable Tourism

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
To increase year on year the number of visitors to the National Park	Number of new or improved tourism facilities	Planning consents for new or improved tourism facilities	0 planning consents for new or improved tourism facilities
<b>Bodies Responsible</b> BBNPA		<b>Data Sources</b> Planning Applications Register STEAM	

## Sustainable Communities

**Primary Policy:** Strategic Policy SP15

**Other Policies:** P50, P51 and P53

**LDP Objectives:** SQ2, SQ6

**Monitoring Aim:** The retention of existing community uses and facilities and seek to development new ones, where needed.

<b>Policy Target</b>	<b>Indicator</b>	<b>Annual / Interim Monitoring Target</b>	<b>Assessment Trigger</b>
The retention or enhancement of Community Facilities.	Number of applications approved contrary to Strategic Policy SP15 and the protective aim of Policy 50 resulting in loss of community facilities through change of use.	No applications approved contrary to Strategic Policy SP15 and the protective aim of Policy 50 resulting in loss of community facilities through change of use.	1 application approved contrary to Strategic Policy SP15 and the protective aim of Policy 50 resulting in loss of community facilities through change of use.
Amenity / Open Space Provision	Hectares of recreational open space per 1000 population (FIT Standard) in line with constituent Unitary Authorities	Working towards FIT standards of 2.4 hectares of recreational open space per 1000 projected population	
<b>Bodies Responsible</b>	BBNPA	<b>Data Sources</b>	Planning Application Register

## Infrastructure

**Primary Policy:** Strategic Policy SP19

**Other Policies:** P55, P56, P57, P58

**LDP Objectives:** SQ9

**Monitoring Aim:** To ensure that all new development is serviced by sustainable and appropriate infrastructure

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
The use of SUDs are considered in all new residential and employment development (with the exception of conversions and extensions to existing properties and premises).	Amount of new development providing SUDs	>80% of all planning consents approved for new residential and employment development including SUDs where appropriate in their design (with the exception of conversions of and extensions to existing properties and premises).	<50% of all planning consents approved for new residential and employment development including SUDs where appropriate in their design (with the exception of conversions of and extensions to existing properties and premises).
<b>Bodies Responsible</b> BBNPA		<b>Data Sources</b> Planning Applications Register	

## Waste

**Primary Policy:** Strategic Policy SP7

**Other Policies:** P62, P63

**LDP Objectives:** SQ11

**Monitoring Aim:** Seeks to meet any need for local waste facilities within the National Park

<b>Policy Target</b>	<b>Indicator</b>	<b>Annual / Interim Monitoring Target</b>	<b>Assessment Trigger</b>
Availability of vacant units/land within the identified B class sites which is suitable to accommodate a local waste facility	Amount of vacant units/land within the identified B class sites suitable to accommodate a local waste facility is zero	Availability of vacant units/ land within the identified B class sites which is suitable to accommodate a local waste facility	No available vacant units/land on the B class sites identified, for a local waste facility
Availability of vacant units/land within the identified B class sites which is suitable to accommodate a local waste facility	Number of new licensed waste management facilities permitted	Area of B2 employment land (sq m) developed for waste management facilities	No new facilities granted permission by 2017
<b>Bodies Responsible</b>	BBNPA South East and South West Wales Regional Waste Groups	<b>Data Sources</b>	Planning Applications Register South East and South West Wales Regional Waste Group.

## Minerals

- Primary Policy:** None
- Other Policies:** P65, P66, P67 and P68
- LDP Objectives:** SQ8 and SQ12
- Monitoring Aim:** Safeguard areas of aggregate resources

<b>Policy Target</b>	<b>Indicator</b>	<b>Annual / Interim Monitoring Target</b>	<b>Assessment Trigger</b>
No permanent, sterilising development will be permitted within a minerals safeguarding area.	Number of planning permissions for permanent, sterilising development permitted within a minerals safeguarding area.	No permanent, sterilising development will be permitted within a minerals safeguarding area.	1 permanent, sterilising development permitted within a minerals safeguarding area.
Adoption of Supplementary Planning Guidance (SPG)	Adoption of SPG on Policy 45: Mineral Safeguarding	By end of 2014	
<b>Bodies Responsible</b>	BBNPA South Wales Regional Aggregates Working Party (SWRAWP)	<b>Data Sources</b>	Planning Applications Register Regional Technical Statement SWRAWP Annual Survey

## **Appendices**

## Appendix I: Requirements of Development

### Residential

Site Code	Site Name	Settlement	No. of units	Requirements of Development
CS28	Cwmfall dau Fields Extension	Brecon	66	<p>1. There is a Greenfield Run-Off Restriction of 10 litres/sec/ha for any proposed development or impermeable surface within the Usk catchment. This also includes any surface water discharges to storm water sewers that ultimately drain into a watercourse. As the site is Greenfield &amp; over 1ha in size, consideration will be required for appropriate management of surface water to ensure that development doesn't increase flood risk to third parties. This should be implemented by inclusion of SUDS which also act to provide biodiversity and amenity enhancements.</p> <p>2. Site is 650m upstream of River Usk SAC. Is immediately adjacent to habitat identified in CCW survey as potentially suitable for breeding otter. Development close to known sites for protected species can lead to fragmentation of habitat etc. <i>'In line with the Habitats Regulations and in consultation with Natural Resources Wales, it will be necessary for project level assessments to be undertaken where there is a potential for significant effects on the River Usk SAC. Any development project that could have an adverse effect on the integrity of this European site will not be in accordance with the development plan, within the meaning of S.38(6) of the Planning and Compulsory Purchase Act 2004'.</i></p> <p>3. A water supply can be made available to service the proposed development site. However off-site mains will be required. This will be provided by the developer to the satisfaction of DCWW.</p> <p>4. The public sewerage network is currently inadequate to accommodate the demands from this site. A hydraulic modelling assessment will be required to understand any potential improvements required. Pre-application discussions with DCWW and the NPA are recommended to address these constraints. Land is phased for development towards the end of the plan period to enable the implementation of necessary works by statutory undertaker. Development before phased release will require necessary works to raise capacity of the sewerage network to be provided to the satisfaction of DCWW, and are likely to be at developer's expense.</p>

				<p>5. Waste Water Treatment works for the area has limited capacity to accommodate planned levels of growth without further improvement. Development is phased to accommodate DCWW to plan and implement necessary improvements works. Development before phased release is enabled where developers are able to implement necessary works to the satisfaction of DCWW. Developers looking to bring forward this site are encouraged to enter into early dialogue with DCWW at preliminary stages of the design process"</p> <p>6. Highways Authority will require that a carriage widening scheme with additional footway along Bailihelig Road should be included as a requirement of development. It is also likely that the junction of Bailihelig Road with Church Street will have inadequate capacity to accommodate this volume of extra traffic and further highways improvement may also be required. These highways works are likely to be at developers expense</p> <p>7. This site is within 250 meters of a former landfill site &amp; may be subject to potential contamination. Development proposals will be required to undertake survey and assessment to determine the nature, extent and risk to public health of any contamination and to prepare and implement any necessary remediation schemes to the satisfaction of the NPA and Powys CC Environmental Health department.</p> <p>8. As this site is adjacent to a trunk road it is likely that a traffic noise impact assessment &amp; scheme of noise mitigation will be request as a condition for any future planning permission.</p> <p>9. The site lies within the Middle Usk Valley Registered Historic Landscape, and the impacts of any larger scale development here may require assessment, in line with the published ASIDOHL2 methodology, as part of the planning process. Advice should be sought from Clwyd Powys Archaeological trust at the earliest possible stage of such development</p>
CS132	UDP allocation B17 Opposite High School, North of Hospital	Brecon	133	Requirements of development will be set out in the development brief.
CS93	Slwch House Field	Brecon	23	<p>1. DCWW request that the Local Planning Authority restrict growth until improvements to our Brecon WwTW are undertaken. Development may need to be phased to the latter part of the LDP to allow the time for the essential improvements to be undertaken.</p> <p>2. Site lies within the Middle Usk Valley Registered Historic Landscape and the impacts of the</p>

				<p>development may require assessment in line with the published ASIDOHL2 methodology. Pre-application advice should be sought from Clwyd Powys Archaeological Trust</p> <p>3. Junction spacing with the access to Dering Lines may just be achievable but the necessary visibility splays to the east and forward along the carriageway from the roundabout may require earthworks on land outside this site boundary.</p>
DBR-BR-A	Site located to the North of Camden Crescent and to the East of the Breconshire War Memorial Hospital	Brecon	38	<p>1. There is a Greenfield Run-Off Restriction of 10 litres/sec/ha for any proposed development or impermeable surface within the Usk catchment. This also includes any surface water discharges to storm water sewers that ultimately drain into a watercourse. As the site is Greenfield &amp; over 1ha in size, consideration will be required for appropriate management of surface water to ensure that development doesn't increase flood risk to third parties. This should be implemented by inclusion of SUDS which also act to provide biodiversity and amenity enhancements.</p> <p>2. DCWW request that the Local Planning Authority restrict growth until improvements to our Brecon WwTW are undertaken. Development may need to be phased to the latter part of the LDP to allow the time for the essential improvements to be undertaken.</p> <p>4. Site lies within the Middle Usk Valley Registered Historic Landscape and the impacts of the development may require assessment in line with the published ASIDOHL2 methodology. Pre-application advice should be sought from Clwyd Powys Archaeological Trust</p> <p>5. Highways authority have expressed concerns regarding the topographical constraints posed by the development site in providing adoptable gradients to serve such a large scale development. This should be addressed in the design of the scheme in close consultation with Powys County Council Highways Authority and the NPA.</p> <p>6. This site is within 50 metres of a hospital &amp; may be subject to potential contamination which must be investigated as part of the design process, and necessary remediation undertaken</p>
DBR-BR-B	Site located the north of Cradoc Close and west of Maen-du Well	Brecon	33	<p>1. There is a Greenfield Run-Off Restriction of 10 litres/sec/ha for any proposed development or impermeable surface within the Usk catchment. This also includes any surface water discharges to storm water sewers that ultimately drain into a watercourse. As the site is Greenfield &amp; over 1ha in size, consideration will be required for appropriate management of surface water to ensure that development doesn't increase flood risk to third parties. This should be implemented by inclusion of SUDS which also act to provide biodiversity and amenity enhancements.</p> <p>2. DCWW request that the Local Planning Authority restrict growth until improvements to our</p>

				<p>Brecon WwTW are undertaken. Development may need to be phased to the latter part of the LDP to allow the time for the essential improvements to be undertaken.</p> <p>4. Site lies within the Middle Usk Valley Registered Historic Landscape and the impacts of the development may require assessment in line with the published ASIDOHL2 methodology. Pre-application advice should be sought from Clwyd Powys Archaeological Trust</p> <p>5. Access arrangements to be determined through consultation with Powys CC Highways Authority.</p> <p>6. Site is within 50 meters of unknown filled ground and may be subject to potential contamination. Investigation of extent of contamination and potential associated risk to be investigated as part of initial site assessments, and remediation works set out where necessary to the satisfaction of PCC Environmental Health Authority and the NPA.</p>
DBR-CR-A	Land above Upper House Farm	Crickhowell	20	<p>1. Natural Resources Wales advice that there is a Greenfield run-off restriction of 10 litres/sec/Ha applicable within this site, this also applies to surface water discharges which ultimately drain into a watercourse. Powys CC Drainage authority have indicated that they would require the adoption of surface water control techniques whereby attenuation to the 100yr standard is achieved whilst limiting continuation flow to the existing 1 in 1 year Greenfield run-off for the connected impermeable areas.</p> <p>2. There is an existing watercourse on site. Any culverting or works affecting the flow of watercourses will require prior written consent of Natural Resources Wales under terms of the Land Drainage Act 91. Natural Resources Wales seeks to avoid culverting so such works will only be consented as a means of access.</p> <p>3. DCWW sets out have advised that there are no fundamental issues why this site cannot be delivered subject to the flooding incident being resolved.</p> <p>4. Design will need at address overcoming issues relating to the gradient of the site, with particular attention to achieving acceptable gradients for adoptable roads within the development scheme.</p> <p>5. An area of open space is maintained between the site and Great Oak Road in accordance with community preference.</p>

SALT 061	Land adjacent to Llangenny Lane	Crickhowell	20	<p>1. DCWW have advised that this site can be delivered.</p> <p>2. Powys County Council Highways Authority state that subject to meeting the appropriate highways conditions in terms of road widening, footway provision and access location and standards, this site can be delivered.</p>
DBR-HOW-C	Land adjacent to Fire Station	Hay-on-Wye	13	<p>1. Site lies within the Middle Usk Valley Registered Historic Landscape and the impacts of the development may require assessment in line with the published ASIDOHL2 methodology. Pre-application advice should be sought from Clwyd Powys Archaeological Trust</p> <p>2. A single point of access meeting all highways standards of alignment, gradient, radii and visibility would be required. The removal of the hedgerow across the front of the site will be required to ensure sufficient access, mitigation will be sought for the loss.</p> <p>3. Powys County Council have indicated that in mitigation for loss of amenity value a S106 will be sought to extend the nearby cemetery and its associated leisure use.</p>
DBR-HOW-A	Land opposite to The Meadows	Hay on Wye	68	<p>1. DCWW have advised that provided an assessment of the Sewage Pumping Station (SPS) is undertaken and any improvement undertaken, there is no reason why this site cannot be progressed. Improvements to the SPS can be subject to appropriate planning conditions.</p> <p>2. Site lies within the Middle Usk Valley Registered Historic Landscape and the impacts of the development may require assessment in line with the published ASIDOHL2 methodology. Pre-application advice should be sought from Clwyd Powys Archaeological Trust</p> <p>3. Access will be located on the Westerly stretch of Gypsy Castle lane, at a suitable distance from the existing junction. Visibility splays may require the requisitioning of land outside of the proposed site boundary. Powys Highways authority have indicated that necessary improvements offsite will be required to make acceptable impacts from the development. improving the existing road junction and improvements to footways</p> <p>4. Powys County Council have indicated that obligations will be necessary of the development to take account of loss of amenity value of land, a S106 agreement is likely to be requested to extend the nearby cemetery and its associated leisure use.</p> <p>5. A Watercourse is present on sight, it is presumed that Riparian rights and responsibilities exist in respect of the watercourse on site the landowner is advised that they will be responsible for the maintenance of any section of the watercourse that passes or abuts the land. No buildings, structures or fences or planting shall take place within 5 meters of the top of the bank of the</p>

				watercourse, or within 3 meters either side of the culverted watercourse. Surface Water Control measures will be required of any future development scheme.
SALT 059	Land adjoining Brecon Pharmaceuticals	Hay-on-Wye	5	<ol style="list-style-type: none"> <li>1. DCWW have advised that this site can be delivered.</li> <li>2. Powys County Council Highways Authority state that subject to this site meeting Highways Authority standards, this site can be delivered.</li> <li>3. The site lies within the Middle Wye Valley Registered Historic Landscape, &amp; the impacts of any large-scale development here may require assessment, in line with ASIDOHL2. Advice should be sought at an earliest possible stage of such development. The site contains the vestigial remains of medieval ditch revealed during archaeological recording of an adjacent development. Further archaeological investigation &amp; recording may be required here in advance of any future development.</li> <li>4. A Watercourse is present on sight, it is presumed that Riparian rights and responsibilities exist in respect of the watercourse on site the landowner is advised that they will be responsible for the maintenance of any section of the watercourse that passes or abuts the land. No buildings, structures or fences or planting shall take place within 5 meters of the top of the bank of the watercourse, or within 3 meters either side of the culverted watercourse. Surface Water Control measures will be required of any future development scheme.</li> <li>5. This site is within 50 metres of a pharmaceutical factory &amp; may be subject to potential contamination. The council's contaminated land condition B is likely to be requested for any future planning permission.</li> <li>6. It is likely that a noise impact assessment &amp; scheme of noise mitigation will be requested as a condition for any future planning permission.</li> </ol>
CSI38	Glannau Senni	Defynnog	15	<ol style="list-style-type: none"> <li>1. The current access to this site is heavily congested with parked cars. Any future development scheme on this site must take into consideration options for mitigating impact on the existing highways network. This may include the provision of a one-way looped estate access road to service the proposed development and existing estate or other measure deemed appropriate by the Highways Authority Developers are urged to consult Powys Highways Authority at the earliest stage of the Design Process to ensure their proposal meets required standards for highways safety.</li> </ol>

SALT 037	Proposed extension to T9 (allocated for housing (0.5ha) and new primary school	Talgarth	15	Requirements of development will be set out in the development brief.
DBR-BCH-J	Land adjacent to Bwlch Woods	Bwlch	15	<p>1. Ecological survey and mitigatory measures to address any loss of priority habitat will be a pre-requisite of any development. Pre-application discussion with both Natural Resources Wales and the NPA is advised.</p> <p>2. The proposed development site is crossed by a public water main for which protection measures, either in the form of an easement and/or diversification may be required.</p> <p>3 The proposed development site is crossed by a public sewer for which protection measures, either in the form of an easement and/or diversion may be required.</p> <p>4. Increased road frontage may be required to enable acceptable standards of visibility. Road widening and the provision of a footway along the class II road will be required and will be obligated on future development. Pre-application discussion with Powys County Council Highways Authority should be entered into at earliest opportunity.</p> <p>5. The site lies within 250 meters of a former landfill site and may be subject to potential contamination. . Development proposals will be required to undertake survey and assessment to determine the nature, extent and risk to public health of any contamination and to prepare and implement any necessary remediation schemes to the satisfaction of the NPA and Powys CC Environmental Health department.</p>
CS43	Land SW of Gwalia	Crai	6	<p>1. Bat flight lines noted on site, survey will be required including future mitigation measures</p> <p>2. DCWW have identified that insufficient capacity exists within the public sewerage treatment system and waste water treatment system to service development at density levels proposed. Land is therefore requested to be phased towards the end of the plan period to enable necessary upgrades to system in accordance with regulatory requirement. Development prior to this would</p>

				<p>be required to requisition necessary works to the satisfaction of DCWW to ensure satisfactory sewerage services for the proposed development. It is anticipated that this would be provided at developer's expense. . Developers looking to bring forward this site are encouraged to enter into early dialogue with DCWW at the preliminary stages of the design process</p> <p>3. The site is within 50 meters of a former railway and may be subject to potential contamination. Investigation and remediation measures are likely to be requested of any future development.</p>
CS42	Land at Crai	Crai	9	<p>1. Bat flight lines noted on site, survey will be required including future mitigation measures</p> <p>2. DCWW request that the Local Planning Authority restrict growth until improvements to our Crai WwTW are undertaken. Development may need to be phased to the latter part of the LDP to allow the time for the essential improvements to be undertaken.</p> <p>3. The site is within 50 meters of a former railway and may be subject to potential contamination. Investigation and remediation measures are likely to be requested of any future development.</p>
CS102	Lancaster Drive (Former UDP allocation GW2)	Gilwern	112	<p>1. There is a Greenfield Run-Off Restriction of 10 litres/sec/ha for any proposed development or impermeable surface within the Usk catchment. This also includes any surface water discharges to storm water sewers that ultimately drain into a watercourse. As the site is Greenfield &amp; over 1ha in size, appropriate management of surface water is a requirement of development, developers should take an innovative approach to this through the utilization of SUDS which form amenity and biodiversity enhancements on site.</p> <p>2. . DCWW request that the Local Planning Authority restrict growth until improvements to our Aberbaiden WwTW are undertaken. Development may need to be phased to the latter part of the LDP to allow the time for the essential improvements to be undertaken.</p> <p>3. Local residents have expressed concerns about traffic conditions in Broad mead and Dan y Bryn. It should also be noted that Lancaster Drive is not an adopted highway. Primary vehicle access should be derived from the 'new' road leading to Gilwern Park Industrial Estate, possibly by adapting existing junction and realigning the 'old' road. Possibly a secondary vehicle access could be from the A4077 Abergavenny Road. We would not expect vehicular connections to Boarded or Lancaster drive, but pedestrian links should be provided to provide sustainable linkages.</p>
CS39/69 /70/88/8	Land at Ty Clyd	Govilon	93	<p>1. There is a Greenfield Run-Off Restriction of 10 litres/sec/ha for any proposed development or impermeable surface within the Usk catchment. This also includes any surface water discharges to</p>

9/99				<p>storm water sewers that ultimately drain into a watercourse. As the site is Greenfield &amp; over 1ha in size, appropriate management of surface water is a requirement of development, developers should take an innovative approach to this through the utilization of SUDS which form amenity and biodiversity enhancements on site.</p> <p>2. Water supply can be made available, however DCWW may request assessment to make provision for the entirety of site at highest possible densities</p> <p>3. DCWW request that the Local Planning Authority restrict growth until improvements to our Aberbaiden WwTW are undertaken. Development may need to be phased to the latter part of the LDP to allow the time for the essential improvements to be undertaken.</p> <p>4. Access arrangements would require further consultation with WAG due to proximity to the A465. Access could be obtained from B4246. Developer should provide new junction, highways improvements and or the extension of the existing traffic calming. Pre-application advise should be sought from the HA and BBNPA at the earliest possible stage prior to finalization of designs</p>
DBR-LIB-E	Land adjacent Pen y Fan Close	Libanus	3	<p>1. It is presumed that Riparian rights and responsibilities exist in respect of the open or culverted watercourse. The landowner will be responsible to maintain any section of the watercourse that passes or abuts the land. The design scheme must reflect that no buildings, structures, fences or planting shall take place within 5 meters of the top of the bank or any watercourse, or 3 meters either side of any culverted watercourse. There are issues with localized flooding which will require attention. Consultation with Powys County Council Drainage Authority is advised prior to development.</p>
DBR-LPD-A	Land off Heol St Cattwg	Llanspyddid	10	<p>1. The site lies within close proximity of Zone 2 of the Brecon Source Protection Zone (SPZ), as such Natural Resources Wales have requested that foul water from the properties is discharged to the foul sewer.</p> <p>2. The site lies within the historic core of Llanspyddid, and the impacts of any development here may require prior evaluation, in line proposed Policy 49. The site also lies within the Middle Usk Valley Registered Historic Landscape, and the impacts of any larger scale development here may require assessment, in line with the published ASIDOHL2 methodology, as part of the planning process. Advice should be sought from Clwyd Powys Archaeological Trust at the earliest possible stage of such development</p> <p>3. Heol Sant Gattwg surface water drainage system is at capacity and no connection would be enabled. SUDS must be implemented whereby attenuation to the 100yr standard is achieved</p>

				whilst limiting continuation flow to the existing 1 in 1 year Greenfield run—off for the connected impermeable areas.
DBR-LBD-A	Land adjacent to St Peter's Close	Llanbedr	9	<p>1. DCWW request that the Local Planning Authority restrict growth until improvements to our Llanbedr WwTW are undertaken. Development may need to be phased to the latter part of the LDP to allow the time for the essential improvements to be undertaken.</p> <p>2. Powys Highways Authority request that the extensions of St John's Close and its pedestrian footways should form part of the development and be carried out to Highways Adoptable Standards</p>
DBR-LGN-D	Land opposite Llanigon County Primary School	Llanigon	10	<p>2. The site is crossed by a public sewer for which protection measures would be sought by DCWW either in the form of easement or diversion.</p> <p>3. DCWW advise that there are no fundamental issues why this site cannot be delivered.</p> <p>4. The site lies on the edge of the historic core of the settlement and future development may require appropriate evaluation and mitigation. Site lies within the Middle Usk Valley Registered Historic Landscape and the impacts of any larger scale development here may require assessment in line with the published ASIDOHL2. Pre application advice with CPAT is recommended at the earliest stage of design.</p> <p>5. Access arrangements should be met from the north-eastern frontage at an appropriate distance from the junction. Opportunity should be taken to make small improvements to the footway links and radii at the junction opposite the school.</p> <p>6. It is assumed that Riparian rights and responsibilities exist in respect of the open or culverted watercourse and advise that the landowner will be responsible to maintain any section of the watercourse that passes or abuts the land.</p>
CSI20	Land South of Ty Melys	Pencelli	6	<p>1. A water supply can be made available to service the proposed development site</p> <p>2. DCWW have identified that insufficient capacity exists within the public sewerage treatment system and waste water treatment works to service development. Land is therefore requested to be phased towards the end of the plan period to enable necessary upgrades to system in accordance with regulatory requirement. Development prior to this would be required to requisition necessary works to the satisfaction of DCWW to ensure satisfactory sewerage services for the proposed development. It is anticipated that this would be provided at</p>

				<p>developer's expense. Developers looking to bring forward this site are encouraged to enter into early dialogue with DCWW at the preliminary stages of the design process"</p> <p>3. The site lies on the edge of the historic core of the settlement and future development may require appropriate archaeological evaluation and mitigation. Pre application advise from CPAT is advised at earliest stages of design profile.</p>
DBR-PNT-D	Land adjacent to Ambelside	Pennorth	6	<p>1. All woodland to the east of the plot should be retained. Bat survey will be required and lighting scheme should be designed to ensure no impact on bat roost or feeding activity as result of development</p> <p>3. Foul flows from the proposed development site can be accommodated within the public sewer. Please be advised that there are no public sewers in close proximity to the development and the developer may be expected to fund connections.</p> <p>4. Site lies within the Middle Usk Valley Registered Historic Landscape, and the impacts of development may require assessment in line with the published ASIDHL2 methodology. Pre-application advice should be sought from Clwyd Powys Archaeological Trust in regard to this matter.</p> <p>5. The site lies adjacent to the possible line of a Roman road, and future development may require appropriate archaeological evaluation and mitigation.</p> <p>6. At time of Deposit the need for accommodation for 5 affordable units was identified. Provision of affordable housing will be required to be made on site unless determined otherwise by RSL.</p> <p>7. DCWW have advised there are no fundamental issues why this site cannot be delivered.</p>
CS9I	Land to the West of Pontsicill House, Pontsicill	Pontsicill	6	<p>1. DCWW request that the Local Planning Authority restrict growth until improvements to our Pontsicill Usk WwTW are undertaken. Development may need to be phased to the latter part of the LDP to allow the time for the essential improvements to be undertaken.</p> <p>2. Assumed access to development is via unmade substandard privately maintained track. To facilitate development junction on to the C234 and the existing assumed proposed access road would required upgrading to the current acceptable design criteria</p>

CS55	Land adjacent to Penygarn	Pontsicill	6	<p>1. DCWW request that the Local Planning Authority restrict growth until improvements to our Pontsicill Usk WwTW are undertaken. Development may need to be phased to the latter part of the LDP to allow the time for the essential improvements to be undertaken.</p> <p>2. Access to the development should be provided via Pen Y Garn Houses</p>
DBR-PSTC-C	Land at end of Dan-y-Coed	Pontsicill	3	<p>1. DCWW request that the Local Planning Authority restrict growth until improvements to our Pontsicill Usk WwTW are undertaken. Development may need to be phased to the latter part of the LDP to allow the time for the essential improvements to be undertaken.</p> <p>2. Access should be provided via the adopted highway serving Dan-y-Coed. Improvements to footpath network to the new development would be required.</p>
CS127	Land at Maesmawr Farm	Talybont-on-Usk	57	<p>1. DCWW request that the Local Planning Authority restrict growth until improvements to our Talybont-on-Usk WwTW are undertaken. Development may need to be phased to the latter part of the LDP to allow the time for the essential improvements to be undertaken.</p> <p>2. Site is crossed by a public sewer for which protection measures, either in the form of an easement and/or diversion may be required..</p> <p>3. Site lies within the Middle Usk Valley Registered Historic Landscape and the impacts of the development may require assessment in line with the published ASIDOHL2 methodology. Pre-application advice should be sought from Clwyd Powys Archaeological Trust</p> <p>4. No access would be permissible onto Maesmawr Lane along the Northern boundary of the site. Developer would need to provide significant improvements to the junction of Maesmawr Lane with the Class II road.</p> <p>5. This site is within 50 meters of premises used as a motor vehicle maintenance garage and petroleum tanks and may be subject to potential contamination. Evaluation and any necessary remediation will be required of any development.</p>
CS66	Former Army Camp, Cwrt-y-Gollen (site allocated for housing)	Allocated brownfield site	70	<p>Requirements of development will be set out in the development brief.</p>

	(3.7ha), employment (1.84ha), remainder to comprise of community facilities and open space provision)			
CS111	Former Mid Wales Hospital (allocated for housing, employment and community use)	Allocated brownfield site	93	Requirements of development will be set out in the development brief.

**Mixed Use**

Site Code	Site Name	Settlement	Size	Requirements of Development
CS132	UDP allocation B17 Opposite High School, North of	Brecon	5.0455	Requirements of development will be set out in the development brief.

	Hospital			
SALT 037	Proposed extension to T9 (allocated for housing (0.5ha) and new primary school	Talgarth	2.06	Requirements of development will be set out in the development brief.
CS66	Former Army Camp, Cwrt-y-Gollen (site allocated for housing (3.7ha), employment (1.84ha), remainder to comprise of community facilities and open space provision)	Allocated brownfield site	24.1	Requirements of development will be set out in the development brief.
CS111	Former Mid Wales Hospital (allocated for housing, employment and community use)	Allocated brownfield site	13.6	Requirements of development will be set out in the development brief.

**Employment**

Site Code	Site Name	Settlement	Size	Requirements of Development
CS78	Land adjacent to 5 <sup>th</sup> Avenue	Hirwaun Industrial Estate	4.96	<p>Development must ensure that there is no net increase in atmospheric emissions considered to be harmful to environmental sensitivity within the environs of the site. To the satisfaction of Natural Resources Wales</p> <p>Development is to ensure that it does not in any way exacerbate Nitrogen levels and acid deposition impacting upon Cors Bryn y Gaer SSSI</p> <p>Site comprises part Priority Habitat as set out in UK and BBNPA BAP. Full biodiversity survey and management plan will be required of any development proposal. Potential obligations necessary to mitigate and enhance against potential impact from development, either through on site active management or off site compensatory measures.</p> <p>Development of this site would require a Transport Impact Assessment to assess the impact on the highway network, suitable modes of travel and to provide mitigation measures accordingly</p> <p>In line with the Habitats Regulations and in consultation with NRW, it will be necessary for project level assessments to be undertaken where there is a potential for significant effects on Blaen Cynon SAC. Any development project that could have an adverse effect on the integrity of a European Site will not be in accordance with the development plan, within the meaning of S.38(6) of the planning and compulsory purchase Act 2004</p> <p>A procedure for air quality monitoring will be required, and data shared with NRW and BBNPA on a yearly basis.</p>
CS132	UDP allocation B17 Opposite High School, North of Hospital	Brecon	5.0455	Requirements of development will be set out in the development brief.

CS66	Former Army Camp, Cwrt-y-Gollen (site allocated for housing (3.7ha), employment (1.84ha), remainder to comprise of community facilities and open space provision)	Allocated brownfield site	24.1	Requirements of development will be set out in the development brief.
CS111	Former Mid Wales Hospital (allocated for housing, employment and community use)	Allocated brownfield site	13.6	Requirements of development will be set out in the development brief.
CS26	Land adjacent to Hay Road	Talgarth	0.6	<p>1. DCWW have advised that this site can be delivered post improvements to Talgarth Wastewater Treatment Works, which is scheduled for 31<sup>st</sup> March 2015.</p> <p>2. Powys County Council Highways Authority state that subject to any access being positioned along the class III road frontage from where appropriate visibility splays can be achieved, this site can be delivered. Should it be utilised as an extension to the existing adjacent industrial areas consideration of the existing access arrangements will need to be made.</p>

				<p>3. Sites lies within the Middle Wye Valley Landscape of special historic interest. Consultation with CPAT at design stage is advised to ensure potential negative impact is mitigated for.</p> <p>4. The site is within 50 metres of unknown filled ground and may be subject to potential contamination. The Council's contaminated land condition B is likely to be requested for any future planning permission.</p>
--	--	--	--	--

## Appendix 2: Special Qualities of the National Park

Extract from *National Park Management Plan: Managing Change Together*, Section 3: Special Qualities, Table 3.1, Page 28.

Special Qualities	Stakeholder Quotations
A National Park offering <b>peace and tranquillity</b> with opportunities for quiet enjoyment, inspiration, relaxation and spiritual renewal.	<i>“Isolated from ‘commercial bustle’ of everyday life in the UK.”</i>
A feeling of <b>vitality and healthfulness</b> that comes from enjoying the Park’s fresh air, clean water, rural setting, open land and locally produced foods.	<i>“A place that is relatively free from the roar of traffic and has ‘clean’ air.”</i>
A <b>sense of place and cultural identity</b> —“Welshness” – characterized by the indigenous Welsh language, religious and spiritual connections, unique customs and events, traditional foods and crafts, relatively unspoilt historic towns and villages, family farms and continued practices of traditional skills developed by local inhabitants to live and earn a living here, such as common land practices and grazing.	<i>“Breathing space close to home for those who live in the Park and for those in the industrial valleys.”</i>  <i>“A sense of timelessness.”</i>
A <b>sense of discovery</b> where people explore the Park’s hidden secrets and stories such as genealogical histories, prehistoric ritual sites, relic medieval rural settlements, early industrial sites, local myths and legends and geological treasures from time immemorial.	<i>“A rich archaeological resource – still to be explored and understood.”</i>  <i>“A cultural landscape where history, people, culture and activity are obviously linked.”</i>
The Park’s <b>sweeping grandeur and outstanding natural beauty</b> observed across a variety of harmoniously connected landscapes, including marvellous gorges and waterfalls, classic karst geology with caves and sink holes, contrasting glacial landforms such as cliffs and broad valleys carved from old red sandstone and prominent hilltops with extensive views in all directions.	<i>“Stunning views!”</i>  <i>“Brecon Beacons National Park has great variety of beautiful geography in a compact area.”</i>
A working, living “patchwork” of <b>contrasting patterns, colours, and textures</b> comprising well-maintained farmed landscapes, open uplands, lakes and meandering rivers punctuated by small-scale woodlands, country lanes, hedgerows and stone walls and scattered settlements.	<i>“Outstanding landscapes and countryside and well-maintained agricultural land.”</i>  <i>“The back garden of the Valleys.”</i>
Extensive and widespread access to the Park’s <b>diversity of wildlife and richness of semi-natural habitats</b> ,	<i>“The variety is special, particularly the vast difference between the park’s</i>

Special Qualities	Stakeholder Quotations
such as native woodlands, heath land and grassland, natural lakes and riparian habitats, ancient hedgerows, limestone pavement and blanket bogs including those of international and national importance.	<p><i>eastern and western areas.”</i></p> <p><i>“A place where local people and visitors can learn about the environment.”</i></p>
In the context of the UK, geographically <b>rugged, remote and challenging</b> landscapes.	<p><i>“Outstanding and beautiful natural environment to be treasured, respected and preserved.”</i></p>
<b>Enjoyable and accessible countryside</b> with extensive, widespread and varied opportunities to pursue walking, cycling, fishing, water-based activities and other forms of sustainable recreation or relaxation.	<p><i>“Opportunities for all ages to engage with the natural landscape.”</i></p>
An <b>intimate sense of community</b> where small, pastoral towns and villages are comparatively safe, friendly, welcoming and retain a spirit of cooperation.	<p><i>“Seeing it stay as it is but accepting there may have to be change.”</i></p>

## Appendix 3: Water Conservation

The following section gives an indication of some of the current practical implications in achieving the requirements of the Policy 5.

There will be a requirement of new development to be built to change consumption of water from 105 litre/person/day to 80 litres/person/day.

The amount of potable water used within the dwelling can be reduced by using fixed fittings which reduce water use and implementing Rainwater and Greywater Recycling

- **Using fixed fittings** which reduce water use in WCs, taps and showers, including the use of flow rate reduction systems
- **Rainwater recycling** – the appropriate collection and storage of rain from hard outdoor surfaces for use instead of potable water in WCs and/or washing machines. In some cases rainwater could also be used to contribute within WAT 2 issue for irrigation and possibly large water consuming fittings such as hot tubs or swimming pools. In such cases, reference should be made to the relevant definition for sufficient size, as set out in WAT2.
- **Greywater Recycling** – The appropriate collection, treatment and storage of used shower, bath and tap water for use, instead of potable water, in WCs and/or washing machines. Greywater recycling systems normally collect used shower, bath and tap water and recycle this for toilet flushing.
- **Water Reduction Equipment** – fittings such as flow restrictors may be fitted in taps showers and delayed inlet valves may be fitted in WCs
- **Flow Restrictors** – flow restrictors, contain precision made holes or filters to restrict flow and reduce the outlet flow and pressure. They are typically fitted within the console of the tap or shower heads
- **Delayed Inlet Valves** – Delayed inlet valves prevent water entering the WC cistern until it has completely emptied enabling a precise volume of water to be discharged independent of water pressure.
- **Rainwater Harvesting** Mandatory requirement to provide rainwater harvesting for external irrigation
- **SUDS** will be mandatory of all new development proposals

The following section gives an indication of some of the current practical implications in achieving the requirements of Policy 5<sup>66</sup>. The NPA Sustainable Design Guide provides further guidance on the implementation of SUDS

- **Permeable Pavements** Replacing areas of hard paving with porous pavements, such as permeable concrete blocks, crushed stone and porous asphalt. Depending on the ground conditions, the water may infiltrate directly into the subsoil or be stored in an underground reservoir (for example, a crushed stone layer) before slowly soaking into the ground. If infiltration is not possible or appropriate (for example, because of ground contamination), an impermeable membrane can be used with an overflow to keep the pavement free from water in all conditions. Pollutant removal occurs either within the surfacing or sub-base material itself, or by the filtering action of the reservoir or subsoil.

---

<sup>66</sup> In accordance with Environment Agency Wales (2003) *Sustainable Drainage Systems (SUDS): A guide for developers* Environment Agency: Bristol

- **Swales and Basins** Created as features within a scheme's landscaping, amenity, ornamental or screen-planted areas, where normal maintenance contracts would control their upkeep. They provide temporary storage for storm water, reduce peak flows to receiving waters, facilitate the filtration of pollutants, whilst allowing water infiltration directly into the ground. They may be installed alongside roads to replace conventional kerbs, therefore saving construction and maintenance costs.
- **Green roofs and rainwater reuse** Green roofs can reduce the peak flow and the total volume of discharged water and improve the quality of the discharge. In addition they can improve insulation and increase the lifespan of a roof. Rainwater harvesting in a greenwater system will reduce run-off and promote sustainable water management in areas where potable water would traditionally be employed, e.g. irrigation of gardens / allotments and flushing toilets.
- **Infiltration trenches and filter drains** Stone-filled reservoirs to which storm water run-off is diverted, and from which the water gradually infiltrates into the ground. Their longevity is enhanced by incorporating a filter strip, gully or slump pit to remove excessive solids at the inflow. Widely used by highway authorities for draining roads, filter drains are similar structures through which a perforated pipe runs.
- **Ponds and wetlands** Ponds or wetlands can be designed to accommodate considerable variations in water levels, thereby enhancing flood-storage capacity. The algae and plants of wetland provide a particularly good level of filtering and nutrient removal, as well as being able to recycle grey water, for some waste water treatment. Ponds and wetlands can be fed by swales, filter drains or piped systems. They enhance visual amenity and contribute to biodiversity of the built environment.
- **SUDS on previously Developed Land** Where there is a risk of environmental Damage from Land Contamination the use of infiltration-based solutions requires careful thought. The focus must be to avoid mobilisation of contaminants

## Appendix 4: Planning Obligations

The development of the National Park will impact on its environment, communities, amenities and physical infrastructure. As such the NPA will expect all development to mitigate the extent of this impact on the landscape and communities through the use of planning obligations on the granting of planning permissions.

The NPA believes that the setting of Planning Obligations should be determined by the specific criteria of our designation to conserve and enhance this special living landscape for the benefit of our communities and the environment. As such the areas in which contributions will be sought are enshrined in BBNPA policy and supported by the vision and key aims of the National Park Management Plan and the LDP Objectives.

### Category 1 Contributions

Category 1 BBNPA specific planning obligations are a priority and will be sought as below:-

#### a) Affordable Housing

To ensure that developers meet the provision for affordable housing and that the affordable element is retained in perpetuity as set out in LDP Policy 13

#### b) Biodiversity

To secure measures to protect, enhance or reduce harm to protected sites or species of acknowledged nature conservation importance as set out in the NP's First Purpose, LDP Policy 3

#### c) Sustainability

To secure the provision of onsite renewable energy sources (or community facilities) and sustainable design as outlined in the LDP Objectives and LDP Policy SPI 1

### Category 2 Contributions

Planning obligations sought from Category 2 contributions will be in addition to that specified for in category 1.

The NPA is committed to securing positive contributions for the communities it serves. However in most cases the management of community services comes under the administrative jurisdiction of the relevant Unitary Authority.

Therefore the NPA has defined the seeking of planning obligations for the benefit of community service areas as category 2 community contributions. These relate to contributions for which the NPA does not have administrative control over the service provision. In the case of the seeking of category 2 contributions, the NPA will negotiate planning obligations working in partnership with the relevant Unitary Authority (UA).

In the seeking of category 2 contributions the BBNPA will adopt the policy positions of the specific UA. The UAs have formulated their approach to planning obligation contributions in line with their relevant Community Strategies and other related high level policy documents. These strategies are in turn based on an 'audit of need' exercise which help establish the evidence base upon which contribution levels are

set. As such The NPA has decided to adopt this position to best serve the needs of our constituent communities.

Instances where category 2 contributions may be sought include:

- The provision and maintenance of open space and recreational areas in developments including enhancement of 'public realm' areas including waterside sites.
- Provision or enhancement of existing Educational facilities.
- Provision of sustainable transport links such as improved accessibility to public transport, park and ride services and cycle and footpaths.
- Provision of community facilities (such as improvements to library facilities, existing community halls, bus shelters)
- Provision or improvement of road infrastructure to serve a development
- Provision, maintenance and management of existing recycling or community composting facilities
- Improvements to access for disable people
- Measures to offset negative impact on the integrity of cultural or archaeological heritage (including enhancements such as improved access to and interpretation of features of interest)
- Provision of measures to improve community safety including CCTV
- Provision or enhancement of existing healthcare facilities
- Public art provision
- Provision of local training initiatives
- Flood risk management measures

Any other appropriate planning gain as judged according to a proven evidence of need on a site by site basis

## Appendix 5: Tree Species Native to the Brecon Beacons National Park

The NPA is keen to ensure that the new planting uses species naturally occurring in the Park. The plants used should be of local provenance<sup>67</sup> where possible, verified if necessary by Natural Resources Wales or another reputable agency. If this is not possible, they should be of British stock. Details of schemes should always be agreed with the National Park Authority prior to planting.

### **List 1:**

#### ***Species that are found throughout the Park***

##### **Trees**

Ash  
Oak (sessile and pedunculate)  
Wild Cherry  
Common Alder  
Hazel  
Wych Elm  
Field Maple  
Silver Birch  
Downy Birch  
Rowan  
Holly  
White Willow  
Crack Willow  
Goat Willow  
Crab Apple.

##### **Shrubs**

Guelder rose  
Common Buckthorn  
Bird Cherry  
Elder  
Spindle  
Blackthorn  
Hawthorn  
Dogwood

### **List 2:**

#### ***Restricted Range***

Beech  
Yew  
Black Poplar  
Small leaved Lime  
Aspen  
Whitebeam

---

<sup>67</sup> Local provenance means that the seed came from trees growing locally. There are regional differences within the same tree species.

## Appendix 6: Register of Historic Parks and Gardens

Listed below are those sites shown on the Register that are within the Brecon Beacons National Park. The Register is in two parts.

### Part 1: Register of Historic Parks And Gardens

#### ***Powys Register of Historic Parks and Gardens***

- Abercynrig Grade II
- Buckland House Grade II
- Craig-y-nos Castle & Country Park Grade II\*
- Ffrwdgrech Grade II
- Glangrwyney Court Grade II
- Glanus Park & Penmyarth Grade II\*
- Gliffaes Grade II
- Hay Castle Grade II
- Llangattock Park Grade II
- Penpont Grade II\*
- Plas Llangattock Grade II\*
- Treberfydd Grade II\*
- Trefecca Fawr Grade II
- Penoyre, Brecon (the setting of) Grade II

#### ***Gwent Register of Historic Parks and Gardens***

- Abergavenny Priory Deer Park Grade II
- Llanfihangel Court, Crucorney Grade I
- Pontypool Park Grade II\*
- Trewyn, Crucorney Grade II

### Part 2: Register of Landscapes of Historic Interest in Wales

#### ***Part 2:1 Landscapes of Outstanding Historic Interest***

- Black Mountain & Mynydd Myddfai
- Tywi Valley
- Blaenavon
- Middle Wye Valley

#### ***Part 2:2 Landscapes of Special Historic Interest***

- East Fforest Fawr & Mynydd-y-glog
- The Clydach Gorge
- The Middle Usk Valley : Brecon and Llangors

## Appendix 7: Mineral Working

### A. List of Minerals Sites with Planning Permission (as shown on Proposals Map)

#### **Quarry**

Llanfair/Primrose Hill
Ammanford
Blaen Onneu
Penderyn
The Pant, Forest Coal Pit
Penwyllt
Vaynor
Cefn Cadlan
Abercriban

### B. List of Prohibition Orders

#### I. List of Sites subject to Prohibition Orders

<b>Quarry</b>	<b>Date order made</b>
Carreg Dwfn, Llandyfan	Order Made 8/8/07
Brownhill, Llandybie	Order Made 8/8/07
River Amman, Rhosaman	Order Made 8/8/07
Cwar Glas, Llangadog	Order Made 8/8/07
Caerhowell, Penderyn	Order Made 30/10/07
Dan y Darren, Cefn Coed	Order Made 30/10/07
Daren Hillside, Llangattock	Order Made 22/01/08
Hafod Farm, Brynmawr	Order Made 09/04/08
Craig y Gaer, Clydach	Order Made 22/01/08
Daren Felen Crossing, Llanelly Hill	Order Made 22/01/08
Clydach Station, Clydach	Order Made 21/01/08

**2. List of Sites where prohibition order served, but subsequently withdrawn.**

Cefn Cadlan, Penderyn	Prohibition Order withdrawn 24/7/08
Blaen Onneu	Prohibition Order withdrawn 27/1/09

**C. List of Sites of Possible future Prohibition Orders**

The following list shows sites which may be considered appropriate sites for future prohibition orders, taking into account the circumstances at the time.

	<u>Grid Ref</u>
Llanfair, Crickhowell	<u>SO206200</u>
Cefn Cadlan	<u>SN954112</u>
Blaen Onneu	<u>SO152166</u>
Vaynor (part)	<u>SO036099</u>
Penwyllt	<u>SN856159</u>

## Appendix 8: List of Supplementary Planning Guidance

### Adopted Supplementary Planning Guidance to be updated for use with LDP

- Guidance for Sustainable Design in Welsh National Parks
- Planning Obligation Strategy
- Conversion of Farm & Other Buildings to Dwellings
- Affordable Housing
- Replacement of Dwellings & Extensions to dwellings in the countryside'
- Best Practice in Biodiversity and Geodiversity Conservation in the Planning and Development Sectors

### SPG in preparation

- Light Pollution
- Small Scale Renewable Energy Developments
- Reinstatement of former dwellings in the countryside
- Policy 45: Minerals Safeguarding
- Policy 13: Affordable Housing Contributions
- Farm Diversification
- Glamping
- Biodiversity Audit
- Landscape Character
- Built Heritage

### Village Plan Programme

Village Plans were enabled through the Rural White Paper of 2002.

They are community derived documents which set out a range of community actions and issues. Areas which relate to land use planning will be adopted as SPG to guide applications for development within the village plan area.

The NPA is committed to facilitating the development of village plans working in collaboration with communities and key stakeholders. Key Land use planning issues the village plan should cover to be adopted as SPG include

- Local housing need including assessment of housing affordability (to aid implementation of Policy 15)
- Village Design Statement (to aid implementation of LGS LP2 and S LP 2 and Policy 1)
- Landscape characterisation – including assessment of special qualities(to aid implementation of LGS LP2 and S LP 2 and SP 1 / Policy 1)
- Ecological and Carbon foot printing (to aid implementation of SP11)
- Development briefs for allocated sites (to substantiate the requirements of development)
- Community Infrastructure needs (to aid implementation of policy 35 and future development of Community Infrastructure Programme)

The flexibility of the village plan system will enable other key issues for the community to be addressed as required by the community. These may not be related to the LDP.

## Appendix 9: Glossary of Terms

- **Alternative Site:** Representations to the Deposit LDP which suggest alternative or new site allocations which are advertised by the Council prior to the submission of the Deposit LDP to the Inspector.
- **Annual Monitoring Report (AMR):** This will assess the extent to which policies in the LDP are being successfully implemented.
- **Appropriate Assessment (AA):** Assessment of any land use Plan's impact on the conservation objectives of a European Site as required by the Habitats Directive 92/43/EEC.
- **Baseline:** A description of the present state of an area.
- **Biodiversity Information Service (BIS):** The Biodiversity Information Service provides a mechanism for collating, sharing and utilising the wealth of biological data and knowledge, which exists in this part of Wales.
- **Building Research Establishment Environmental Assessment Method for buildings (BREEAM):** Tool used to measure the sustainability of new non-domestic buildings in UK.
- **Candidate Site:** Site put forward to the Authority for inclusion in the LDP.
- **Citizens Panel:** A dialogue method whereby a randomly selected, representational number of residents agree to be consulted on a regular basis on a range of local issues and services.
- **Community Involvement [Scheme] (CIS):** Sets out the project plan and policies of the LPA, for involving communities and other stakeholders in the preparation of the LDP.
- **Consensus Building:** A process of early dialogue with targeted interest groups to understand relevant viewpoints.
- **Consultation Statement:** A BBNPA document that identifies everybody who has been consulted through plan preparation and the methodology adopted. This includes justifications of any deviations from the CIS. Published at the same time as the Deposit LDP.
- **Countryside Council for Wales (CCW):** The Countryside Council for Wales was at the time of the Drafting the LDP the Government's statutory advisor on sustaining natural beauty, wildlife and the opportunity for outdoor enjoyment in Wales and its inshore waters. The function of CCW is now undertaken by Natural Resources Wales (NRW)

- **Definitive Stages:** The stages in plan preparation up to and including the Statutory Deposit.
- **Department for Environment, Food and Rural Affairs (DEFRA):** The government department responsible for environmental protection, food production and standards, agriculture, fisheries and rural communities.
- **Delivery Agreement (DA):** This document comprising the LPA's timetable and community involvement scheme (CIS) for the preparation of the LDP. Approved by WAG.
- **Deposit LDP:** Formal 6 week period in which individuals and organizations can make representations on the LDP.
- **Environmental Consultation Bodies:** Bodies with environmental responsibilities concerned by the effects of implementing plans and programmes and which must be consulted under the SEA Regulations; i.e. Natural Resources Wales and CADW.
- **Environmental Report:** A document required by the SEA Directive, which identifies, describes and appraises the likely significant effects on the environment of implementing a plan.
- **Flexible tenure:** Properties controlled by a social landlord that can be offered to suitable tenants under any of the above schemes as the need of the individual dictates.
- **Habitats Regulations Assessment (HRA)** Process of screening, scoping and appropriate assessment of any land use Plan's impact on the conservation objectives of a European Site as required by the Habitats Directive 92/43/EEC.
- **Independent Examination:** Independent inquiry to provide an impartial examination of the LDP.
- **Indicative Stages:** The stages beyond the Statutory Deposit Period.
- **Intermediate Rent**A rental level more than that of social housing but not exceeding 80% of Local Housing Allowance, which allowance reflects market rental levels.
- **International Union for Conservation of Nature (IUCN):** Is the world's main authority on the conservation status of species
- **Key Stakeholder Group:** To act as a sounding board throughout the preparation process. This group will consist of the key stakeholders involved at the pre-deposit participation stage. I.e. EAW, CCW, CADW, Unitary Authorities, Community

Councils. However further relevant bodies may be invited when and where appropriate.

- **Local Biodiversity Action Plan (LBAP):** An LBAP is an action plan that is usually produced by a partnership of local organisations and people, which aims to protect and enhance the biodiversity of a local area.
- **Local Development Plan (LDP):** Land use plan which will form the statutory development plan for a local authority area for the purposes of the Act. Subject to independent examination.
- **Local Development Plans Wales (LDPW):** WAG Planning Policy Guidance document.
- **Local Development Plan Manual:** WAG Planning Policy Guidance document.
- **Local Housing Market Assessment (LHMA):** Enables Local Authorities to derive overall figures for the numbers of households requiring additional housing, also to derive figures on the level of housing demand and need in their local housing markets.
- **Major Development:** The National Park Authority is likely to regard the following forms of development as 'Major Development':
  - development requiring an Environmental Impact Assessment,
  - development not qualifying for an assessment listed above but when assessed against the screening criteria set out under Schedule 3 of the Town and Country Planning (EIA) (England and Wales) Regulations 1999 - SI 1999 No. 293 a significant adverse environmental impact is suspected,
  - development justifying the need to submit an appraisal/assessment of the likely traffic, health, retail implications of the proposal.

Exceptionally, there may be other triggers that necessitate an assessment being carried out. Such an assessment would also need to refer to any associated developments, including access roads and other ancillary buildings. This will be in addition to any assessment required by current legislation, policy or guidance.

- **National Park Management Plan (NPMP):** The single most important policy document for the National Park. It is a plan for the geographic area of the Park and not for any one authority and, as a strategic over-arching document, it co-ordinates and integrates other plans, strategies and actions in the National Park, including the Local Development Plan.

- **Natural Environment Research Council (NERC):** NERC is the UK's main agency for funding and managing research, training and knowledge exchange in the environmental sciences
- **Natural beauty:** is a broad concept that is concerned with landscape in its broadest sense. Although it includes flora, fauna, geological and physiographic features, and applies to landscapes where nature is dominant it also applies to those which have been shaped and nurtured by human activities. People perceive and appreciate natural beauty through all their senses, responding to many different aspects of the landscape, including its distinctive character, its aesthetic qualities, the presence of wildlife, its cultural and historical dimensions and its perceptual qualities such as, for example tranquillity, remoteness and a sense of freedom. Perceptions, of and preferences for natural beauty are informed by people's personal characteristics, cultural backgrounds and individual interests. Natural beauty occurs, to varying degrees, in many, though by no means all landscapes. Some places, however such as the Brecon Beacons National Park, display natural beauty to an outstanding degree and as a result warrant a national level of protection.
- **National Endowment for Science Technology and the Arts (NESTA):** An independent charity who, through providing investments and grants and mobilising research, networks and skills help people and organisations bring ideas to life.
- **National Resources Wales (NRW)** undertakes the functions of the now disbanded Countryside Council for Wales, Environment Agency Wales and Forestry Commission Wales. They are the statutory body for the protection of the Environment in Wales.
- **Pre-Deposit Consultation:** Informal process in which comments are invited on a particular topic or draft document.
- **Powys County Council (PCC):** As a Unitary Authority the Council is responsible for all local government services in the county, including education, social care services, roads and bridges, leisure services, tourism and planning.
- **Pre-Deposit Participation:** A process, whereby stakeholders and the community can interface with plan makers.
- **Preferred Strategy:** BBNPA report outlining the preferred strategy of the NPA following Pre-Deposit participation.
- **Project Management Timetable:** A realistic timetable detailing the various stages of the preparation and delivery of the Local Development Plan (LDP) and how the process of the Plan preparation will be project managed. This timetable should also state the resources that will be required at each stage.
- **Registered Social Landlord (RSL):** Registered Social Landlords are government-funded not-for-profit organisations that provide affordable housing. They include housing associations, trusts and cooperatives. They work with local authorities to provide homes for people meeting

the affordable homes criteria. As well as developing land and building homes, RSLs undertake a landlord function by maintaining properties and collecting rent.

- **Royal Society for the Protection of Birds (RSPB):** Charitable organisation that works to promote conservation and protection of birds and the wider environment through public awareness campaigns, petitions and through the operation of nature reserves throughout the United Kingdom.
- **Rural Enterprise:** As defined by TAN 5 4.3.2 Rural enterprise comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support (including agricultural contracting), tourism, and leisure enterprises.
- **Scoping:** The process of deciding the scope and level of detail of an SA, including the sustainability effects and options which need to be considered, the assessment methods to be used, and the structure and contents of the SA Report.
- **Shared Equity:** Housing where the tenant purchases a share of the equity in the property but is restricted to an agreed proportion of that equity as a maximum holding; the remainder of the equity being held by a Social landlord.
- **Site Register:** A register of candidate sites put forward to the Authority including identification of those that accord with the BBNPA strategy and those that do not.
- **Site Specific Allocations:** Allocations of sites for specific or mixed uses or development contained in a local development plan. Policies will identify any specific requirements for individual proposals.
- **Social Rented Housing:** That housing provided either by Local Authorities or Housing Associations at rent levels governed by Welsh Assembly Benchmark.
- **Soundness:** Concept against which a LDP is examined under section 64(5)(b) of the 2004 Act.
- **Stakeholder Group:** Meeting made up of those with an interest directly affected by the LDP.
- **Steering Group:** Meeting attended by senior NPA members of staff, selected NPA Members and guests from agencies such as CCW and EAW. Acts as guidance for the Strategy and Policy team.
- **Strategic Environmental Assessment (SEA):** Generic term used to describe environmental assessment applied to policies, plans and programmes as required by SEA Directive 2001/42/EC.

- **Supplementary Planning Guidance (SPG):** Provides supplementary information in respect of the policies in a local development plan. They must be consistent with LDP policies and national planning policy.
- **Sustainability Appraisal (SA):** Tool for appraising policies to ensure they reflect sustainable development objectives.
- **Sustainability Appraisal Report (SA Report):** Describes and appraises the likely effects on sustainability of implementing the Plan. S 62 (6) of the Act states that a LPA must prepare a report of the findings of the SA of the LDP.
- **Site of Special Scientific Interest (SSSI):** Sites of Special Scientific Interest (SSSIs) conserve and protect the best of our wildlife, geological and physiographical heritage for the benefit of present and future generations.
- **Special Areas of Conservation (SAC's):** Special Areas of Conservation (SACs) are strictly protected sites designated under the EC Habitats Directive.
- **Unitary Development Plan (UDP):** The required statutory development plan for each local planning authority area in Wales under the Town and Country Planning Act 1990.

**Appendix 10: Table of housing submarket areas by postcode**

	Postcode Sector	Contribution	LDP Submarket Area	LDP Settlements	County
CF	CF44 0	0%	Heads of the Valleys and Rural South		Rhondda Cynon Taf
	CF44 9	0%	Heads of the Valleys and Rural South	Pontneddfechan; Ystradfellte; Penderyn	Powys
	CF48 2	0%	Heads of the Valleys and Rural South	Pontsticill	Powys
HR	HR3 5	30%	Abergavenny, Hay and Crickhowell	Hay on Wye; Llanigon	Powys
LD	LD3 0	20%	Brecon and Rural Hinterland	Talgarth; Velindre	Powys
	LD3 7	20%	Brecon and Rural Hinterland	Brecon (East); Talybont-on-Usk; Llangors; Pencelli; Bwlch; Pennorth; Scethrog; Aber Village; Groesffordd; Llanfrynach	Powys
	LD3 8	20%	Brecon and Rural Hinterland	Brecon (SW); Libanus; Crai; Defynnog; Sennybridge; Felin Crai; Llanspyddid; Trecastle	Powys
	LD3 9	20%	Brecon and Rural Hinterland	Brecon (North); Cradoc	Powys
NP	NP22 4	0%	Heads of the Valleys and Rural South		Powys
	NP23 4	0%	Heads of the Valleys and Rural South		Blaenau Gwent
	NP23 5	0%	Heads of the Valleys and Rural South		Powys
	NP4 8	0%	Heads of the Valleys and Rural South		Torfaen
	NP4 9	0%	Heads of the Valleys and Rural South		Torfaen
	NP7 0	30%	Abergavenny, Hay and Crickhowell	Maesygartha	Monmouthshire
	NP7 0	0%	Heads of the Valleys and Rural South	Clydach; Llanelly; Blackrock	Monmouthshire
	NP7 7	30%	Abergavenny, Hay and Crickhowell		Monmouthshire

Brecon Beacons National Park Authority Definitive LDP

	NP7 8	30%	Abergavenny, Hay and Crickhowell	Llanfihangel Crucorney, Crossways, Blaengavenny	Monmouthshire
	NP7 9	30%	Abergavenny, Hay and Crickhowell	Govilon; Gilwern	Monmouthshire
	NP8 1	30%	Abergavenny, Hay and Crickhowell	Crickhowell; Cwmdu; Glangrwyney; Llangenny; Llangattock; Llangynidr; Llanbedr; Tretower; Llangenny	Powys
<b>SA</b>	SA9 1	0%	Heads of the Valleys and Rural South	Pen-y-cae; Ynyswen	Powys
	SA9 2	0%	Heads of the Valleys and Rural South	Cefn Bryn Brain; Rhosamman	Carmarthenshire
	SA10 9	0%	Heads of the Valleys and Rural South		Powys
	SA18 1	20%	Brecon and Rural Hinterland		Carmarthenshire
	SA18 2	20%	Brecon and Rural Hinterland	Twynmynydd	Carmarthenshire
	SA18 2	0%	Heads of the Valleys and Rural South		Carmarthenshire
	SA18 3	0%	Heads of the Valleys and Rural South		Carmarthenshire
	SA19 6	20%	Brecon and Rural Hinterland	Trap, Bethlehem	Carmarthenshire
	SA19 7	20%	Brecon and Rural Hinterland		Carmarthenshire
	SA19 9	20%	Brecon and Rural Hinterland	Capel Gwynfe; Twynllanan; Llanddeusant; Talsarn	Carmarthenshire
	SA20 0	20%	Brecon and Rural Hinterland	Myddfai	Carmarthenshire

## Appendix II: Housing Tables

### Housing Commitments Table

	Settlement tier	Settlement	Site	Site Code	No. Dwellings	No. of Affordable Housing Provided
<b>First 5 years</b>	Primary Key Settlement	Brecon	Cross Yard, The Watton	COM-BR-A	12	£59k commuted sum
			Cwmfallldau Fields	BI5	13	16
	Key Settlements	Hay-on-Wye	Central Garage	COM-HOW-A	18	0
			Sennybridge	Land opposite Castle Farm	SALT 002/092	42 <sup>68</sup>
		Talgarth	Land at Trefecca Road	COM-TLG-A	5	1
			Land adj Churchfields	COM-TLG-B	12	0
			North of Doctor's Surgery	T9	36	7
		Level 3 Settlements	Gilwern	Ty-Mawr Farm	COM-GIL-A	25
	Llanelly Hill			Darenfelin Primary School	COM-LH-A	25
	Llanvihangel Crucorney		Land bordering Llanvihangel Crucorney (Housing Association)	COM-LC-A	8	8
			Land Opposite Skirrid Inn, Twr Mihangel	COM-LC-B	9	2
			Land opposite Pen-Y-Dre Farm	DBR-LC-D	14	4 (2 flats and 2 houses)
			Pencelli	Land at Penybont	DBR-PENC-B	11 <sup>69</sup>

<sup>68</sup> Site currently subject to an application for the approval of Reserved Matters which includes a layout illustrating 54 units.

<sup>69</sup> The site is split and benefits from two permissions (5 units and 6 units)

		Pontneddfechan	Tara Country Club	COM-PNF-A	5	0
		Rhosaman	Land adj Rhoslan	COM-RSM-A	15	0
	Level 4 Settlement	Llangynidr	Land at Castle Road	COM-LGY-A	5	1
	Countryside	Brynmawr	Former E-Mag Factory	COM-BRM-A	94 <sup>70</sup>	0
		Llantillio Pertholey	Woodland Tree Services	COM-LNP-A	17	6
		<b>Total</b>			<b>366</b>	<b>57 (+£59k Commuted sum)</b>
<b>Rest of LDP Period</b>	Primary Key Settlement	Brecon	Derek Evans Garage, Adj Silver Street	COM-BR-B	15	0
	Key Settlement	Sennybridge	Old Station Yard	COM-SNB-A	2	0
	Level 3 Settlement	Bwlch	Heol Las Farm	COM-BCH-A	7	0
		Pontsticill	Adj Pontsticill	COM-PSTC-A	12	0
		Llangyndir	Adj Glan yr Afron	COM-LGY-B	18	4
		<b>Total</b>			<b>54</b>	<b>4</b>
<b>TOTAL</b>				<b>422</b>	<b>61 (+£59k Commuted sum)</b>	

### Housing Completions Table

	Year	Settlement	Site	No. Dwellings	No. of Affordable Housing Provided
<b>Completed</b>	2007/08	Brecon	Former Elstons Garage	5	0
			Land off Dan-y-Crug	5	0
		Crichowell	Fynnonau	24	24
		Llanelly Hill	Penffyddlwyn East	1	0
		Llanfrynach	White Swan	6	0

<sup>70</sup> Potential risk to the deliverability of this site in its entirety given the currently intended route of the A465

Brecon Beacons National Park Authority Definitive LDP

		PH		
	Pontneddfechan	Tara Country Club	2	0
	Ynyswen	Riverside Gardens	3	0
Total Large Sites 2007/08			46	24
Small Site Completions 2007/08			19	NK
<b>TOTAL 2007/08</b>			<b>65</b>	<b>24</b>
2008/09	Bwlch	Springbank Close	1	0
	Hay-on-Wye	Central Garage	7	0
		Land adj Medical Centre, Forest Road	9	0
Total Large Sites 2008/09			17	0
Small Site Completions 2008/09			38	NK
<b>TOTAL 2008/09</b>			<b>55</b>	<b>0</b>
2009/10	Brecon	Cefn Cantref Farm	1	0
		Former Children's Home	9	9
	Hay-on-Wye	Central Garage	5	0
	Llangynidr	Coed-yr-Ynys Road	3	0
	Pontneddfechan	Tara Country Club	2	0
	Trecastle	Former Primary School	8	8
Total Large Site Completions 2009/10			28	17
Small Site Completions 2009/10			17	NK
<b>TOTAL 2009/10</b>			<b>45</b>	<b>17</b>
2010/11	Brecon	Cefn Cantref Farm	1	0
Total Large Site Completions 2010/11			1	
Total Small Site Completions 2010/11			18	NK
<b>TOTAL 2010/11</b>			<b>19</b>	<b>0</b>
2011/12	Brecon	Former Police Station	26	26
		Cefn Cantref Farm	1	0
		Cwmfalldau	21	0

			Fields		
		Llantillio Pertholey	Woodland Tree Services	1	0
		Total Large Site Completions 2011/12		49	
		Total Small Site Completions 2011/12		18	NK
		<b>TOTAL 2011/12</b>		<b>67</b>	<b>26</b>
<b>TOTAL</b>				<b>251</b>	<b>67</b>

### School Sites

	Settlement	Site	No. Dwellings	Affordable housing Target
<b>First 5 years</b>	Govilon	Govilon Primary	20	6
<b>Rest of LDP Period</b>	Hay-on-Wye	Hay-on-Wye County Primary	35	11
	Talgarth	Talgarth County Primary	20	4
	Pontneddfechan	Ysgol Thomas Stephens	14	0
	Brecon	St Joseph's Primary	18	4
<b>TOTAL</b>			<b>107</b>	<b>25</b>

## Appendix 12: Amendments following LDP Examination

### Policy and paragraph numbering changes for Adoption

MAC Changes Policy Number	Policy Title	Definitive LDP Policy Number
Policy 1	Appropriate Development In the National Park	Policy 1
Policy 50	Notifiable Installations	Policy 2
Policy 51	Sites of European Importance	Policy 3
Policy 52	Sites of National Importance	Policy 4
Policy 53	Sites of Importance for Nature Conservation	Policy 5
Policy 3	Biodiversity and Development	Policy 6
Policy 54	Protected and Important Wild Species	Policy 7
Policy 4	Trees and Development	Policy 8
Policy 55	Ancient Woodland and Veteran Trees	Policy 9
Policy 56	Water Quality	Policy 10
Policy 5	Sustainable Use of Water	Policy 11
Policy 6	Light Pollution	Policy 12
Policy 7	Soil Quality	Policy 13
Policy 8	Air Quality	Policy 14
Policy 57	Listed Buildings	Policy 15
Policy 58	Demolition of Listed Buildings	Policy 16
Policy 59	The Setting of Listed Buildings	Policy 17
Policy 60	Protection of Buildings of Local Importance	Policy 18
Policy 61	Development affecting Conservations Areas	Policy 19
Policy 62	Historic Parks and Gardens	Policy 20
Policy 63	Historic Landscapes	Policy 21
Policy 49	Areas of Archaeological Evaluation	Policy 22
Policy 9	Sustainable Design in the Adaption and Re-use of Existing Buildings	Policy 23
Policy 64	Housing Requirements	Policy 24
Policy 10	Renovation of Former Dwellings in the Countryside	Policy 25
Policy 11	Demolition and Replacement of Dwellings	Policy 26
Policy 12	House Extensions and Ancillary Buildings	Policy 27
Policy 13	Affordable Housing Contributions	Policy 28
Policy 14	Enabling Affordable Housing Exception Sites	Policy 29
Policy 65	Gypsy and Traveller Site	Policy 30
Policy 16	Sites for Gypsies and Travellers	Policy 31
Policy 65	Employment Land Requirement	Policy 32
Policy 66	Employment sites	Policy 33
Policy 67	Mixed Use Allocations	Policy 34
Policy 17	Employment Generating Development	Policy 35
Policy 19	Enabling B Use Class Employment Use outside Settlement Boundaries and Settlement Extents	Policy 36
Policy 18	Protection of Employment Sites and Buildings	Policy 37

*Brecon Beacons National Park Authority Definitive LDP*

Policy 20	Farm Diversification	Policy 38
Policy 21	Equestrian Facilities	Policy 39
Policy 22	Storage of Caravans	Policy 40
Policy 23	New Farm and Forestry Buildings	Policy 41
Policy 24	Development in Retail Centres	Policy 42
Policy 26	Neighbourhood, Village and Rural Shops	Policy 43
Policy 26A	Change of Use of Pubic Houses	Policy 44
Policy 27	New Buildings for Holiday Accommodation	Policy 45
Policy 28	Non Permanent Holiday Accommodation	Policy 46
Policy 29	New or Extended Sites for Touring Caravans, Camper Vans and Tents	Policy 47
Policy 30	New or Extended Outdoor Activity Centres	Policy 48
Policy 31	Rights of Way and Long Distance Routes	Policy 49
Policy 32	Retention of Existing Community Facilities	Policy 50
Policy 33	Development of New or Extended Community Facilities	Policy 51
Policy 34	Welsh Language	Policy 52
Policy 35	Planning Obligations	Policy 53
Policy 36	Power-lines and Pipelines	Policy 54
Policy 37	Telecommunications	Policy 55
Policy 68	Water and Sewage Supply for New Development	Policy 56
Policy 15	Use of Non Mains Sewerage Solutions	Policy 57
Policy 38	Sustainable Drainage Systems	Policy 58
Policy 39	Impacts of Traffic	Policy 59
Policy 40	Provision for Cycling and Walking	Policy 60
Policy 41	Dwelling Density	Policy 61
Policy 42	Local Waste Management Facilities	Policy 62
Policy 43	Energy from Waste Development Schemes	Policy 63
Policy 44	Composting	Policy 64
Policy 45	Minerals Safeguarding	Policy 65
Policy 46	Borrow Pits	Policy 66
Policy 47	Recycled, Secondary and Waste Materials	Policy 67
Policy 48	Inactive Mineral Sites	Policy 68

<b>Paragraph Name</b>	<b>MAC Changes Policy Number</b>	<b>Adopted LDP Policy Number</b>
	3.7.7.1	3.7.1
	3.15.1.1	3.15.0.1
	3.15.1.2	3.15.0.2
	3.15.1.3	3.15.0.3
	3.15.1.4	3.15.0.4
Listed Buildings	3.15.2.	3.15.1
	3.15.2.1	3.15.1.1
	3.15.2.2	3.15.1.2
	3.15.2.3	3.15.1.3
Demolition of Listed Buildings	3.15.3	3.15.2
	3.15.3.1	3.15.2.1
	3.15.3.2	3.15.2.2
The Setting of Listed Buildings	3.15.4	3.12.3
	3.15.4.1	3.15.3.1
Locally Important Heritage Assets of Local Importance	3.15.5	3.15.4
	3.15.5.1	3.15.4.1
	3.15.5.2	3.15.4.2
Conservation Areas	3.15.6.	3.15.5
	3.15.6.1	3.15.5.1
	3.15.6.2	3.15.5.2
	3.15.6.3	3.15.5.3
	3.15.6.4	3.15.5.4
	3.15.6.5	3.15.5.5
Historic Parks and Gardens	3.15.7.	3.15.6
	3.15.7.1	3.15.6.1
	3.15.7.2	3.15.6.2
	3.15.7.3	3.15.6.3
Historic Landscapes	3.15.8	3.15.7.
	3.15.8.1	3.15.7.1
	3.15.8.2	3.15.7.2
	3.15.8.3	3.15.7.3
Scheduled Ancient Monuments and archaeological remains	3.15.9	3.15.8
	3.15.9.1	3.15.8.1
	3.15.9.2	3.15.8.2
	3.15.9.3	3.15.8.3
	3.15.9.4	3.15.8.4
Areas for Archaeological Evaluation	3.15.10	3.15.9
	3.15.10.1	3.15.9.1
	3.15.10.2	3.15.9.2
World Heritage Sites	3.15.11	3.15.10

Brecon Beacons National Park Authority Definitive LDP

	3.15.10.1	3.15.10.1
	3.15.11.2	3.15.10.2
	7.1.6	7.1.5
Employment Policy	7.1	7.0
	7.1.1	7.0.1
	7.1.2	7.0.2
	7.1.3	7.0.3
	7.1.4	7.0.4
	7.1.5.11	7.0.5
Employment Allocations	7.2.11	7.1
Mixed Use Allocations	7.2.12	7.2.1
	7.2.13	7.2.2
	7.2.14	7.2.3
	7.2.15	7.2.3
	7.2.16	7.2.4
	7.2.17	7.2.5
	7.3.3	7.3.2
	7.3.4	7.3.3
	7.3.5	7.3.4
	7.7.5.3.1	7.7.5.1
Sand and Gravel Resources	10.3.1	10.2.
	10.3.1.1	10.2.1
Safeguarding of Coal Resources	10.3.2.	10.3
	10.3.2.1	10.3.1
	7.7.6.4	7.7.6.5
	7.7.6.4a	7.7.6.6
	7.7.6.4b	7.7.6.7
	7.7.6.4c	7.7.6.8

### Editorial amendments for Adoption

Para/Policy Number	Original Text	Amendment	Reason
2.4.5	Capacity in this understanding is the “threshold” of acceptable change for any given place based upon the definition of capacity.	Capacity in this understanding is the “threshold” of acceptable change for any given place.	Additional text is superfluous.
3.9.4	Development proposals on or adjacent to Ancient Woodland will be considered against policy 55 below	Development proposals on or adjacent to Ancient Woodland will be considered against policy 9 below	Policy numbering altered
3.10	Whilst the Environment Agency Wales has a regulatory role...	Whilst Natural Resources Wales has a regulatory role...	EA now part of NRW
3.14.1	The National Parks in Wales have been tasked by the Minister in the Welsh Assembly Government to be test beds of innovation, including new ways of thinking and new approaches to policy development.	The National Parks in Wales have been tasked by the Welsh Government to be test beds of innovation, including new ways of thinking and new approaches to policy development.	Updated reference to reflect change of government institution
Policy 5	the proposals comply with Policy 3 and/or, where protected and important wild species are concerned, with Policy 2.	the proposals comply with Policy 6 and/or, where protected and important wild species are concerned, with Policy 7.	Policy numbering altered
4.1.3		Sennybridge added to list of “cluster” settlements	To reflect amendments including Sennybridge as a key settlement.
Footnote	<sup>1</sup> See Scale and Location of Growth Issues Paper for further discussion of the Settlement Assessment process and methodology.	Footnote deleted	The reference was intended to aid critical reading of the LDP during the Deposit Consultation. The reference is unnecessary within the adopted plan.
Policy 30	Proposals for the site will be considered under Policy 16	Proposals for the site will be considered Policy 31	Policy numbering altered
8.3.9	Once the CIL legislation comes into force in Wales the NPA will address how it is to be implemented within the National Park. The LDP will be updated accordingly.	The National Park Authority is currently considering how CIL can be effectively implemented within the National Park. If such a time occurs that the	To reflect legislation changes since the drafting of the LDP.

		National Park Authority determine CIL should be charged within the National Park area, the LDP will be updated accordingly.	
Policy I	....social, cultural and linguistic vitality and identity of any community, either in its own right or through cumulative impact (See Policy ES33).	social, cultural and linguistic vitality and identity of any community, either in its own right or through cumulative impact.	Incorrect Policy reference
SP3	c) the water environment (see policy 5)	c) the water environment (see policy 10)	Policy numbering altered
SP3	i) Soil and air quality (See Policy 7 and 8)	i) Soil and air quality (See Policy 13 and 14)	Policy numbering altered
Table 3.1	3) the construction of building using sustainably sourced timber and recycled aggregates policy SPI I and Policy 47	3) the construction of building using sustainably sourced timber and recycled aggregates policy SPI I and Policy 67	Policy numbering altered
Table 3.1	9) Proposals which make efficient use of water, energy and fuel resources Policy Cross Reference Policy 5 Water Resources Policy 8 Air Quality	9) Proposals which make efficient use of water, energy and fuel resources Policy Cross Reference Policy 10 Water Quality Policy 11 Sustainable Use of Water Policy 14 Air Quality	Policy numbering altered
Table 3.1	10) Ensuring that all new development does not affect soil quality Policy Cross Reference Policy 7 Soil Quality	10) Ensuring that all new development does not affect soil quality Policy Cross Reference Policy 13 Soil Quality	Policy numbering altered
Table 3.1	14) Supporting appropriate proposals for new farm and food production-based businesses Policy Cross Reference Policy 20 Farm Diversification Policy 26 Neighbourhood village and Rural Shops	14) Supporting appropriate proposals for new farm and food production-based businesses Policy Cross Reference Policy 38 Farm Diversification Policy 43 Neighbourhood village and Rural Shops	Policy numbering altered
Table 3.2	...Clydach (3C); Defynnog (4A); Sennybridge (4A)	...Clydach (4C); Sennybridge and Defynnog (2)	Settlement hierarchy amended
3.15.10.1	Development in this area is covered by National Policy (Planning Policy Wales para 6.5.22)	Development in this area is covered by National Policy	Reference to specific parts of PPW considered to be too easily outdated so removed to avoid any

			future confusion.
3.16.2.6	See Policy 43 Energy from Waste, and Policy 20.	See Policy 63 Energy from Waste and Policy 38	Policy numbering altered
B LPI (3)	Proposals that strengthen and enhance retail provision within the town appropriate to the Settlement character and in accordance with the defined retail centre for the town as shown on the Proposals Maps (See also SPI3 and Policy 24).	Proposals that strengthen and enhance retail provision within the town appropriate to the Settlement character and in accordance with the defined retail centre for the town as shown on the Proposals Maps (See also SPI3 and Policy 42).	Policy numbering altered
B LP2	(see also Policy 35 Planning Obligations)	(See also Policy 53 Planning Obligations)	Policy numbering altered
K LP2 (2)	(See Policy 24)	(See Policy 42)	Policy numbering altered
K LP3	See also Policy 35.	See Also Policy 53	Policy numbering altered
Table 4.10	<p>Indicative housing allocation</p> <p>Libanus (infill only) Llanbedr (9) Llangorse (11) Pencelli (21) Pontneddfechan (infill only) Total units Powys (154)</p> <p>Llanfihangel Crucorney (22) Total units Monmouthshire (227)</p> <p>Pontsticill (29) Total units Merthyr (39)</p> <p>Total housing provision within Settlements (420)</p>	<p>Indicative housing allocation</p> <p>Libanus (3) Llanbedr (8) Llangorse (site under construction) Pencelli (6+commitment) Pontneddfechan (commitment and school site) Total units Powys (13)</p> <p>Llanfihangel Crucorney (commitments) Total units Monmouthshire (205)</p> <p>Pontsticill (15+commitments) Total units Merthyr (15)</p> <p>Total housing provision (allocations) within Settlements (350)</p>	Housing supply sources altered following LDP Examination
LGS LP2 (4)	see SP 12, Policy 18, Policy 19).	see SP 12, Policy 37, Policy 36).	Policy numbering altered
LGS LP2(5)	(see also Policy 26).	(see also Policy 43).	Policy numbering altered
E LPI(1)	(see Policy 14)	(see Policy 29)	Policy numbering altered
CYD LPI	(2 <sup>nd</sup> paragraph)...set out at 3.12.2 and how the scheme...	(2 <sup>nd</sup> paragraph)...set out at 4.9.2 and how the scheme...	Paragraph numbering altered

CYD LPI (1a)	(see Policy 12)	(see Policy 27)	Policy numbering altered
CYD LPI (2)	(see Policy 32)	(see Policy 50)	Policy numbering altered
CYD LPI (4)	(see also Policy 20 and Policy 26)	(see also Policy 38 and Policy 43)	Policy numbering altered
CYD LPI (5)	(see Policy 30)	(see Policy 48)	Policy numbering altered
CYD LPI (6)	(See Policy 28)	(see Policy 46)	Policy numbering altered
Table 5.1 B	(see also Policy 5)	(see also Policy 11)	Policy numbering altered
6.2.1.2	All proposals must comply with <i>New Policy Protected and Important Wild Species</i>	All proposals must comply with Policy 7 Protected and Important Wild Species	Policy numbering altered
6.2.1.3	All proposals must also comply to policy 9 sustainable design.....	All proposals must also comply to policy 23 sustainable design.....	Policy numbering altered
6.2.2.6	Policy 11 applies to all applications	Policy 26 applies to all applications.	Policy numbering altered
6.3.1.5	(Policy 13) (Policy 14)	(Policy 28) (Policy 29)	Policy numbering altered
6.3.7.1	Policy 13	Policy 28	Policy numbering altered
SP6 (i)	(Policy 13)	(Policy 28)	Policy numbering altered
SP6 (ii)	(Policy 14)	(Policy 29)	Policy numbering altered
6.3.10.1	Policy 13	Policy 28	Policy numbering altered
6.4.1	This site is allocated for a permanent Gypsy and Traveller Site under [New Policy]	This site is allocated for a permanent Gypsy and Traveller Site under Policy 30	Policy numbering altered
6.4.1	Proposals for the site will be determined against Policy 16	Proposals for the site will be determined against Policy 31	Policy numbering altered
6.4.2	Policy 16 sets out the criteria	Policy 31 sets out the criteria	Policy numbering altered
6.4.4	Policy 16	Policy 31	Policy numbering altered
SP12a	(see Policy 17)	(see Policy 35)	Policy numbering altered
SP12c	(See Policy 20)	(see Policy 38)	Policy numbering altered
7.2.3	(see Policy 39 – detailed Traffic Policy)	(see Policy 59 – detailed Traffic Policy)	Policy numbering altered
7.3.1	For the purpose of Policy 18	For the purpose of Policy	Policy numbering

		37	altered
7.3.3	Applicants are required by Policy 18	Applicants are required by Policy 37	Policy numbering altered
7.5.1.1	In accordance with Planning Policy Wales 9.3.6 development	In accordance with Planning Policy Wales development	Reference to specific parts of PPW considered to be too easily outdated so removed to avoid any future confusion.
7.5.2.1	As set out in Planning Policy Wales (paragraph 7.3.3 and 7.5.2) farm diversification is permitted where the use is proposed in conjunction with agricultural operations	As set out in Planning Policy Wales farm diversification is permitted where the use is proposed in conjunction with agricultural operations	Reference to specific parts of PPW considered to be too easily outdated so removed to avoid any future confusion
Policy 38 (e)	and Policy 9	and Policy 23	Policy numbering altered
7.5.26	Small scale energy generation schemes including energy from waste (see Policy 43)	Small scale energy generation schemes including energy from waste (see Policy 63)	Policy numbering altered
7.6.4	Para 7.6.8 of Planning Policy Wales	Planning Policy Wales	Reference to specific parts of PPW considered to be too easily outdated so removed to avoid any future confusion
7.7.3.1	and detailed Policy 32	and detailed policy 50	Policy numbering altered
7.7.4.2	Policy 24 seeks to implement	Policy 42 seeks to implement	Policy numbering altered
7.6.6.3	Policy 26	Policy 43	Policy numbering altered
7.7.6.6	Policy 26a	Policy 44	Policy numbering altered
7.8.2.5	accommodation (Please refer to PPW 7.6.10 as elaborated in Technical Advice Note 6).	accommodation (Please refer to PPW as elaborated in Technical Advice Note 6).	Reference to specific parts of PPW considered to be too easily outdated so removed to avoid any future confusion
7.8.10.1	In accordance with National Planning policy (PPW 11.1.13)	In accordance with National Planning policy	Policy numbering altered
7.8.10.5	Covered under Policy 40 Provision for Cycling and Walking	Covered under Policy 60 Provision for Cycling and Walking	Policy numbering altered
8.5.1.1	The purpose of Policy 36	The purpose of Policy 54	Policy numbering altered
8.8.6	(see Planning Obligations Policy 35)	(see Planning Obligations Policy 53)	Policy numbering altered

SP17( c)	(see policy 39)	(see Policy 59)	Policy numbering altered
8.10.1	Proposals will be judged in accordance with Policy 40 set out below	Proposals will be judged in accordance with Policy 60 set out below.	Policy numbering altered
8.13.2	National Guidance relating to previously developed land is contained in Para 9.2.21 of Planning Policy Wales	National Guidance relating to previously developed land is contained in Planning Policy Wales	Reference to specific parts of PPW considered to be too easily outdated so removed to avoid any future confusion
SP7	(see Policy 42)	(see Policy 62)	Policy numbering altered
9.2.3	Policy 43	Policy 63	Policy numbering altered
10.2.1	Policy 45 sets out the criteria...	Policy 65 sets out the criteria...	Policy numbering altered
1.2.1	The key outputs of these processes have produced a portrait of the National Park. This is attached at Appendix I	The key outputs of these processes have produced a portrait of the National Park which has shaped the development of the LDP.	Policy numbering altered
2.1.2	the Welsh Assembly Government's agenda	the Welsh Government's agenda	To reflect the change in regional governance
3.6.2	In addition to the policy requirements set out below, and in line with the Habitat Regulations (March 2010) and in consultation with CCW, survey	In addition to the policy requirements set out below, and in line with the Habitat Regulations (March 2010) and in consultation with Natural Resources Wales, survey	To reflect the change in responsible agency
Throughout Plan	Replace reference to CCW/ EAW /Forestry Commission with Natural Resources Wales		
Glossary of terms	The Countryside Council for Wales is the Government's statutory advisor on sustaining natural beauty, wildlife and the opportunity for outdoor enjoyment in Wales and its inshore waters.	The Countryside Council for Wales was at the time of the Drafting the LDP the Government's statutory advisor on sustaining natural beauty, wildlife and the opportunity for outdoor enjoyment in Wales and its inshore waters. The function of CCW is now undertaken by Natural Resources Wales (NRW)	To reflect the change in responsible agency
Glossary of Terms	ADDITIONAL	National Resources Wales (NRW) undertakes the functions of the now disbanded Countryside	To reflect the change in responsible agency

*Brecon Beacons National Park Authority Definitive LDP*

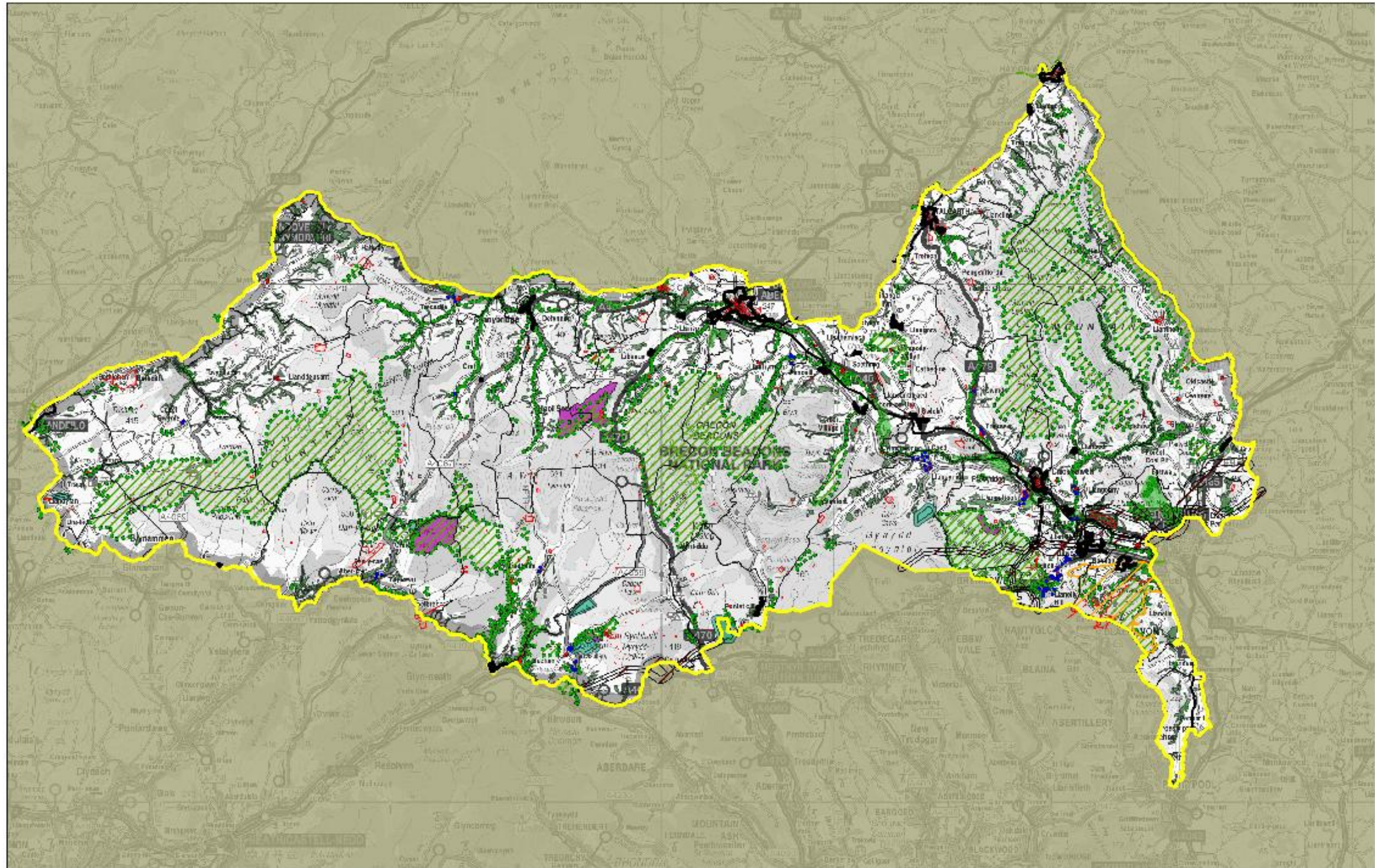
		Council for Wales, Environment Agency Wales and Forestry Commission Wales. They are the statutory body for the protection of the environment.	
Monitoring Framework			Policy numbering altered throughout to align with policy number changes

## Proposals Map

<u>Status</u>	<u>Settlement</u>	<u>Page Number</u>
<b>Proposals Map</b>	-	<a href="#"><u>238</u></a>
<b>Affordable Housing sub-market areas</b>	<i>This will be overlaid onto Proposals Map in Final Version of LDP</i>	<a href="#"><u>239</u></a>
<b>Primary Key Settlement (Level 1)</b>	Brecon	<a href="#"><u>240</u></a>
<b>Key Settlement (Level 2)</b>	Crickhowell	<a href="#"><u>241</u></a>
	Hay-on-Wye	<a href="#"><u>242</u></a>
	Sennybridge & Defynnog	<a href="#"><u>243</u></a>
	Talgarth	<a href="#"><u>244</u></a>
<b>Level 3 Settlement</b>	Bwlch	<a href="#"><u>245</u></a>
	Cefn Bryn Brain	<a href="#"><u>246</u></a>
	Crai	<a href="#"><u>247</u></a>
	Gilwern (West)	<a href="#"><u>248</u></a>
	Gilwern (East)	<a href="#"><u>249</u></a>
	Govilon	<a href="#"><u>250</u></a>
	Libanus	<a href="#"><u>251</u></a>
	Llanbedr	<a href="#"><u>252</u></a>
	Llangorse	<a href="#"><u>253</u></a>
	Llanigon	<a href="#"><u>254</u></a>
	Llanspyddid	<a href="#"><u>255</u></a>
	Llanvihngel Crucorney	<a href="#"><u>256</u></a>
	Pencelli	<a href="#"><u>257</u></a>
	Pennorth	<a href="#"><u>258</u></a>
	Pontneddfechan	<a href="#"><u>259</u></a>
	Ponsticill	<a href="#"><u>260</u></a>
	Talybont-on-Usk	<a href="#"><u>261</u></a>
<b>Level 4 Settlement</b>	Capel Gwynfe	<a href="#"><u>262</u></a>
	Clydach	<a href="#"><u>263</u></a>
	Cradoc	<a href="#"><u>264</u></a>
	Cwmdu	<a href="#"><u>265</u></a>
	Felin Crai	<a href="#"><u>266</u></a>
	Glangrwyney	<a href="#"><u>267</u></a>
	Llanelly Hill	<a href="#"><u>268</u></a>
	Llanfrynach	<a href="#"><u>269</u></a>
	Llangattock	<a href="#"><u>270</u></a>
	Llangenny	<a href="#"><u>271</u></a>
	Llangynidr	<a href="#"><u>272</u></a>
	Maesygarth	<a href="#"><u>273</u></a>
	Penderyn	<a href="#"><u>274</u></a>
	Trecastle	<a href="#"><u>275</u></a>
	Tretower	<a href="#"><u>276</u></a>
	Ynyswen	<a href="#"><u>277</u></a>
	Ystradfellte	<a href="#"><u>278</u></a>
<b>Allocated Brownfield Site</b>	Cwrt-y-Gollen	<a href="#"><u>279</u></a>
	Former Mid Wales Hospital	<a href="#"><u>280</u></a>

## Legend

-  LDP Level 1 Development Boundary
-  LDP Level 2 Development Boundary
-  LDP Level 3 Development Boundary
-  LDP Level 4 Settlement Extent
-  LDP Allocated BF Sites Development Boundary
-  BBNP\_Boundary
-  LDP commitments
-  LDP Brecon G & T Site
-  LDP mixed use allocations
-  LDP employment allocations
-  LDP housing allocations - rest of LDP period
-  LDP housing allocations - first five year
-  LDP School Sites
-  LDP existing industrial estates
-  LDP CC Areas
-  LDP AAEs
-  LDP Community Use Land
-  LDP Historic Parks and Gardens
-  LDP Blaenavon WHS
-  LDP Notifiable Installations
-  LDP Retail Centres
-  LDP SAMs
-  LDP SSSIs
-  LDP Conservation Areas
-  LDP SACs
-  LDP SINCs
-  LDP ancient woodland
-  LDP NNRs
-  LDP Quarry PP and PP Buffer Zones
-  LDP outside Park



**Brecon Beacons National Park Authority - PROPOSALS MAP**

Date: 02/12/2013 Scale: 1:200,000

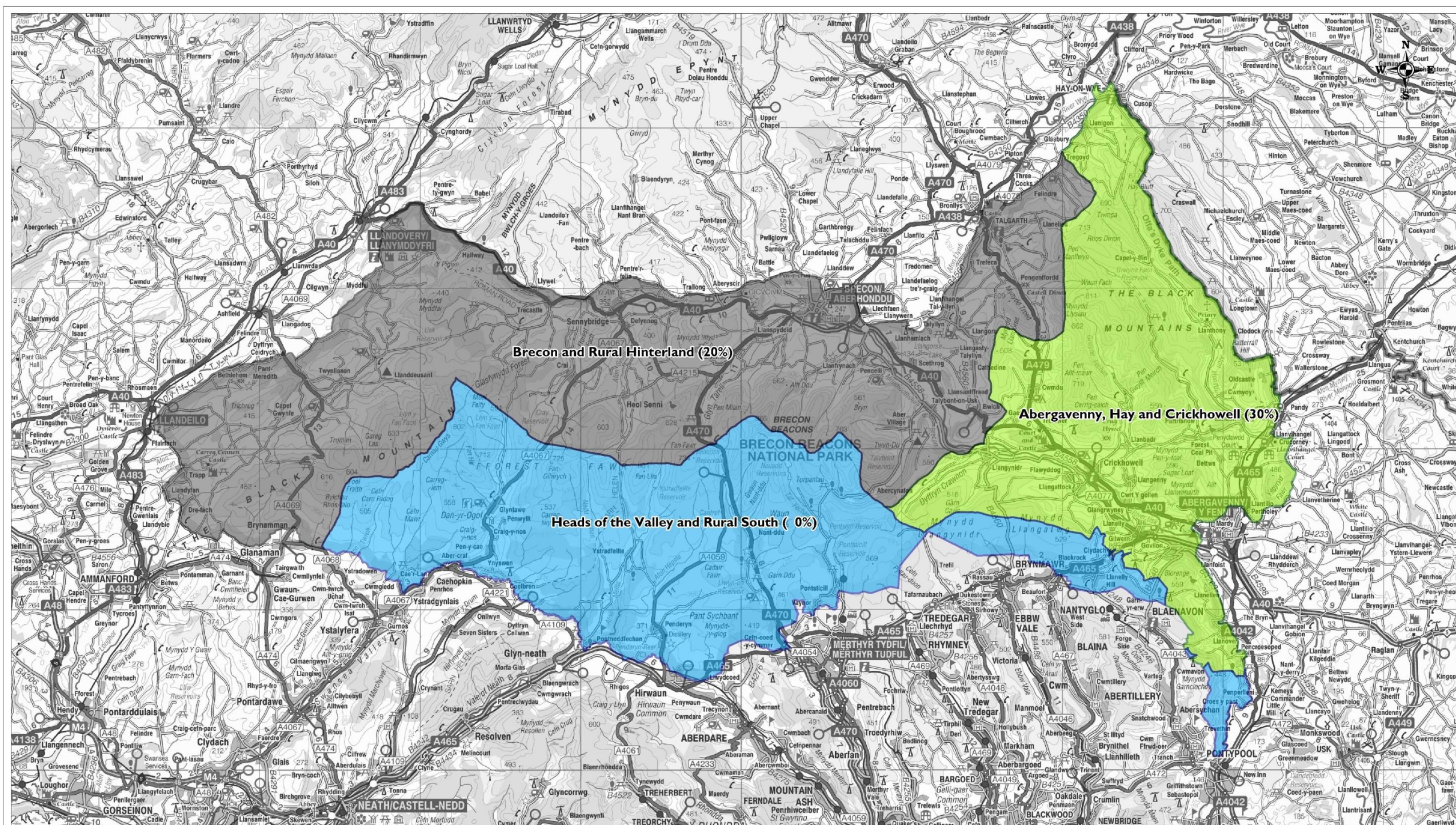
© Awdleholme Park, Council of Brecon & Breconshire,  
Fis y Plynor, Porth Cefn Isaf, Aberdare, Powys, LD1 7HF

© Brecon & Breconshire Council 2013  
Awdleholme Park, Council of Brecon & Breconshire,  
Fis y Plynor, Porth Cefn Isaf, Aberdare, Powys, LD1 7HF

© Brecon Beacons National Park Authority,  
Fis y Plynor, Cwmfa Tan Wagon, Powys, LD1 7HF

© Crown copyright and database right 2013  
Ordnance Survey 100019311. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Ordnance Survey.





© Brecon Beacons National Park Authority  
 Plas y Ffynnon, Cambrian Way  
 Brecon, Powys, LD3 7HP

© Awdurdod Parc Cenedlaethol Bannau Brycheiniog  
 Plas y Ffynnon, Ffordd Cambrian  
 Aberhonddu, Powys, LD3 7HP

Proposed Focused Change  
 Proposals Map to include Affordable Housing Submarket Areas

Date: - 17/10/2011

Centre: - 299614.47, 221524.98

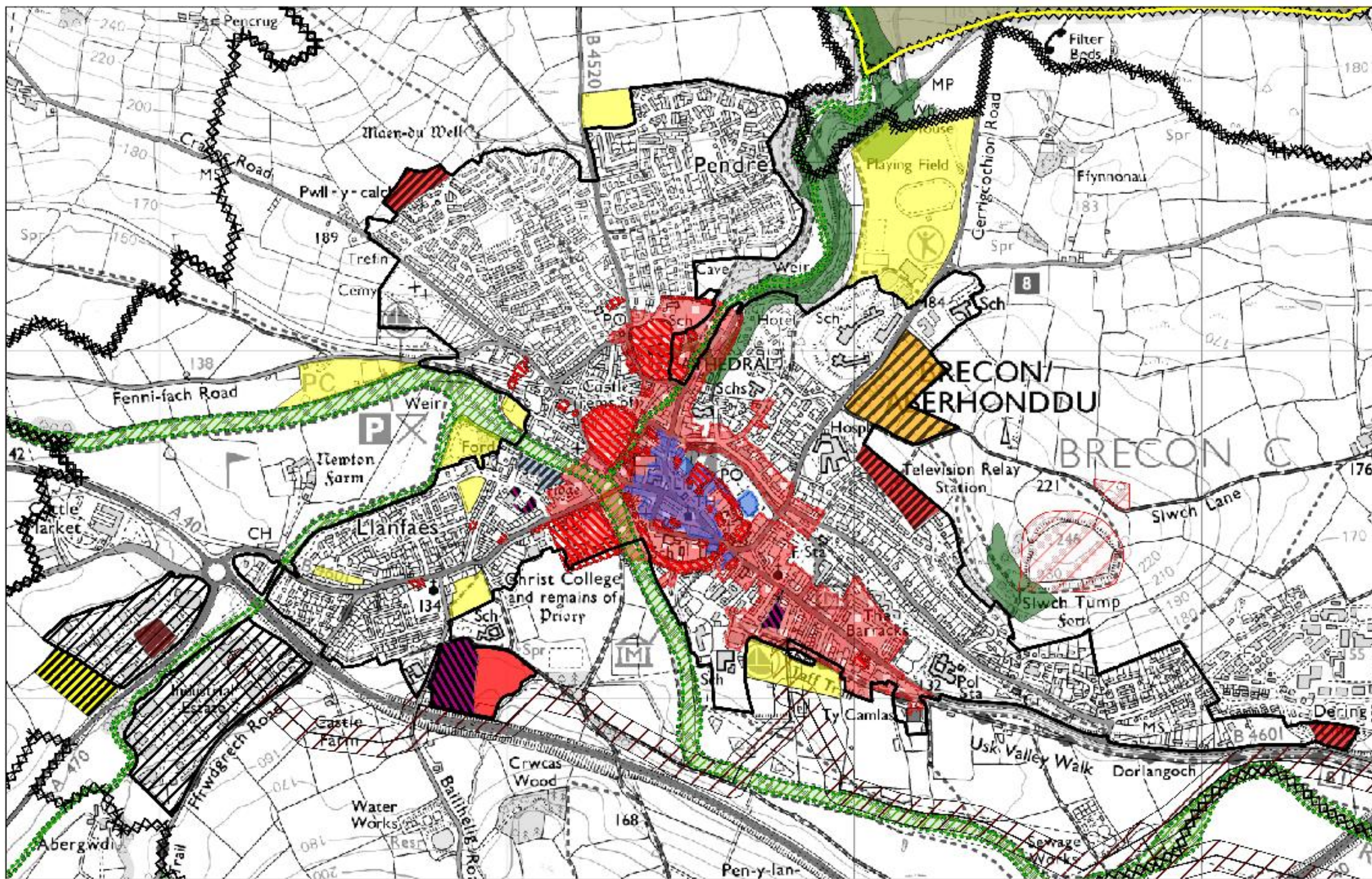
Zoom: - 96815.45 (m)

© Crown copyright and database rights 2011  
 Ordnance Survey 100019322 2011.

You are not permitted to copy, sub-licence, distribute  
 or sell any of this data to third parties in any form.

© Hawlfraint y Goron a hawliau cronfa ddata 2011  
 Arolwg Ordnans 100019322 2011.

Ni chaniateir i chwi gopio, tan-drwydded, dosbarthu  
 neu werthu y data yma i unrhyw drydydd barti mewn  
 unrhyw ffurf.



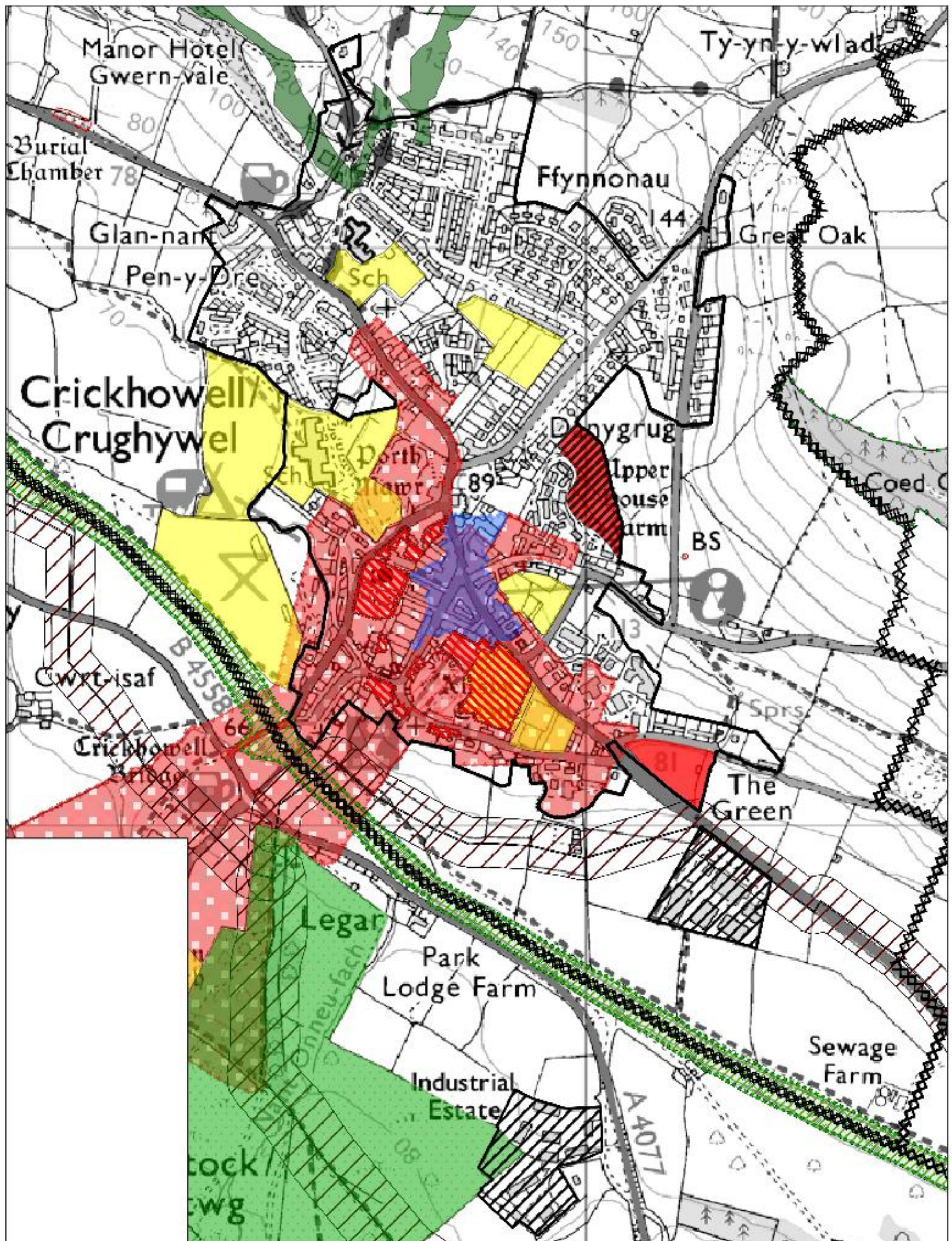
**Primary Key Settlement - BRECON**

Date: 28/11/2013 Scale: 1:10,000

© Authorised Person: Council of Brecon Breconshire,  
Ffis y Plynor, Rordd Cwmwl, Aberhonddu, Powys, LD3 7HF  
© Her Majesty's Commission on behalf of the Crown  
Ordnance Licence: 00019322. No reproduction in whole or in part without  
the written consent of the Ordnance Survey.

© Brecon Beacons National Park Authority  
Ffis y Plynor, Cwmwl, Wg Brecon, Powys, LD3 7HF  
© Crown copyright and database right 2013  
Ordnance Survey 100019322. You are not permitted to copy, to re-use,  
distribute or to lay out this data to third parties in any form.





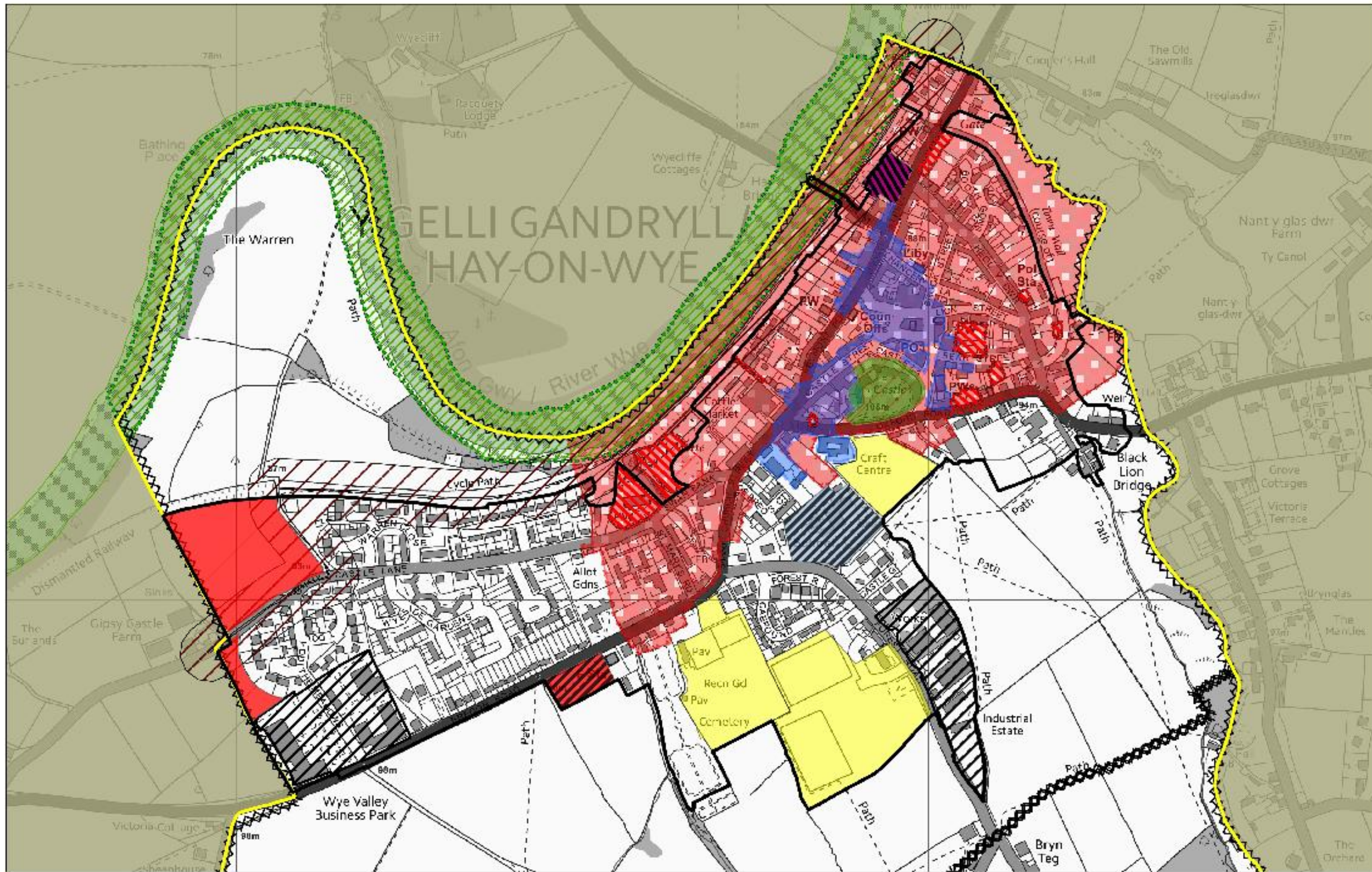
**Key Settlement Map - CRICKHOWELL**

Date: 28/11/2013  
 Scale: 1:6,000

© Crown copyright and database rights 2013  
 Ordnance Survey 100019333. You are not  
 permitted to copy or reuse, distribute or sell  
 any of this data to third parties in any form.

© Brecon Beacons National Park Authority  
 Plan y Ffynnonau Cwmbran/Abertaweek/Ffynnonau  
 LDP 2013



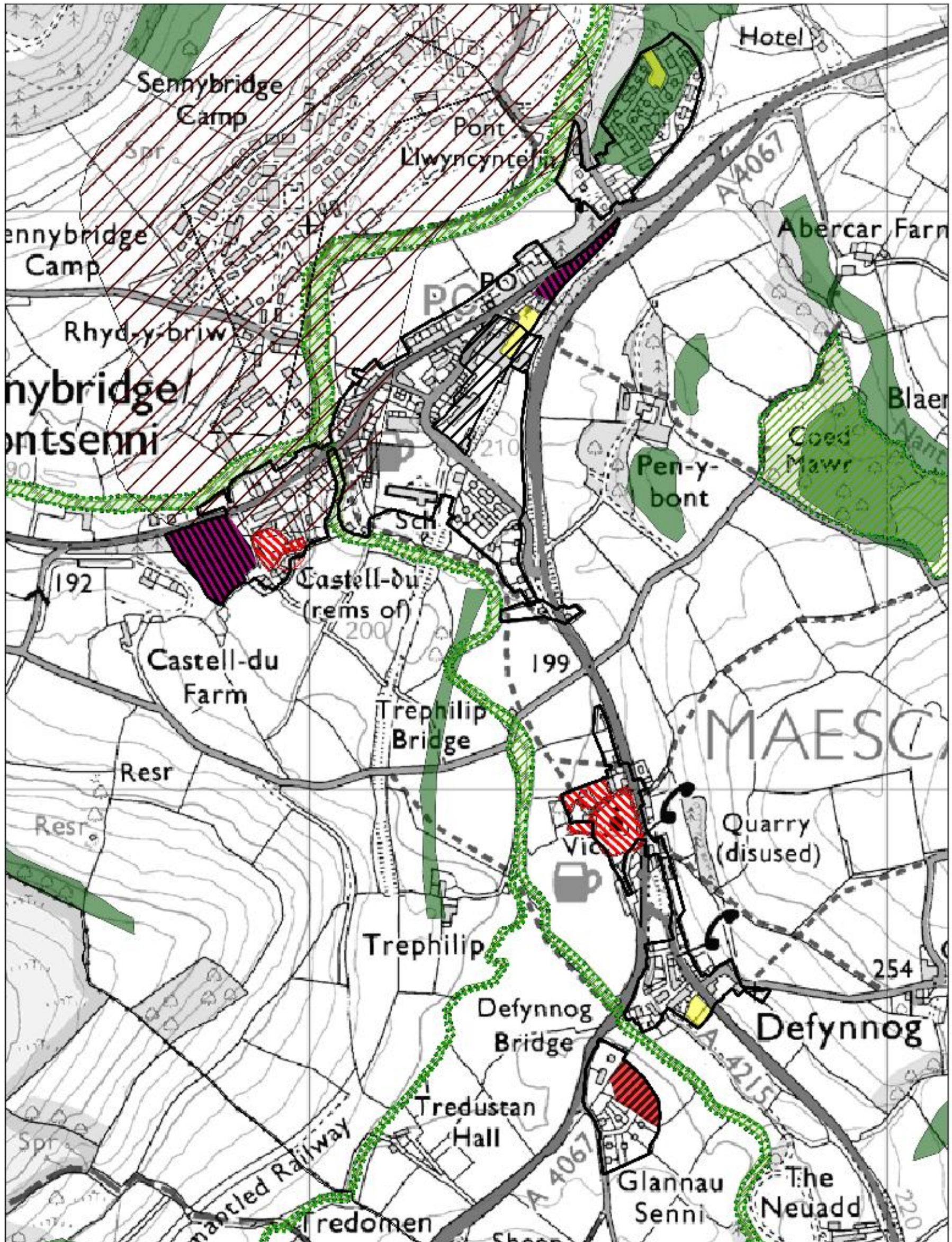


**Key Settlement - HAY-ON-WYE**

Date: 28/11/2013 Scale: 1:5,000

© Authorised Person: Council of Brecon Beacons, Powys, LD3 7HF  
 Powys Planning, Rural & Countryside, Powys, LD3 7HF  
 © Crown Copyright and database right 2013  
 Ordnance Survey 100019322. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.  
 © Brecon Beacons National Park Authority  
 Powys Planning, Rural & Countryside, Powys, LD3 7HF  
 © Crown Copyright and database right 2013  
 Ordnance Survey 100019322. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.





**Level 2 Settlement Map - SENNYBRIDGE & DEFYNNOG**

Date: 03/12/2013  
 Scale: 1:6,000

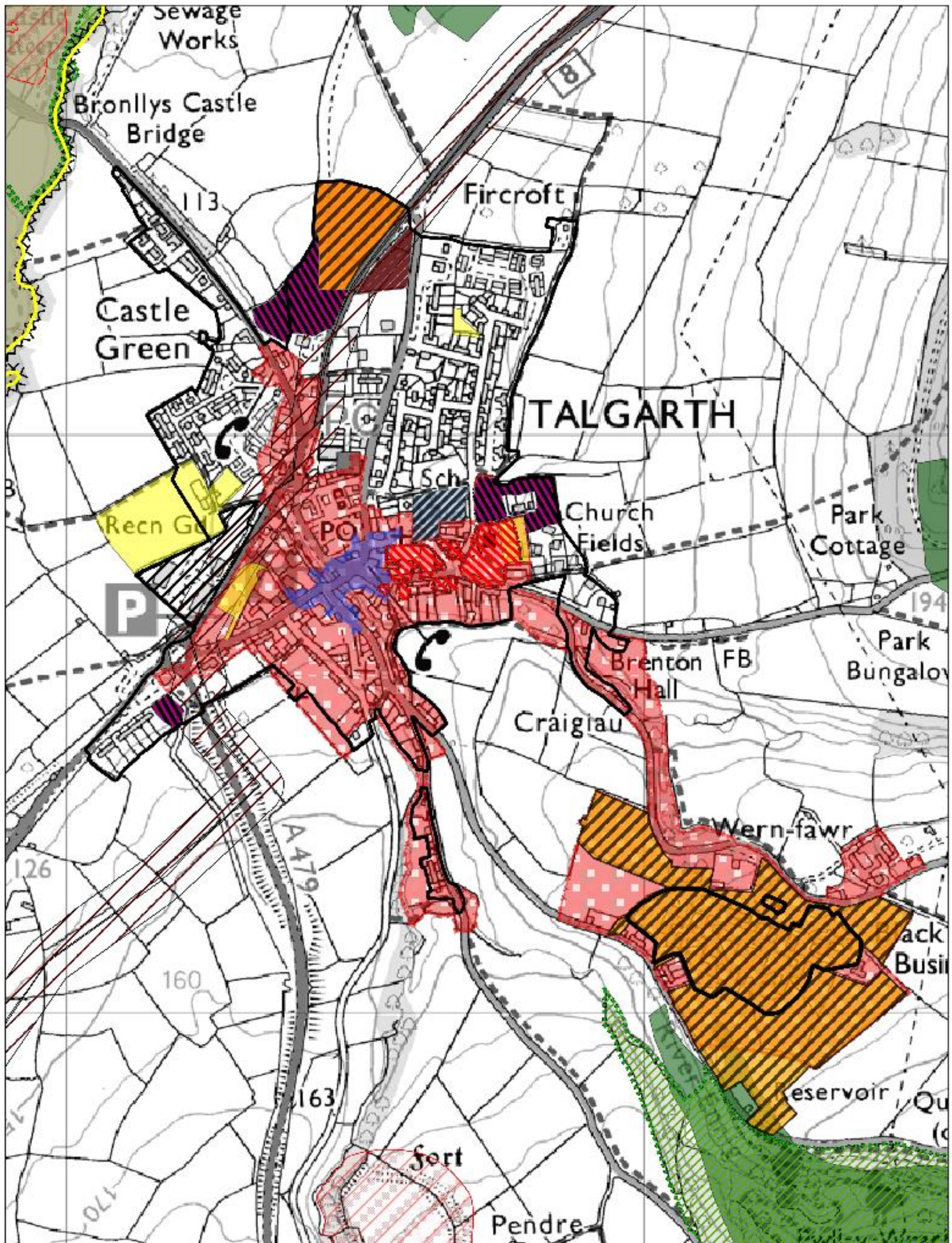
© Awdurdod Powys a'r Ardal Iddo Eiddau Brycheiniog  
 Ffôn: 01497 81000, Ffôn Ffôn: 01497 81000, Ffôn Ffôn: 01497 81000

© Hafrestrau'r Gorn a hysbysu, o'r ddiwedd 2013  
 Awdurdod Powys 1000 9000. Nid oes hysbysu, o'r ddiwedd  
 ym 1000 9000, a hysbysu, o'r ddiwedd 2013

© Brecon Beacons National Park Authority  
 Ffôn: 01497 81000, Ffôn Ffôn: 01497 81000, Ffôn Ffôn: 01497 81000

© Crown copyright and database right 2013  
 Ordnance Survey 100019332. You are not  
 permitted to copy or reuse, distribute or sell  
 any of this data to third parties in any form.





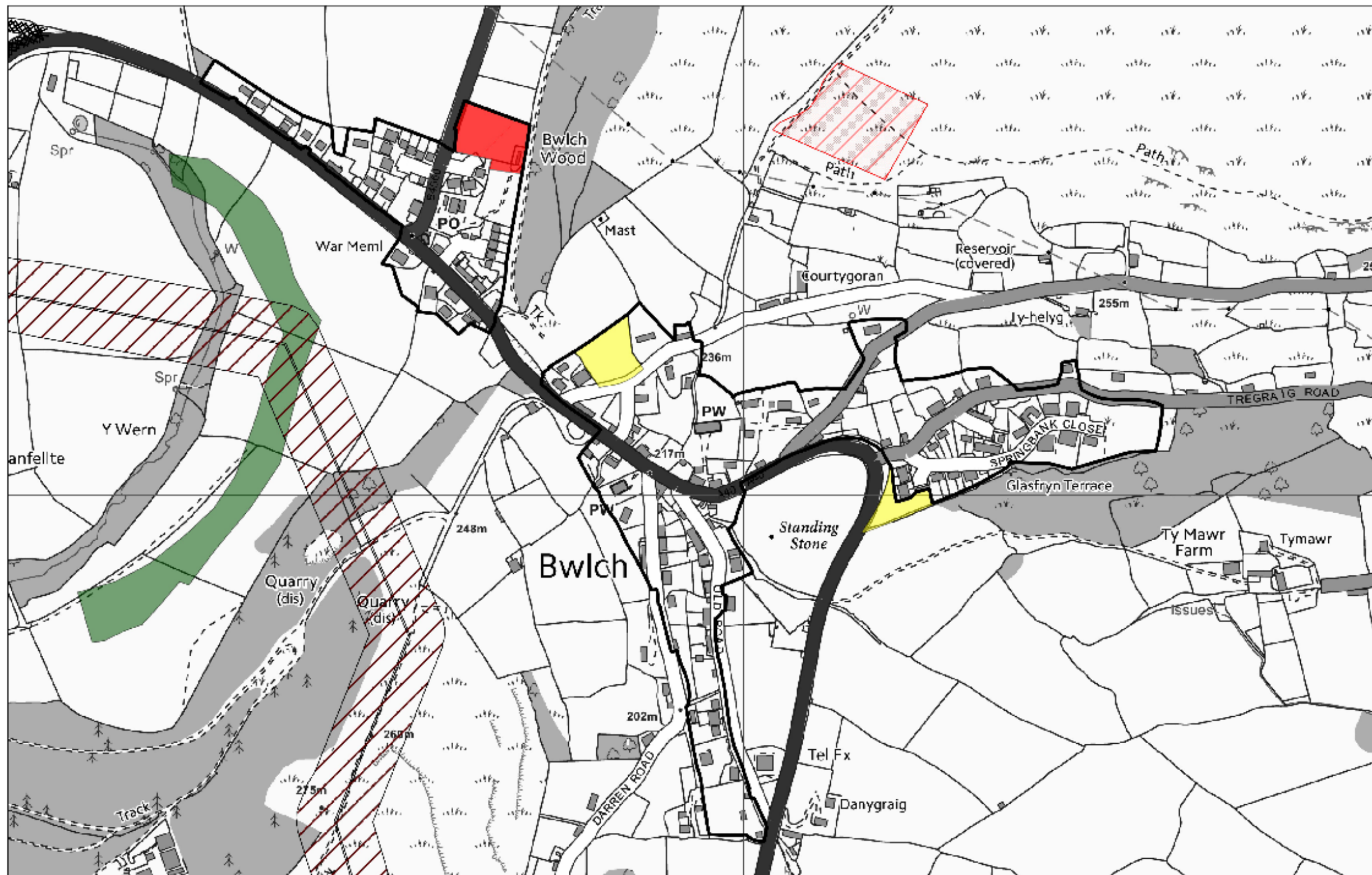
**Key Settlement Map - TALGARTH and Allocated Brownfield Site Map - FORMER MID WALES HOSPITAL**

Date: 28/11/2013  
 Scale: 1:6,000

© Amcwsol Bro Gwynedd a Bro Eirias Brycheiniog  
 Ffotograffeg a Chwilioedd Cymdeithasol Cymru  
 1997-2013  
 © Ffotograffeg a Chwilioedd Cymdeithasol Cymru  
 1997-2013. Nid oes hysbysu o'i ddiol  
 i'r awdurdodau a'r hysbysu o'i ddiol i'r awdurdodau  
 a'r hysbysu o'i ddiol i'r awdurdodau.

© Brecon Beacons National Park Authority  
 Ffotograffeg a Chwilioedd Cymdeithasol Cymru  
 1997-2013  
 © Crown copyright and database right 2013  
 Ordnance Survey. 100019322. You are not  
 permitted to copy or use all or parts of the  
 data in this data in any form.



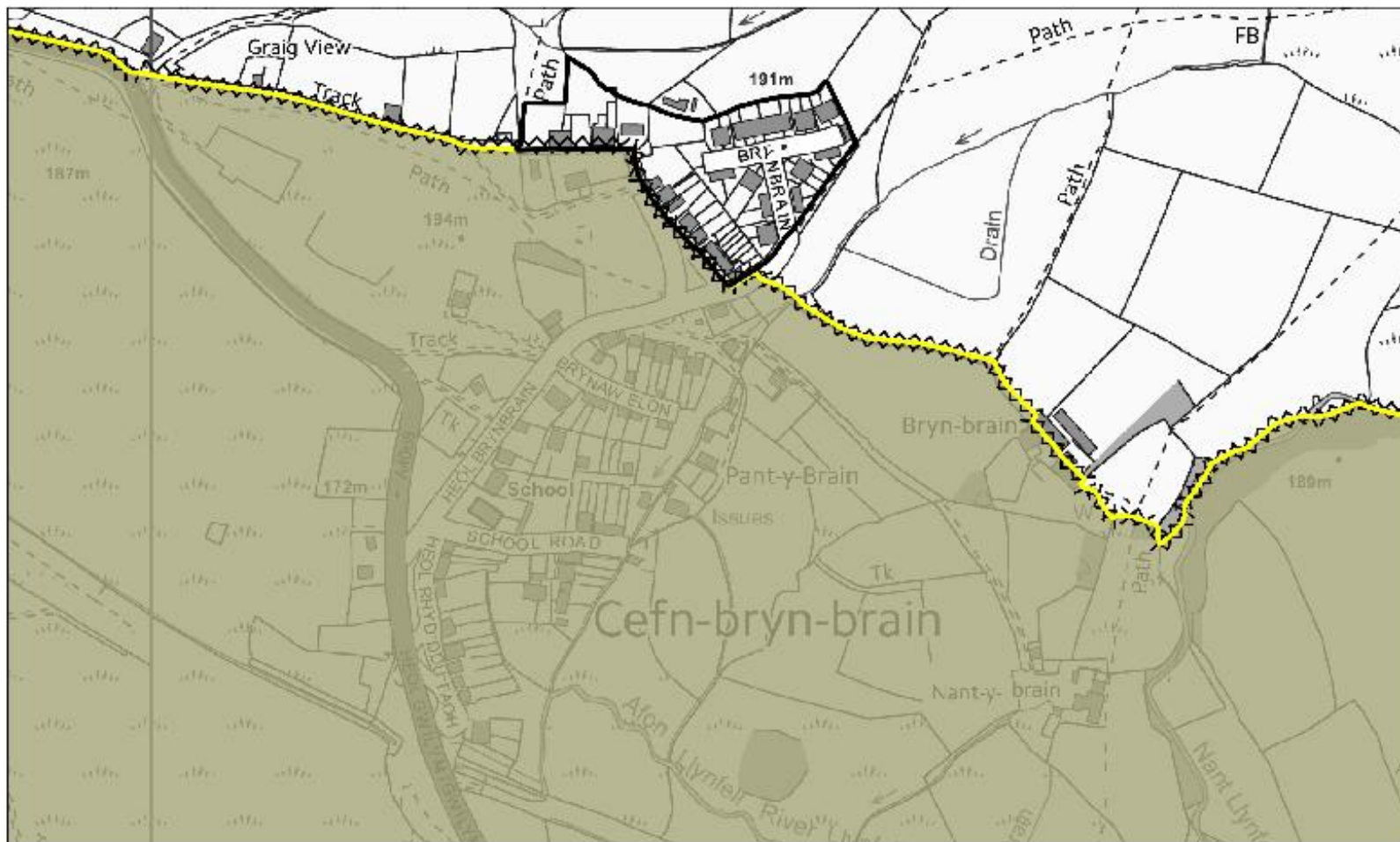


**Level 3 Settlement Map - BWLCH**

Date: 28/11/2013 Scale: 1:4,000

© Aerial Imagery: Crown Copyright, Ordnance Survey, OS 7-F  
 © Brecon Beacons National Park Authority  
 © Ordnance Survey 1999/2013. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Ordnance Survey. Ordnance Survey is a registered trademark of Ordnance Survey Limited.





**Level 3 Settlement Map - CEFN BRYN BRAIN**

Date: 28/11/2013      Scale: 1:4,000

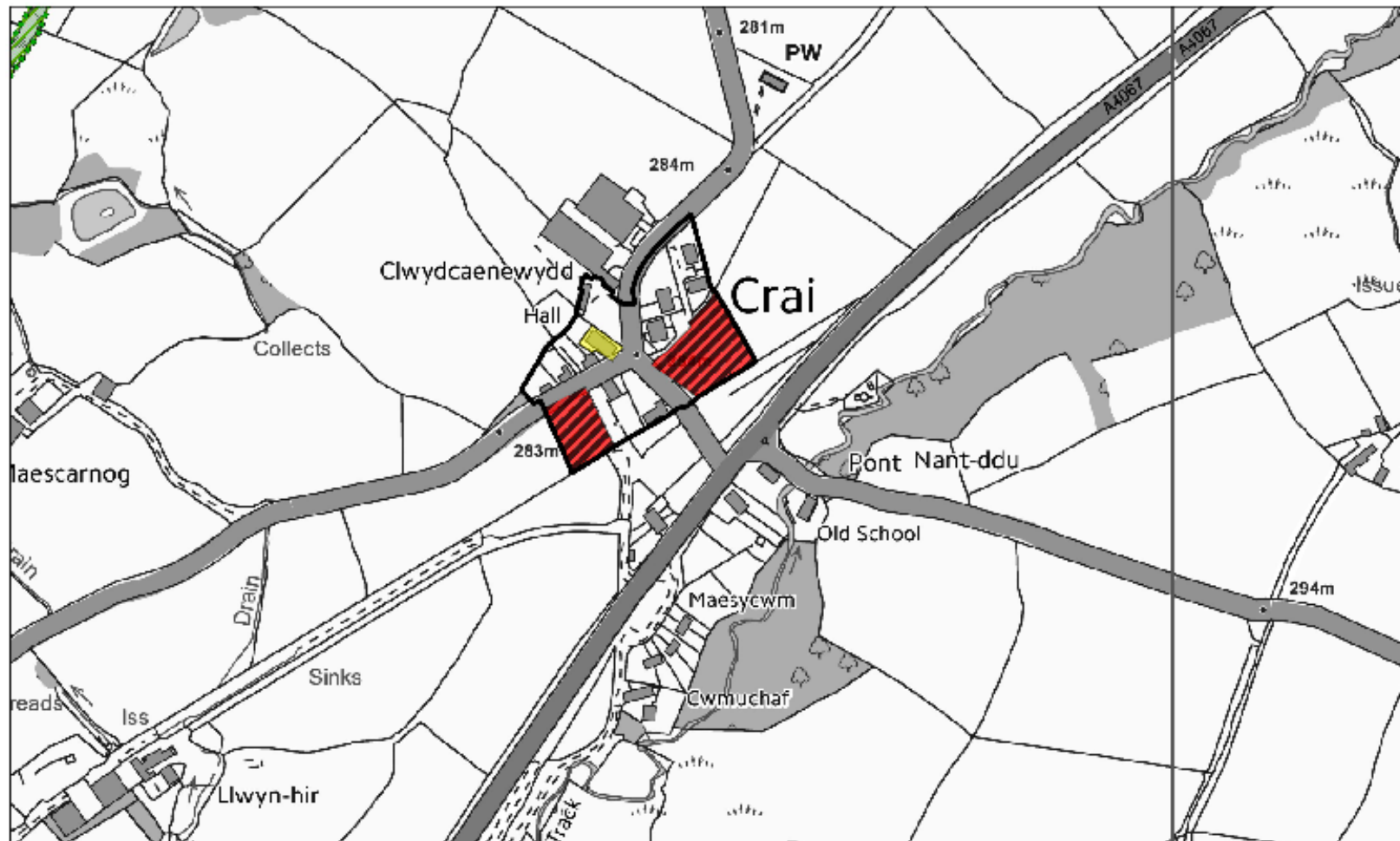
© Author: The Cartographic Team (Geomatics)  
 Pwyllwr: Rhodri Jones, (Also: Gwilym Jones, Lewis Jones)  
 LDP 2013

© Ordnance Survey Crown Copyright and database rights 2013  
 Airphoto Ordnance Survey 1999-2012. All other rights reserved.  
 This map is a reproduction of the original map and is not a substitute for the original map.

© Brecon Beacons National Park Authority  
 Pwyllwr: Rhodri Jones, (Also: Gwilym Jones, Lewis Jones)  
 LDP 2013

© Crown Copyright and database rights 2013  
 Ordnance Survey 1999-2012. All other rights reserved.  
 This map is a reproduction of the original map and is not a substitute for the original map.





**Level 3 Settlement Map - CRAI**

Date: 28/11/2013 Scale: 1:4,000

© Awluster Tŷr Cymunedol Tŷrion Brycheiniog  
Ple y Ffynon, Bro a'r Cwmnau, Abergavenny, Powys,  
LL23 4JF

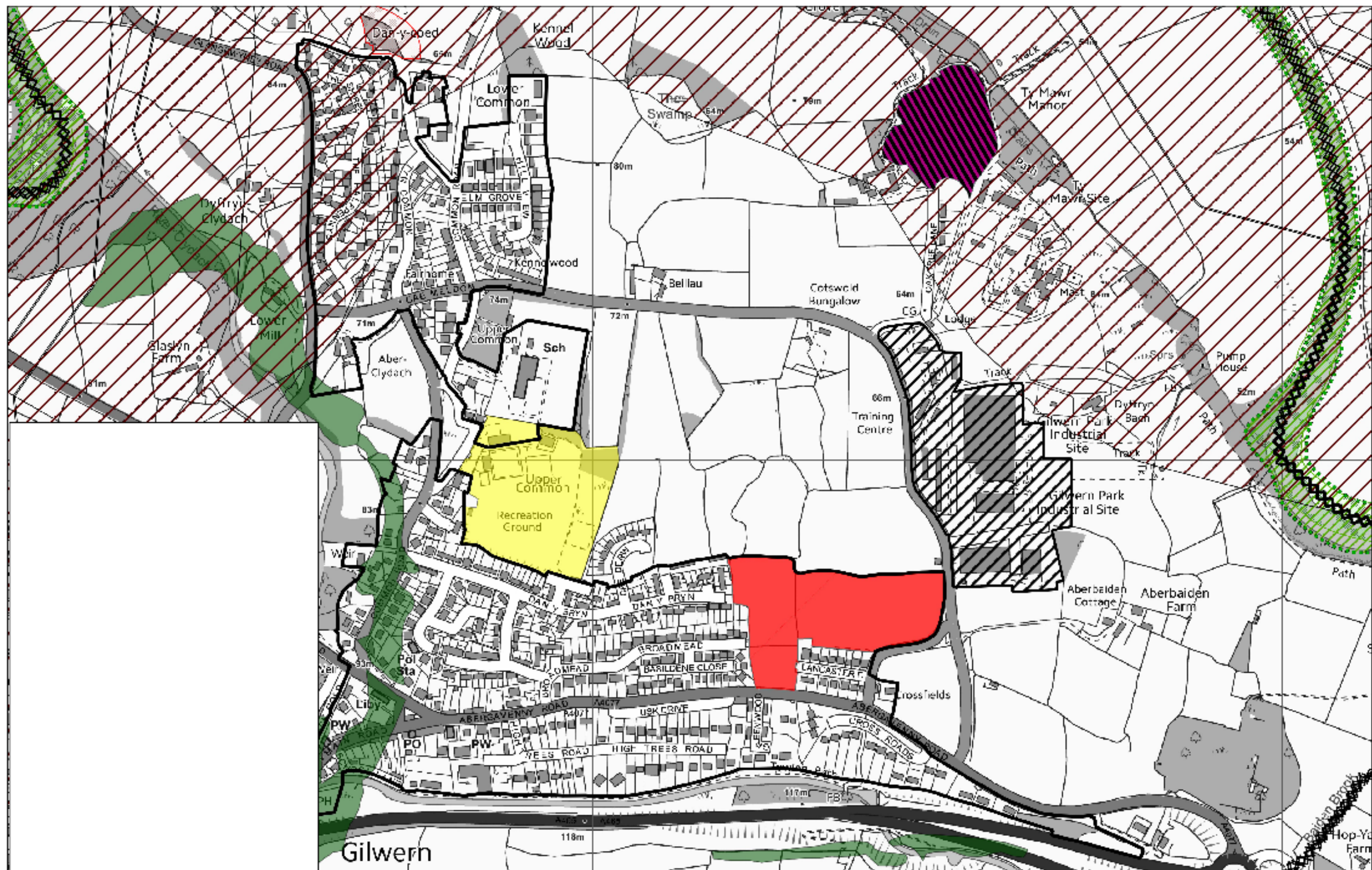
© Heddlu a'r Cwmnau a'r Cwmnau a'r Cwmnau 2013  
Aros yn Gwladus 100019322. Ffôn chifftrol 0145  
7995. E-bost: dd@dd.gov.uk. Mwy o wybodaeth  
am y tŷrion a'r cwmnau a'r cwmnau a'r cwmnau.

© Brecon Beacons National Park Authority  
Park y Brynau, Cwmduon Valley, Brecon, Powys,  
LL23 4JF

© Crown copyright. All rights reserved. 2013  
Ordnance Survey 1000 19322. You are not  
permitted to copy, distribute, or otherwise use  
any of this data in this map or to reuse it.







**Level 3 Settlement Map - GILWERN EAST**

Date: 28/11/2013 Scale: 1:5,000

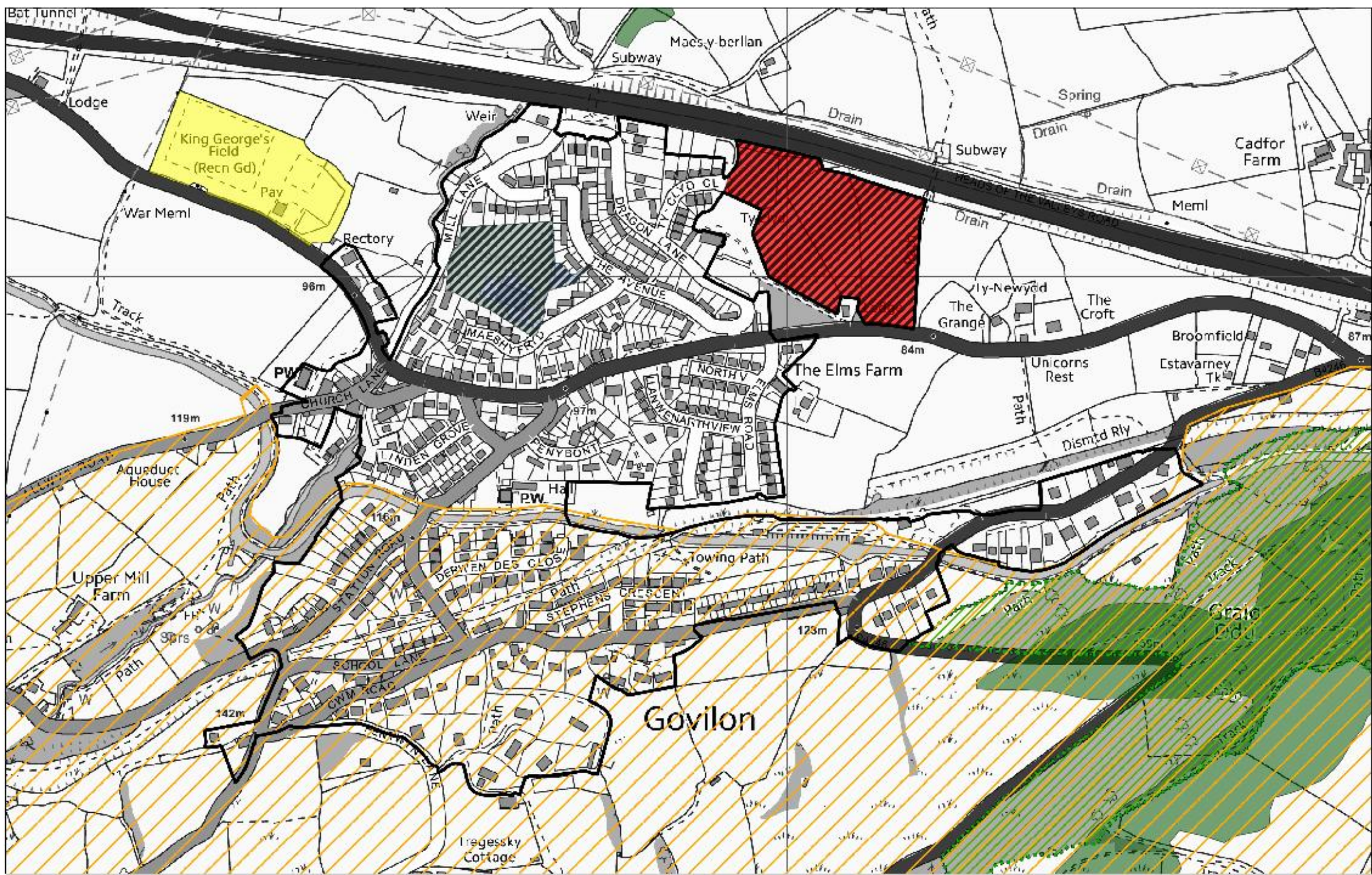
© Aerddeddf Parc Cenedlaethol Brecon Beacons  
 Ffisiol Pwyllwr, Parc Cenedlaethol Brecon, Powys, LD3 7HP

© The Crown Copyright and database right 2013  
 Ordnance Survey 100019322. No copyright clearance required for use of this data for non-commercial purposes.

© Brecon Beacons National Park Authority  
 Ffisiol Pwyllwr, Parc Cenedlaethol Brecon, Powys, LD3 7HP

© Crown Copyright and database right 2013  
 Ordnance Survey 100019322. No copyright clearance required for use of this data for non-commercial purposes.





**Level 3 Settlement Map - GOVILON**

Date: 28/11/2013 Scale: 1:4,000

© Authorised Person: Council of Brecon Beacons  
 Ffasi y Pwyllwr, Cwm Gwladys, Aberhonddu, Powys, LD3 7HP

© Authorised Person: Council of Brecon Beacons  
 Ffasi y Pwyllwr, Cwm Gwladys, Aberhonddu, Powys, LD3 7HP

© Brecon Beacons National Park Authority  
 Ffasi y Pwyllwr, Cwm Gwladys, Aberhonddu, Powys, LD3 7HP

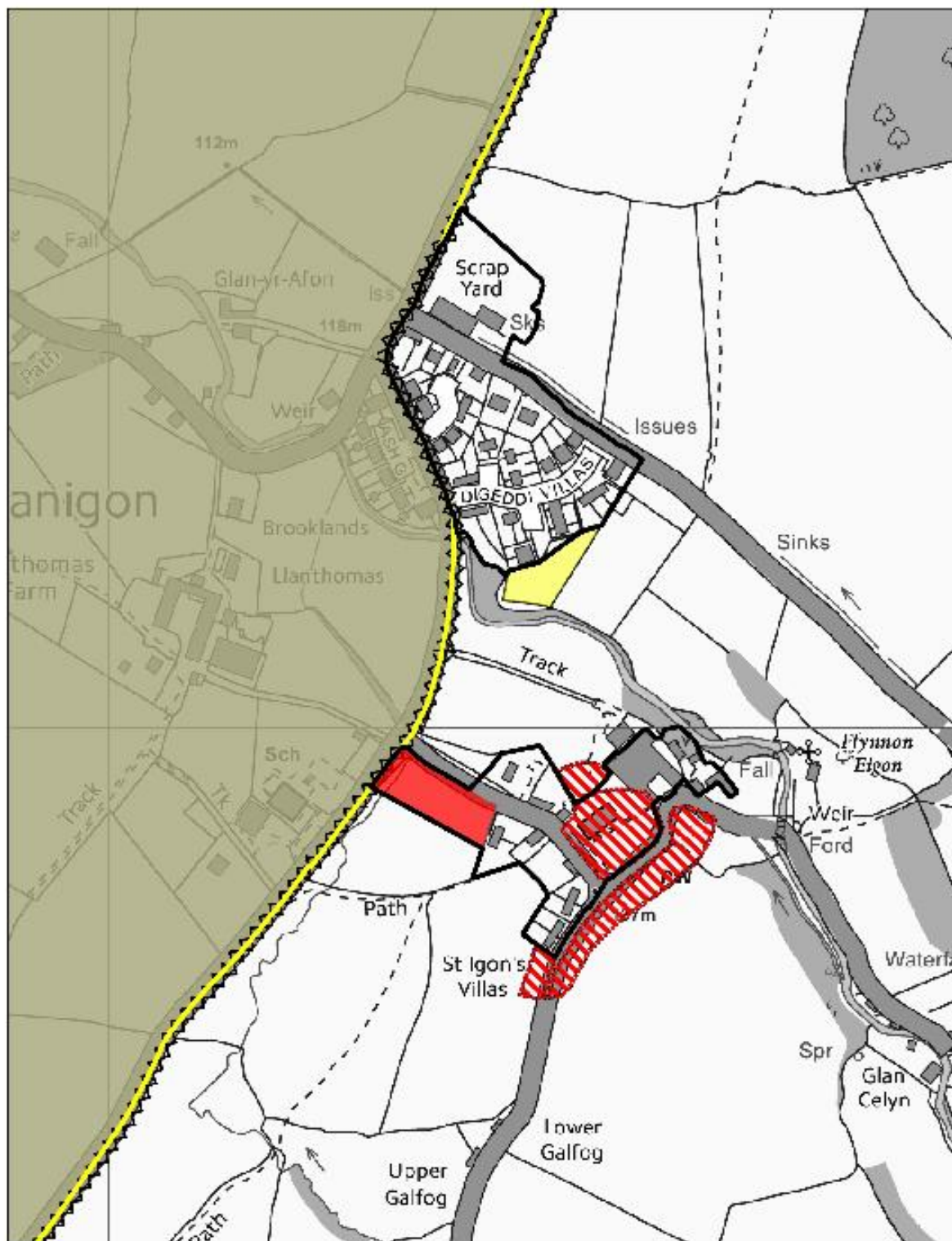
© Crown copyright and database right 2013  
 Ordnance Survey 100019312. You are not permitted to copy, publish, or  
 distribute or sell any of this data to third parties in any form.











**Level 3  
Settlement Map -  
LLANIGON**

Date: 28/11/2013  
Scale: 1:4,000

© Aer Llud, Ffynnon, Cwmbran, Tŷ y Ffynnon, Pas y Ffynnon, Ffordd Cwmbran, Acremonddu, Tŷ y Ffynnon, LD3 7HF

© Howdens & Green who own the rights to the 2013 Aer Llud © data 100019322. No other data is available or copyrighted, do not use our work or data for any other purpose without our written consent.

© Brecon Beacons National Park Authority Tŷ y Ffynnon, Cwmbran, NP23 5DB, Brecon, Powys, LD3 7HF

© Crown copyright and database rights 2013 Ordnance Survey 000 9332. All rights reserved. No copyright or database rights or other rights in this data or other data in any form.









### Level 3 Settlement Map - PENCELLI

Date: 28/11/2013 Scale: 1:4,000

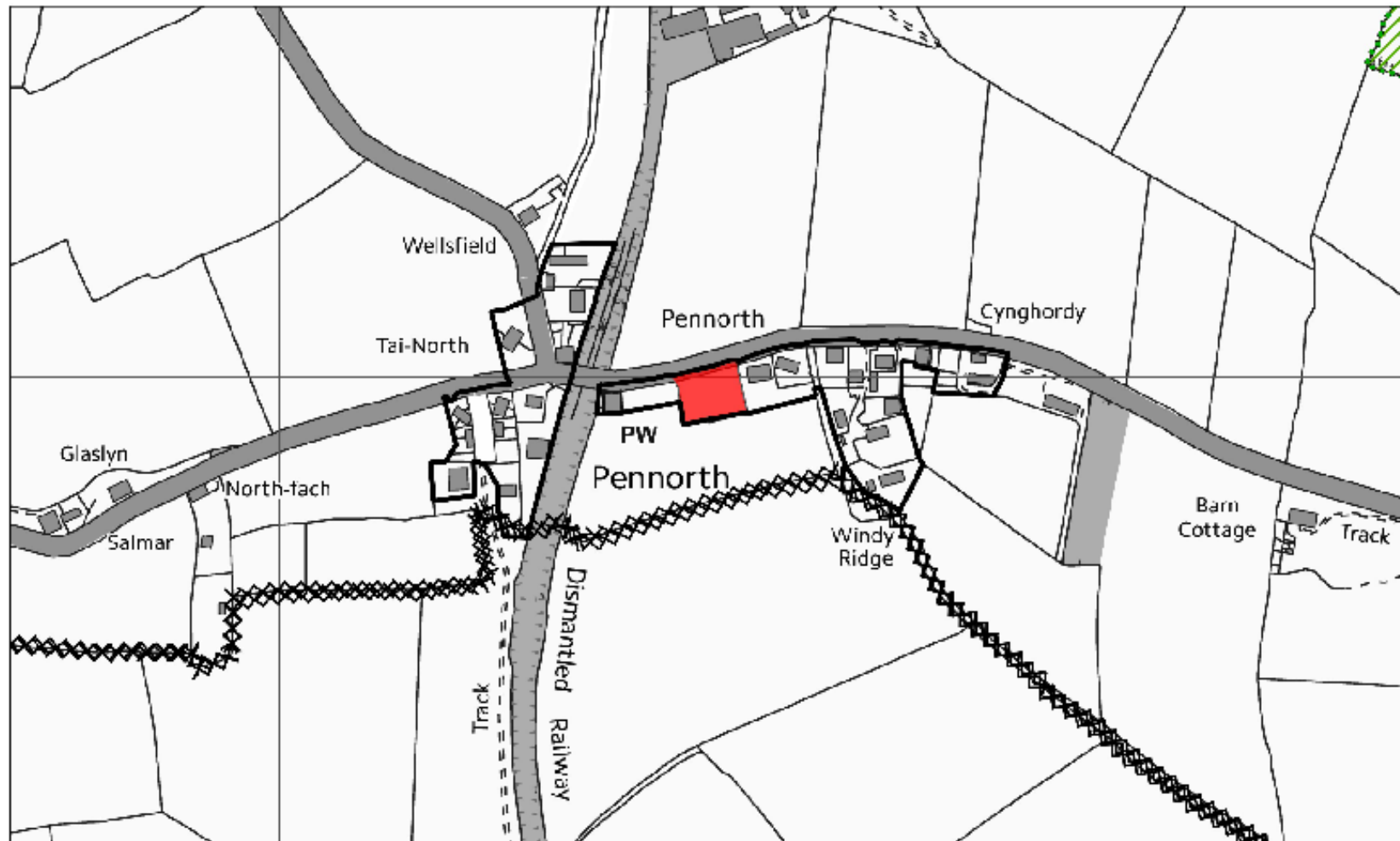
© Authorised for Commercial Use only by the Brecon Beacons National Park Authority, Brecon, Powys, LL23 9JF

© Ordnance Survey. All rights reserved. 2013. Ordnance Survey 100019122. All other rights reserved. Ordnance Survey and its logo are registered trademarks of Ordnance Survey. All other rights reserved.

© Brecon Beacons National Park Authority, Brecon, Powys, LL23 9JF

© Crown copyright and database rights 2013. Ordnance Survey 100019122. You are not permitted to copy or disseminate, in any form, any of the data in this map or to reuse it.





### Level 3 Settlement Map - PENNORTH

Date: 28/11/2013 Scale: 1:4,000

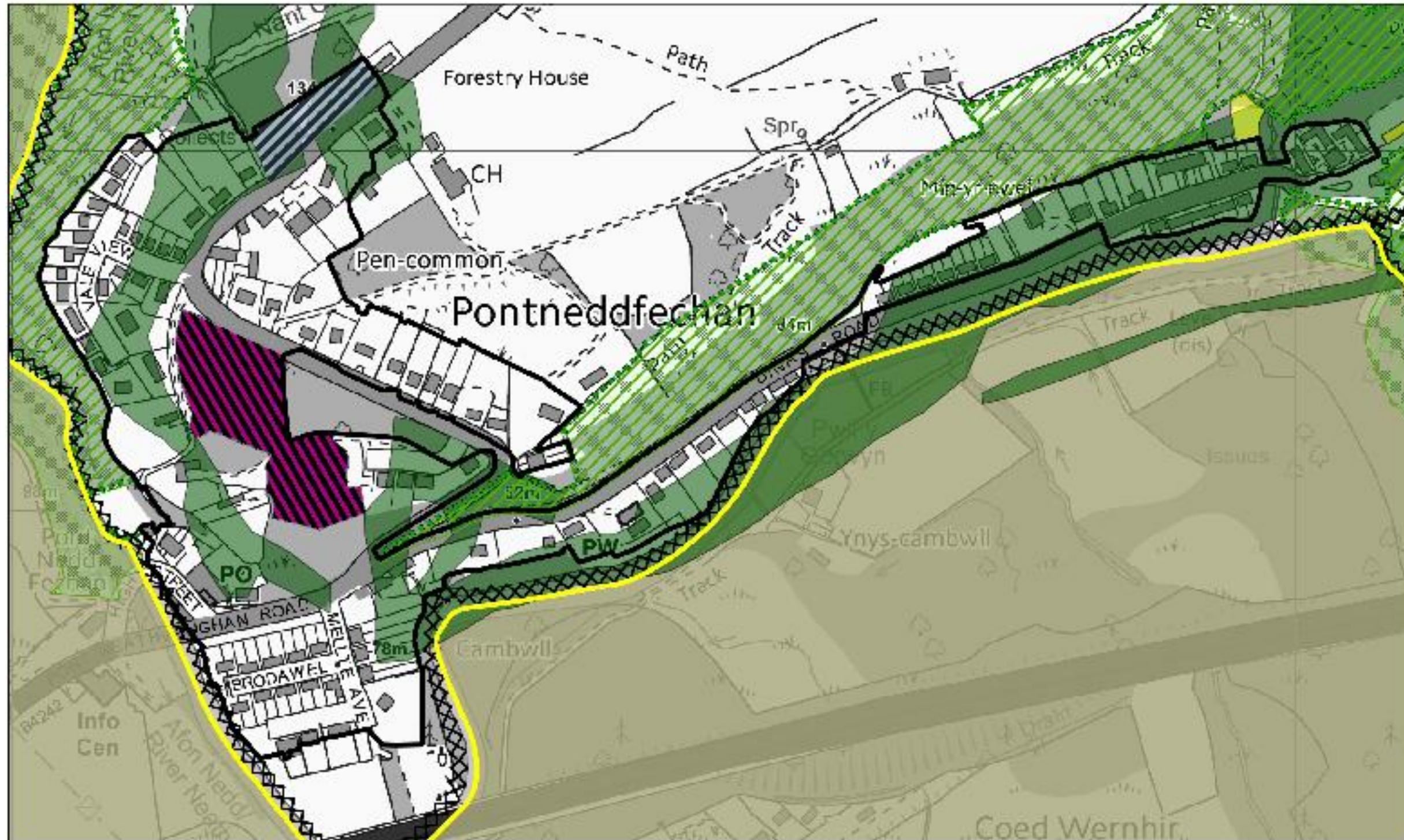
© Awdleyston Farm, Cae-y-bwrdd, Ynys-y-bwthyr, Pely Ffynon, Box of Cornish, Aled, Gwddu, Powys, LL35 4TF

© Heddlu Powys, Cwmwl, Castell y Castell, 2013  
 Awdleyston Farm, Cae-y-bwrdd, Ynys-y-bwthyr, Pely Ffynon, Box of Cornish, Aled, Gwddu, Powys, LL35 4TF

© Brecon Beacons National Park Authority  
 Pely Ffynon, Cae-y-bwrdd, Ynys-y-bwthyr, Powys, LL35 4TF

© Crown copyright and database rights 2013  
 Ordnance Survey 1000 1932. You are not permitted to copy, distribute, or otherwise use all or any of this data in this map as it is a crime.





### Level 3 Settlement Map - PONTNEDDFECHAN

Date: 28/11/2013 Scale: 1:4,000

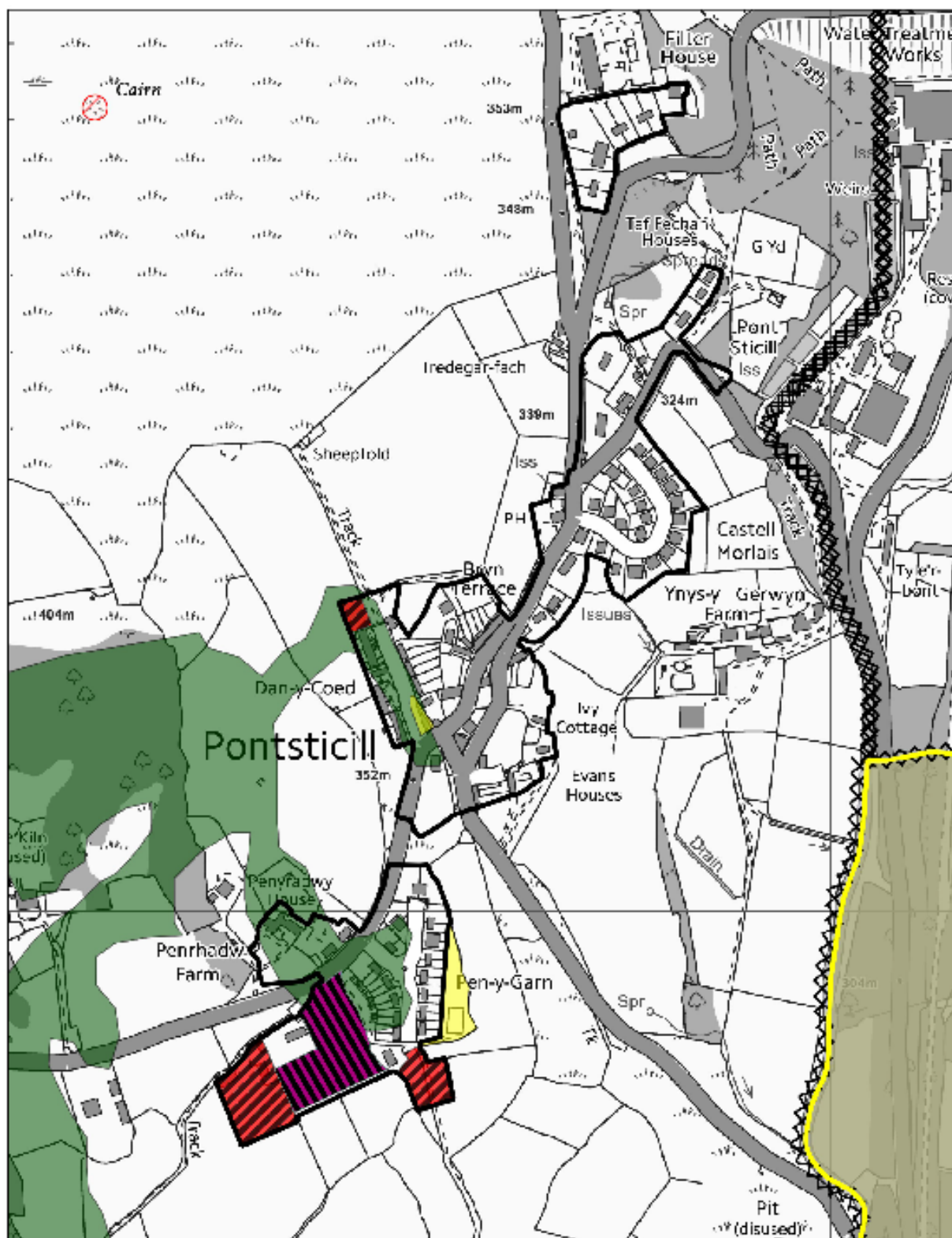
© Awdurdod Parc Cenedlaethol Tŷnau Brycheiniog  
Ple y Ffynon, Bwrdd Cymuned, Aber-cambwll, Powys,  
LL23 4 11

© Heddlu a Chwarae Cymuned Tŷnau Brycheiniog  
Awdurdod Parc Cenedlaethol Tŷnau Brycheiniog  
Awdurdod Parc Cenedlaethol Tŷnau Brycheiniog  
Awdurdod Parc Cenedlaethol Tŷnau Brycheiniog

© Brecon Beacons National Park Authority  
Ple y Ffynon, Cwmwl-y-rweil, Powys,  
LL23 4 11

© Crown copyright and database rights 2013  
Ordnance Survey 1000 19322. You are not  
permitted to copy, distribute, or use in any  
form of this data in this part of the map.





**Level 3 Settlement  
Map -  
PONTSTICILL**

Date: 28/11/2013  
Scale: 1:5,000

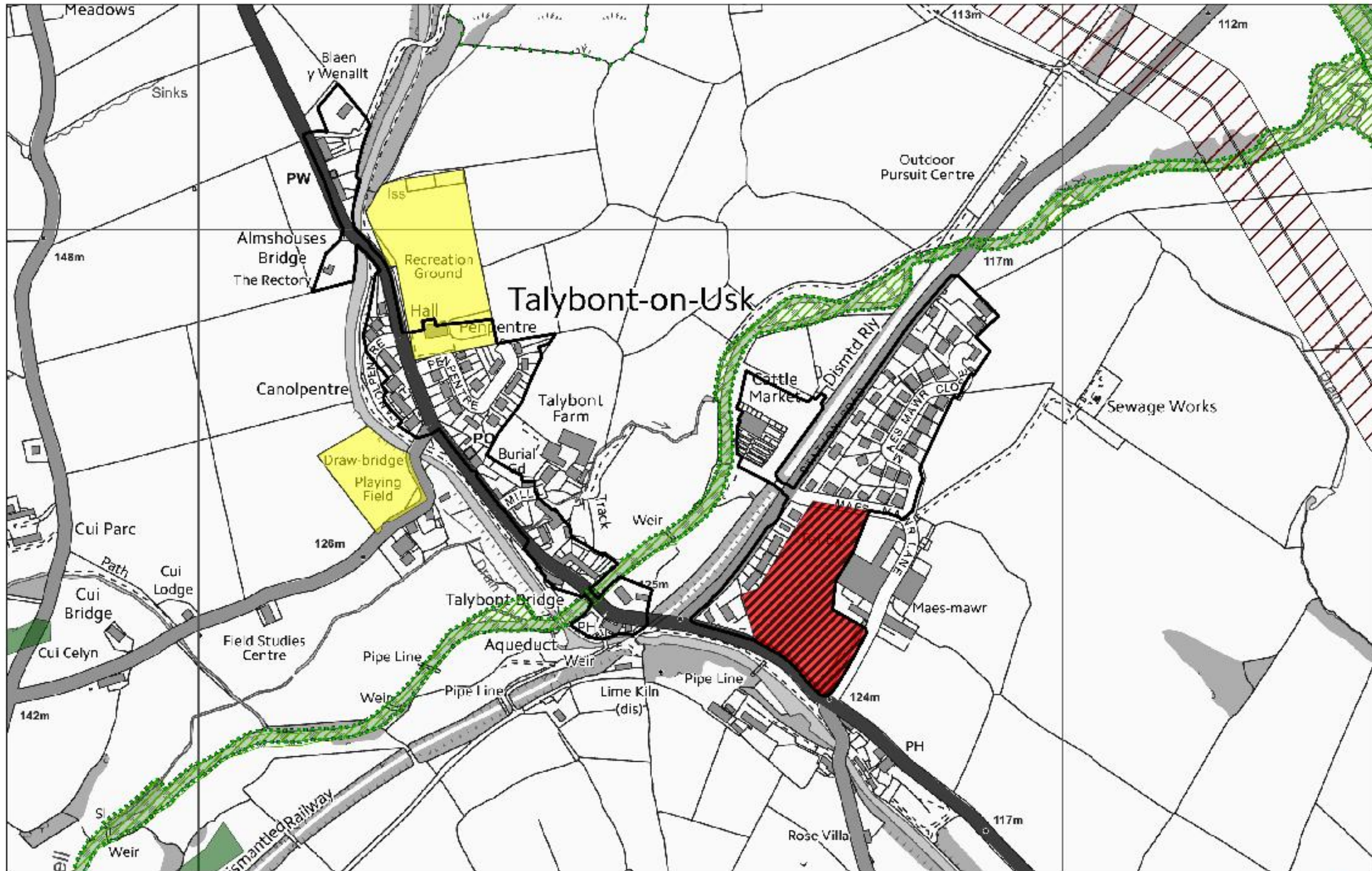
© Awdurdod Parc Cenedlaethol Bannau, Blydeiriog, Pas y Ffynnon, Ffridd Cwmbrân, Acre-monddu, Towy, LD3 7HF

© Heddlu a Gwasalwch Cymru 2013  
A chydig o ddiwedd 100017833. Ni ddarparir i chi wep o'r hysbysu, i ddiwedd o'r hysbysu a data gyswilt heb gyswilt, heb gyswilt, heb gyswilt.

© Brecon Beacons National Park Authority  
Pas y Ffynnon, Cwmbrân NP23 7HP

© Crown copyright and database rights 2013  
Ordnance Survey 000 9332. All rights reserved. No part of this data may be reproduced or stored in a retrieval system without the prior written permission of Ordnance Survey.





**Level 3 Settlement Map - TALYBONT-ON-USK**

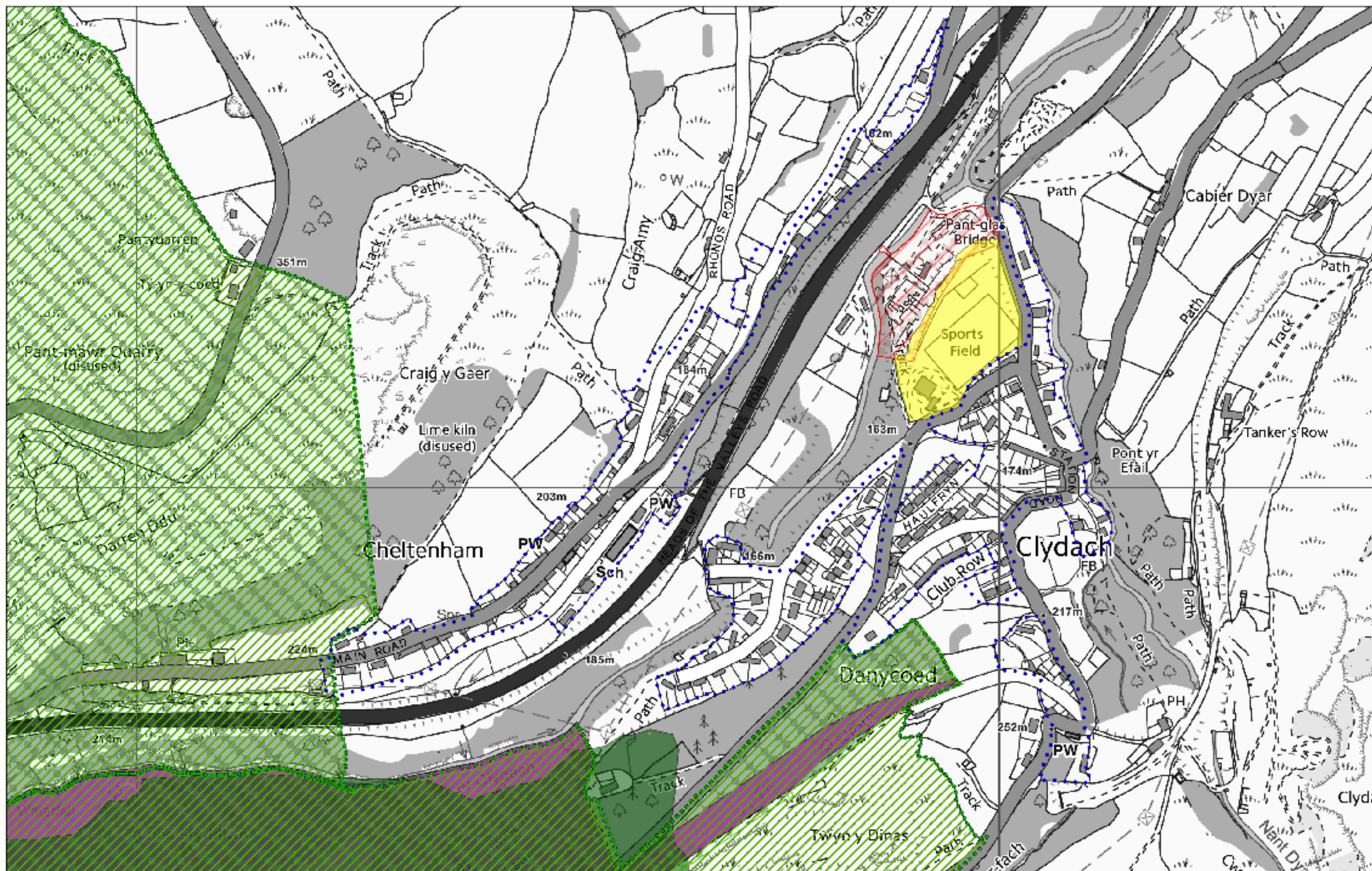
Date: 28/11/2013 Scale: 1:4,000

© Authorised Person: Completed by Simon Stephenson,  
 Planning Policy Officer, Brecon Beacons National Park Authority, LD3 7HF  
 © Brecon Beacons National Park Authority 2013  
 Ordnance Survey: 00019322. All copyright in this map is the property of the Ordnance Survey. No part of this map may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Ordnance Survey.

© Brecon Beacons National Park Authority  
 Planning Policy Officer, Brecon Beacons National Park Authority, LD3 7HF  
 © Crown Copyright and database right 2013  
 Ordnance Survey 100019322. You are not permitted to copy, distribute, disseminate or otherwise use this map or any part of it in any form.







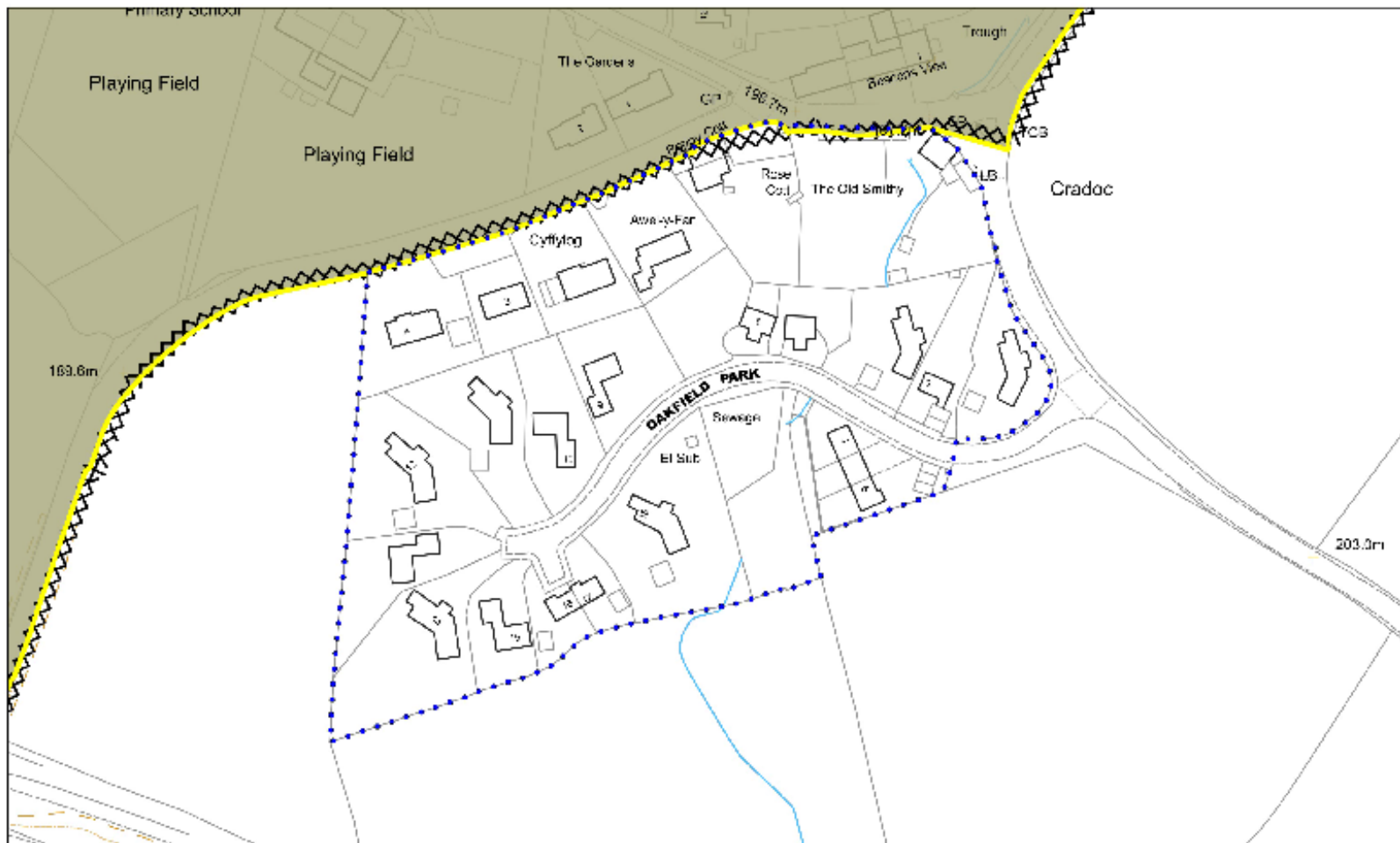
**Level 4 Settlement Map - CLYDACH**

Date: 28/11/2013 Scale: 1:4,000

© Authorised Person: Council of Brecon Beacons  
 Ffais y Pwyllor, Parc Cwm Isaf, Aberhonddu, Powys, LD3 7HF  
 © The Council of Brecon Beacons 2013  
 Ordnance Survey: 00019322. No copyright in the exploration and exploitation  
 of the earth, sea, water or any other thing in the United Kingdom.

© Brecon Beacons National Park Authority  
 Ffais y Pwyllor, Parc Cwm Isaf, Aberhonddu, Powys, LD3 7HF  
 © Crown copyright and database right 2013  
 Ordnance Survey 100019322. You are not permitted to copy, distribute,  
 disseminate or sell any part of this map to third parties in any form.





**Level 4 Settlement Map - CRADOC**

Date: 28/11/2013 Scale: 1:1,500

© Available for Commercial/General Publishing  
 Play/Fyzical/Board Games, Also suitable, Pwys,  
 LLS 411

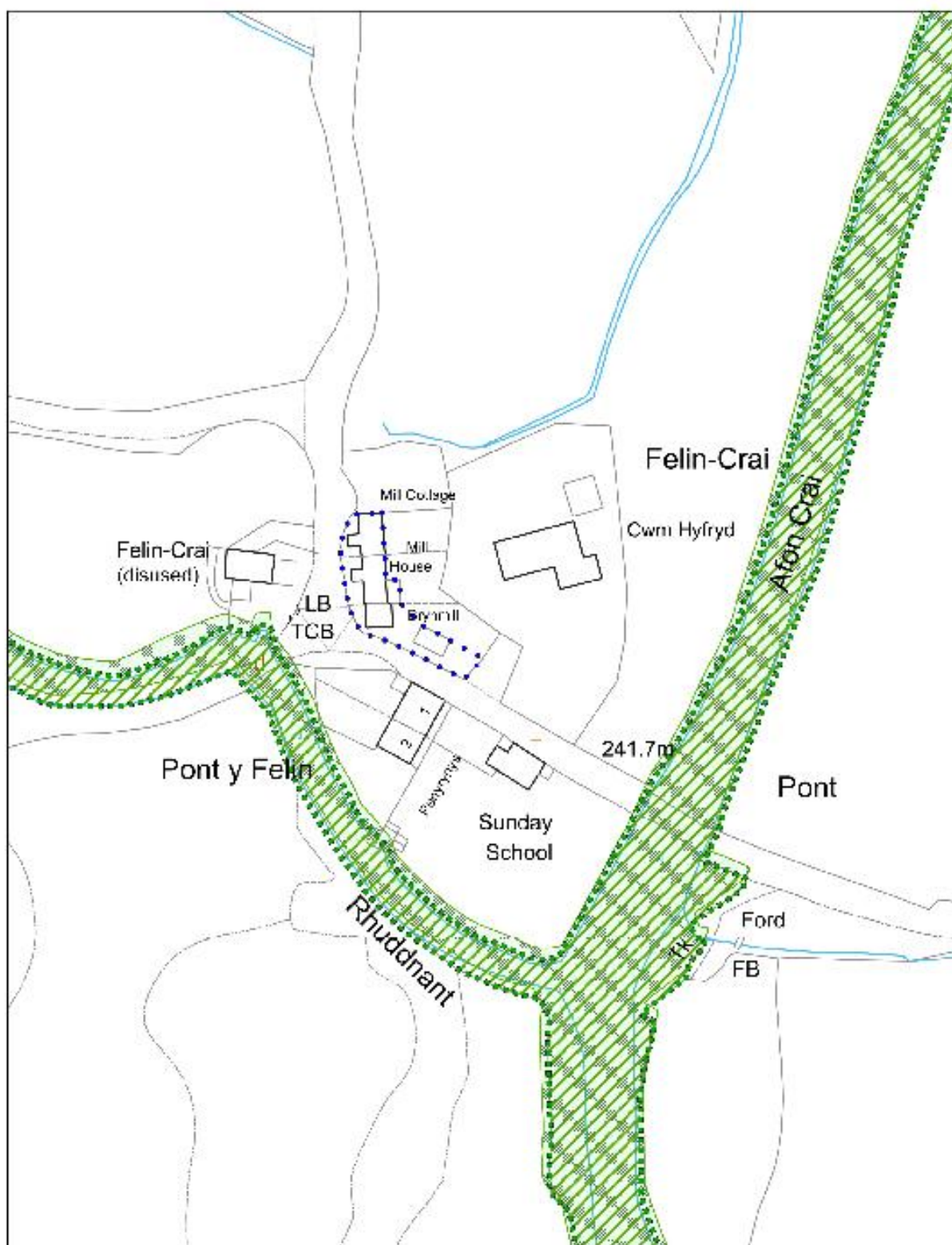
© Heddlu Cymru a Heddlu Gogledd Cymru  
 Arwydd Grŵpau 1000/1322. Ni chodir i chi  
 gyswrtio'r hysbysu hysbysu hysbysu hysbysu  
 hysbysu hysbysu hysbysu hysbysu hysbysu

© Brecon Beacons National Park Authority  
 Pwys/Fyzical/Board Games, Also suitable, Pwys,  
 LLS 411

© Crown copyright and database rights 2013  
 Ordnance Survey 1000/1322. You are not  
 permitted to copy, distribute, or otherwise  
 use of this data in this way without our permission.







**Level 4 Settlement  
Map - FELIN CRAI**

Date: 28/11/2013  
Scale: 1:1,000

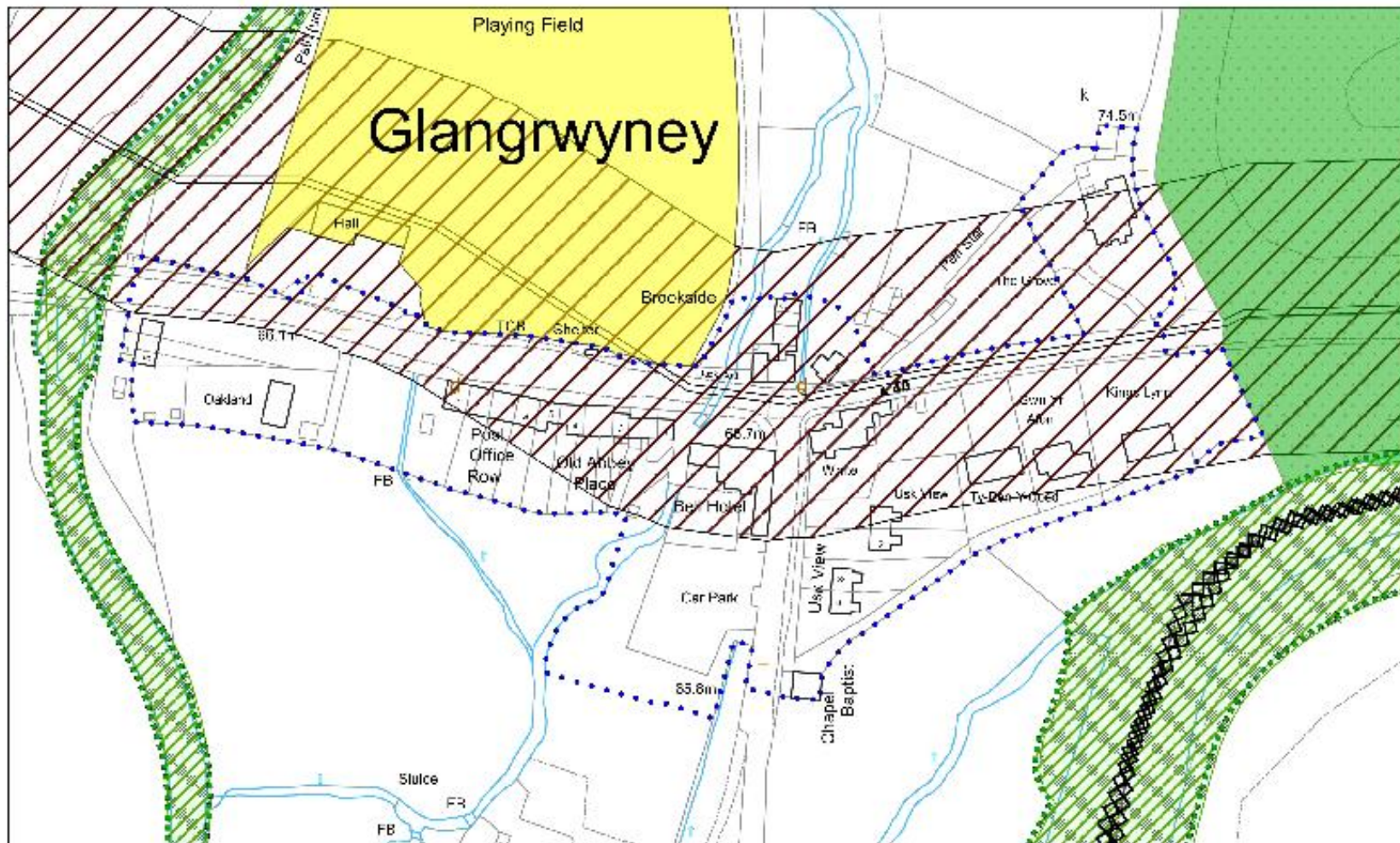
© Awdurdod Fawr Castell Bannau, Blydeirny, Pas y Tynnon, Llofrdd Castellau, Acre'rnoddu, Tŷwes, LD3 7HP

© Howdens & Green, a division of the data 2013  
Awdurdod Fawr Castell Bannau, Blydeirny, Pas y Tynnon, Llofrdd Castellau, Acre'rnoddu, Tŷwes, LD3 7HP

© Brecon Beacons National Park Authority  
Pas y Tynnon, Castellau, Acre'rnoddu, Tŷwes, LD3 7HP

© Crown copyright and database rights 2013  
Ordnance Survey, 000 9532. You are not permitted to copy, sub-license, distribute or sell any of the data to third parties in any form.





**Level 4 Settlement Map - GLANGRWYNEY**

Date: 28/11/2013 Scale: 1:1,500

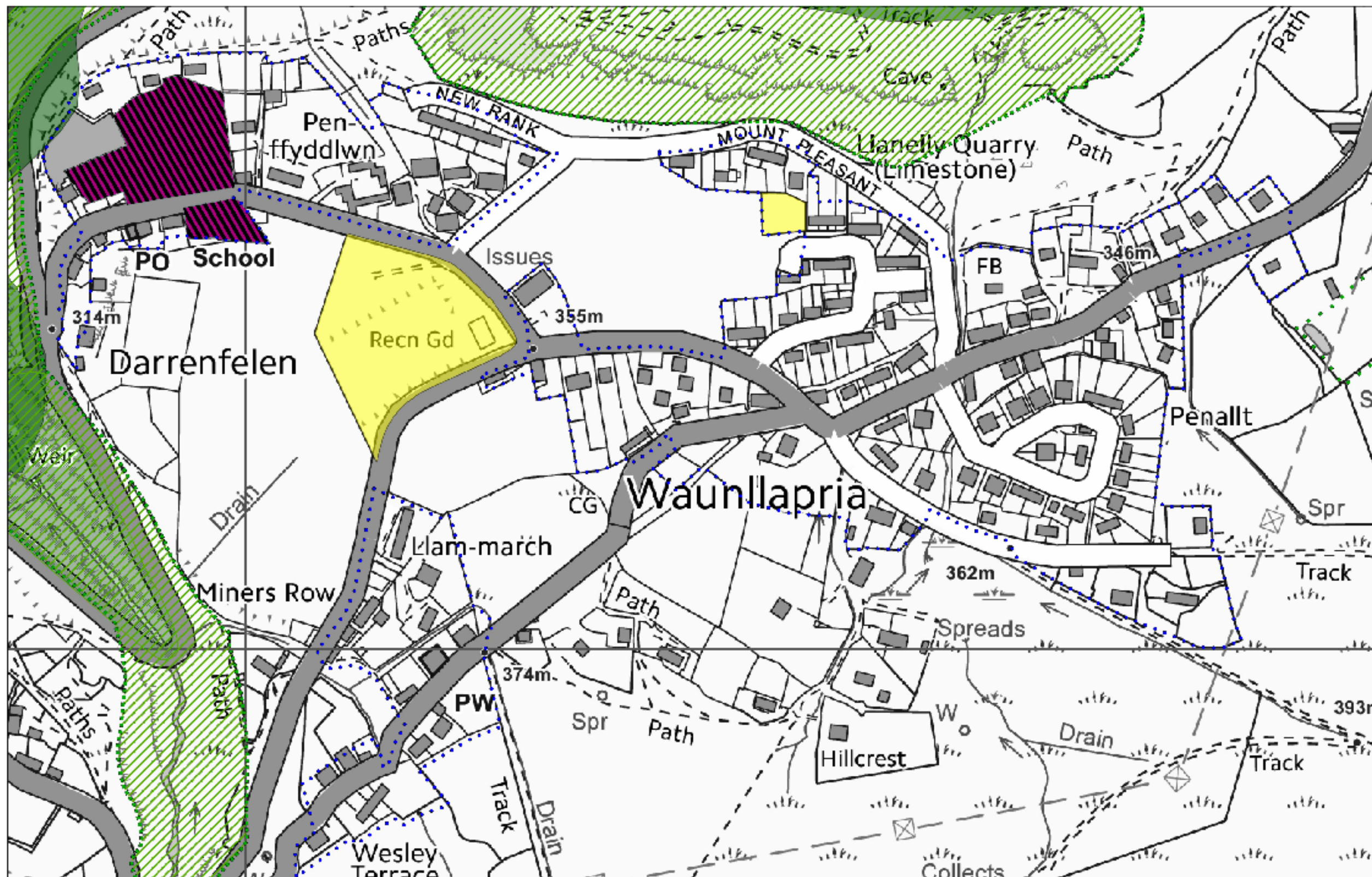
© Author: The Cambrian Town Register  
 Play Plans: Royal Commission, Aberystwyth, Powys,  
 LL23 4 11

© Heddlu Gogledd Cymru a De Cymru 2013  
 Arwng Ordnans 100019122. All distances are  
 given in metres unless otherwise stated.  
 This is a free digital map from LDPWYNEY.

© Brecon Beacons National Park Authority  
 Play Plans, Cwmdu Way, Brecon, Powys,  
 LL23 4 11

© Crown copyright and database rights 2013  
 Ordnance Survey 1000 19122. You are not  
 permitted to copy, distribute, or use in any  
 form of this data in this map or to reuse it.





**Level 4 Settlement Map - LLANELLY HILL**

Date: 28/11/2013 Scale: 1:2,500

© Authorised Person: Council of Brecon & Radnorshire,  
Ffisi y Plyn, Porth Cawdor, Aberystwyth, Powys, LD23 7HF

© Authorised Person: Council of Brecon & Radnorshire, 2013  
/Arrolwg Ordnans: 00019322. Ni chysirhau i'w gopïo, ond i'w defnyddio  
dros y cyfnewidiadau a'u hysbysu i'r awdurdod hon yn unig.

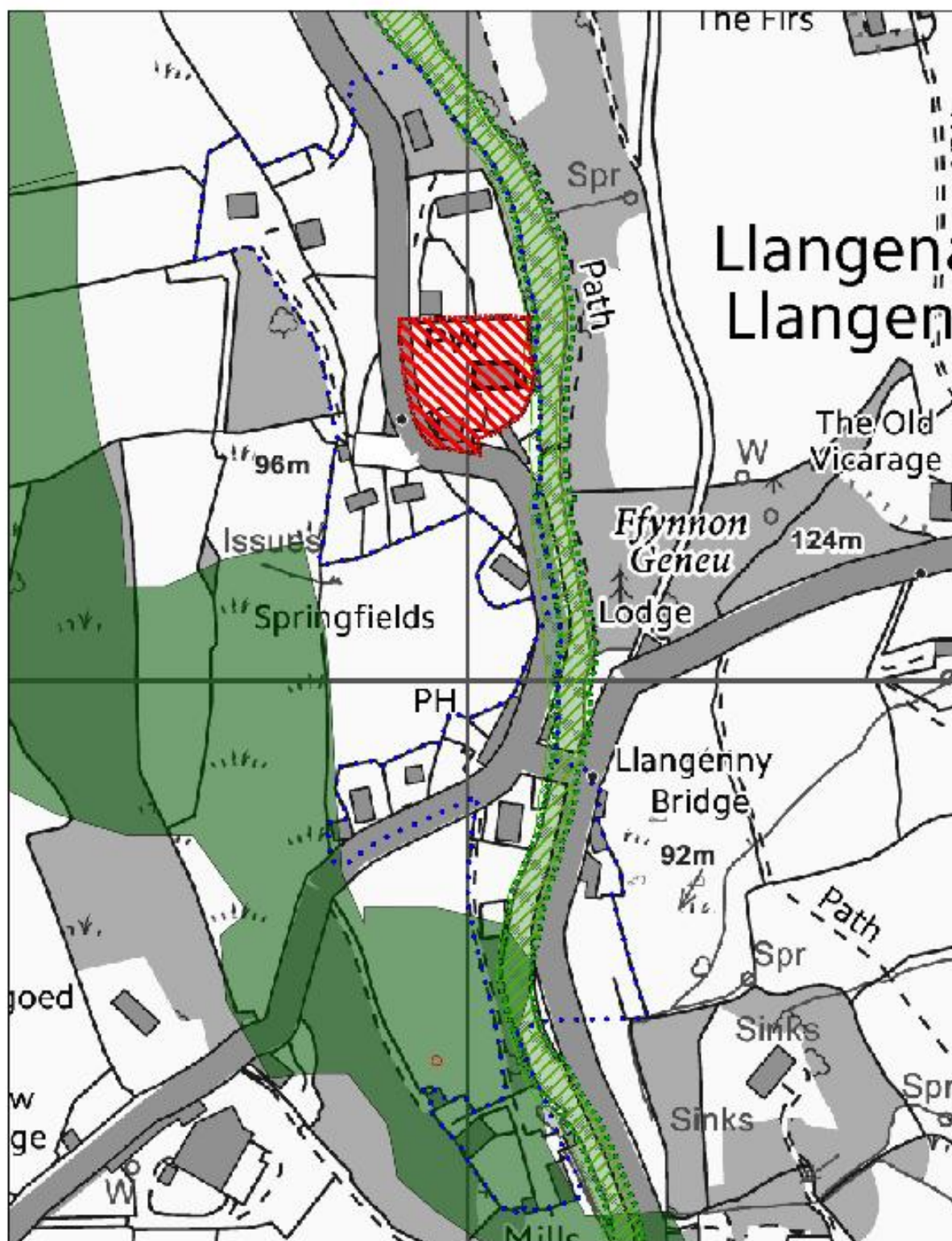
© Brecon Beacons National Park Authority  
Ffisi y Plyn, Porth Cawdor, Aberystwyth, Powys, LD23 7HF

© Crown copyright and database right 2013  
Ordnance Survey 100019322. You are not permitted to copy, publish, or  
distribute or relay of this data to third parties in any form.









**Level 4 Settlement  
Map - LLANGENNY**

Date: 28/11/2013  
Scale: 1:2,500

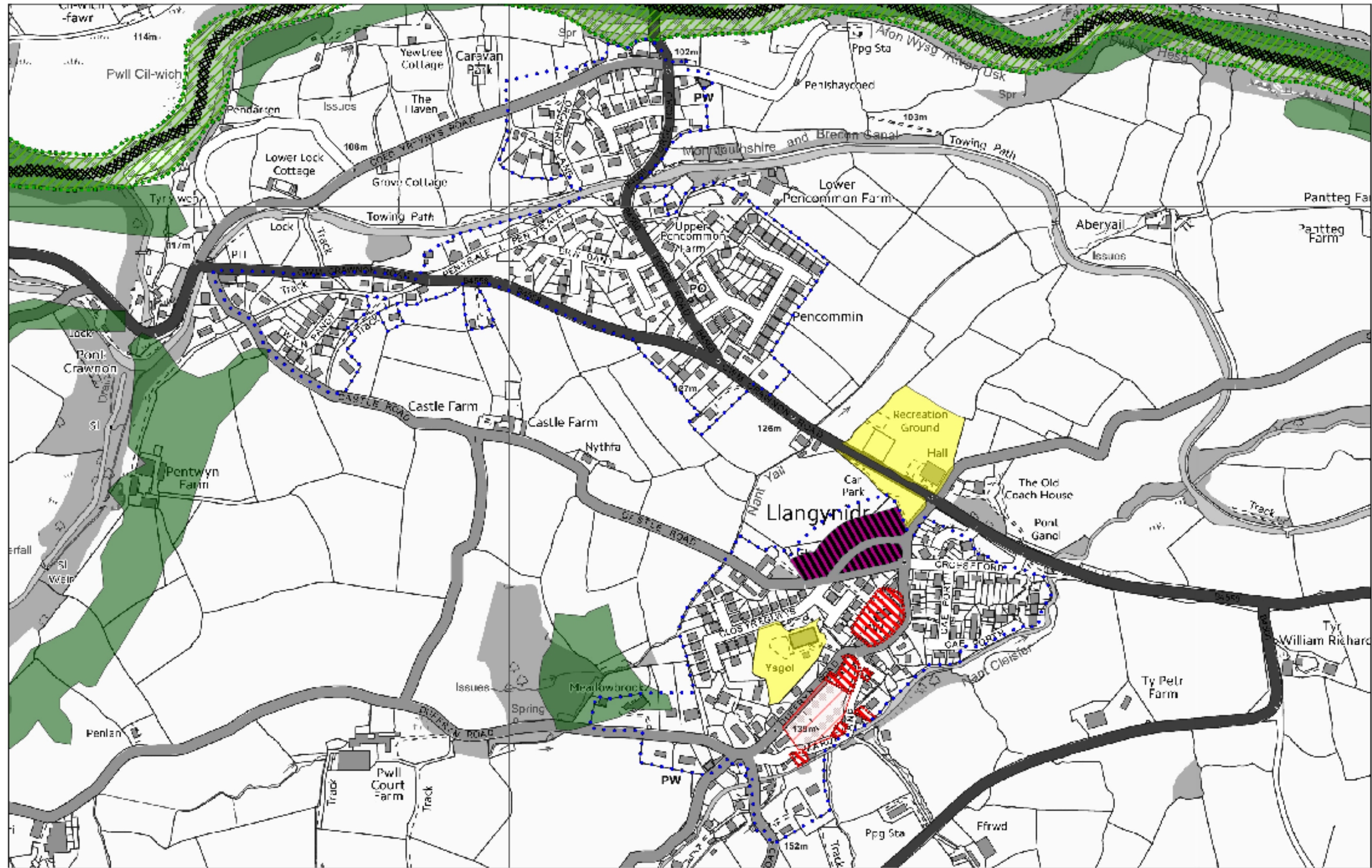
© Awdurdod Parc Cenedlaethol Bannau Brycheiniog, Pwyllgorad Ffynnon, Ffordd Cymreig, Awdurdodau Tŷwys, LD1 7HF

© Ffynnon y Gŵenau a hyspiau masnachol 2013  
Awdurdodau Tŷwys 100019322. Ni ddarparir i chi wep o'r hyspiau hyspiau, ddiscreidiau neu wep o'r hyspiau hyspiau a hyspiau masnachol neu hyspiau masnachol.

© Brecon Beacons National Park Authority  
The Ffynnon, Cymreig Wŷwys Brecon, Tŷwys  
LD1 7HF

© Crown copyright and database rights 2013  
Ordnance Survey 000 9532. All rights reserved.  
No part of this data may be reproduced or stored in a retrieval system without the prior written permission of Ordnance Survey.





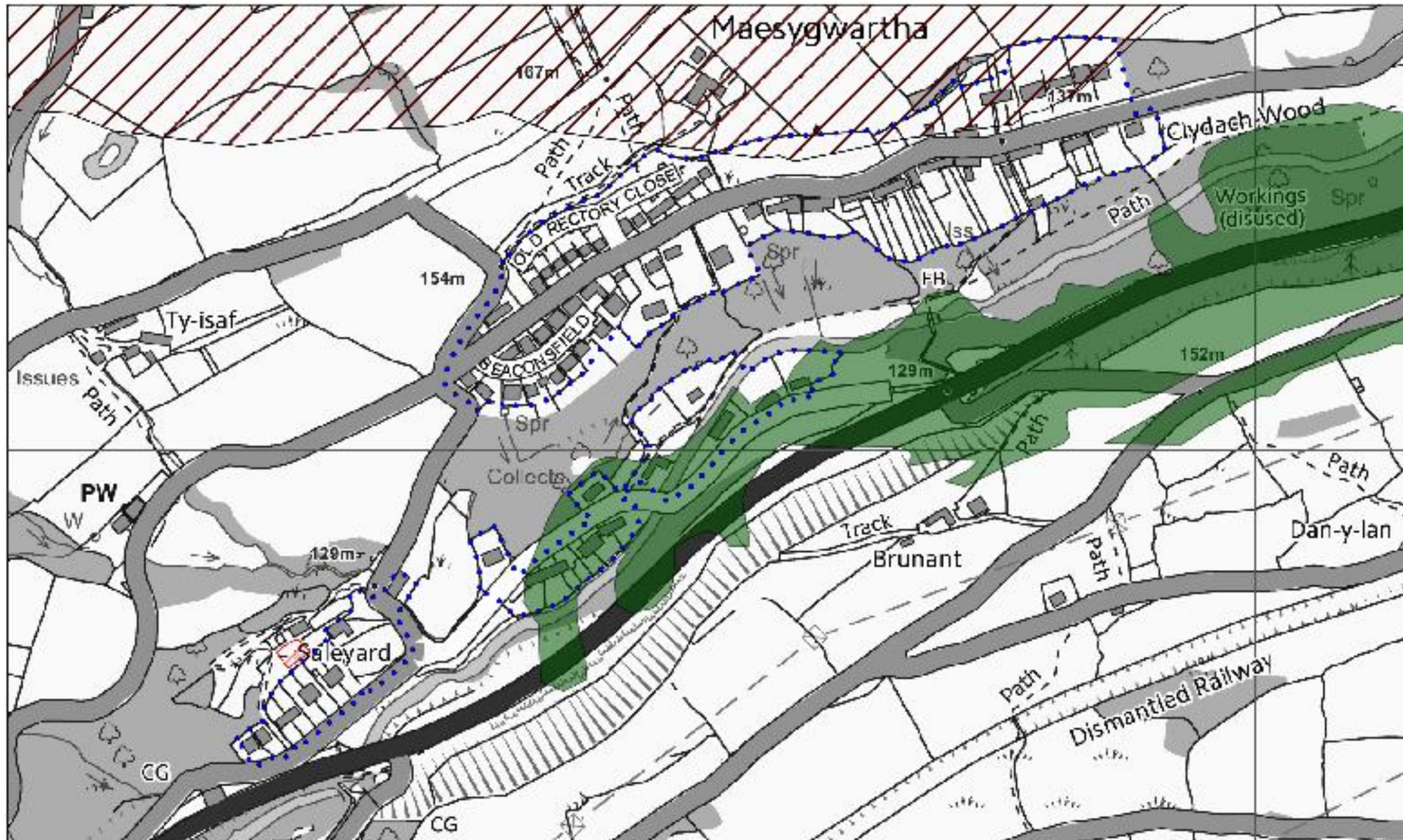
**Level 4 Settlement Map - LLANGYNIDR**

Date: 28/11/2013 Scale: 1:5,000

© Authorial Part: Copyright of Brecon Beacons National Park Authority, Powys, LD3 7HF  
 © Brecon Beacons National Park Authority, Powys, LD3 7HF  
 © Crown copyright and database right 2013  
 Ordnance Survey 100019333. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.

© Brecon Beacons National Park Authority, Powys, LD3 7HF  
 © Crown copyright and database right 2013  
 Ordnance Survey 100019333. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.





### Level 4 Settlement Map - MAES Y GWARTHA

Date: 28/11/2013 Scale: 1:4,000

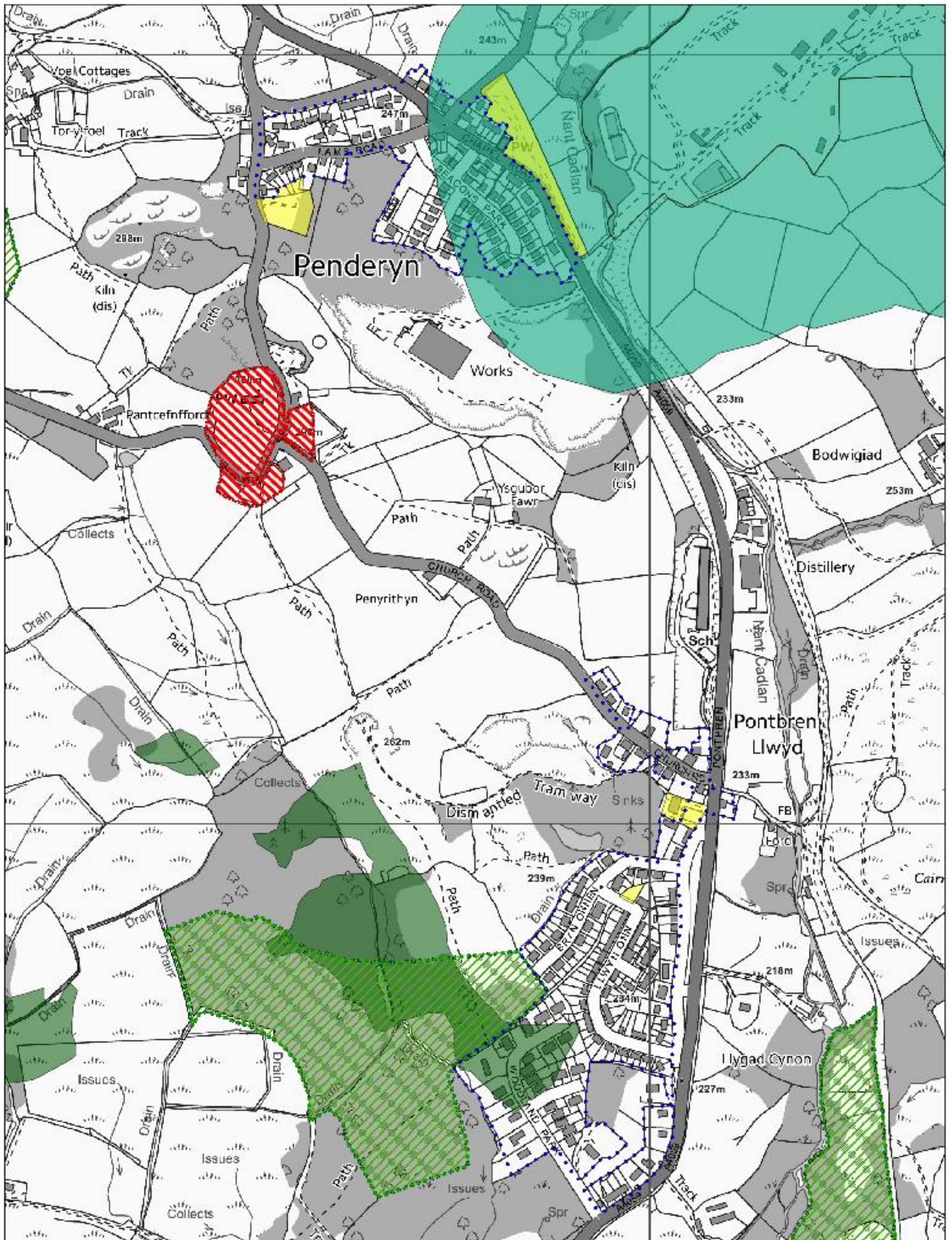
© Awdwr y Plan Cenedlaethol Iechyd Brechging  
 Ple y Ffynon, Rhodri Iwan, Alan Iwan, Pwys,  
 LL34 1P

© Hedfan y Cwmwl - awdwr y plan 2013  
 Awdwr Ordnans 1000/1922. Dim hysbysu i chi  
 papur awdwr y plan heb eiddoedd y plan  
 a dim hysbysu i chi heb eiddoedd y plan.

© Brecon Beacons National Park Authority  
 Pwys y Ffynon, Cwmwl y Ffynon, Pwys,  
 LL34 1P

© Crown copyright. All rights reserved 2013  
 Ordnance Survey 1000/1922. You are not  
 permitted to copy, distribute, or use in any  
 form of this data in this map or in any form.



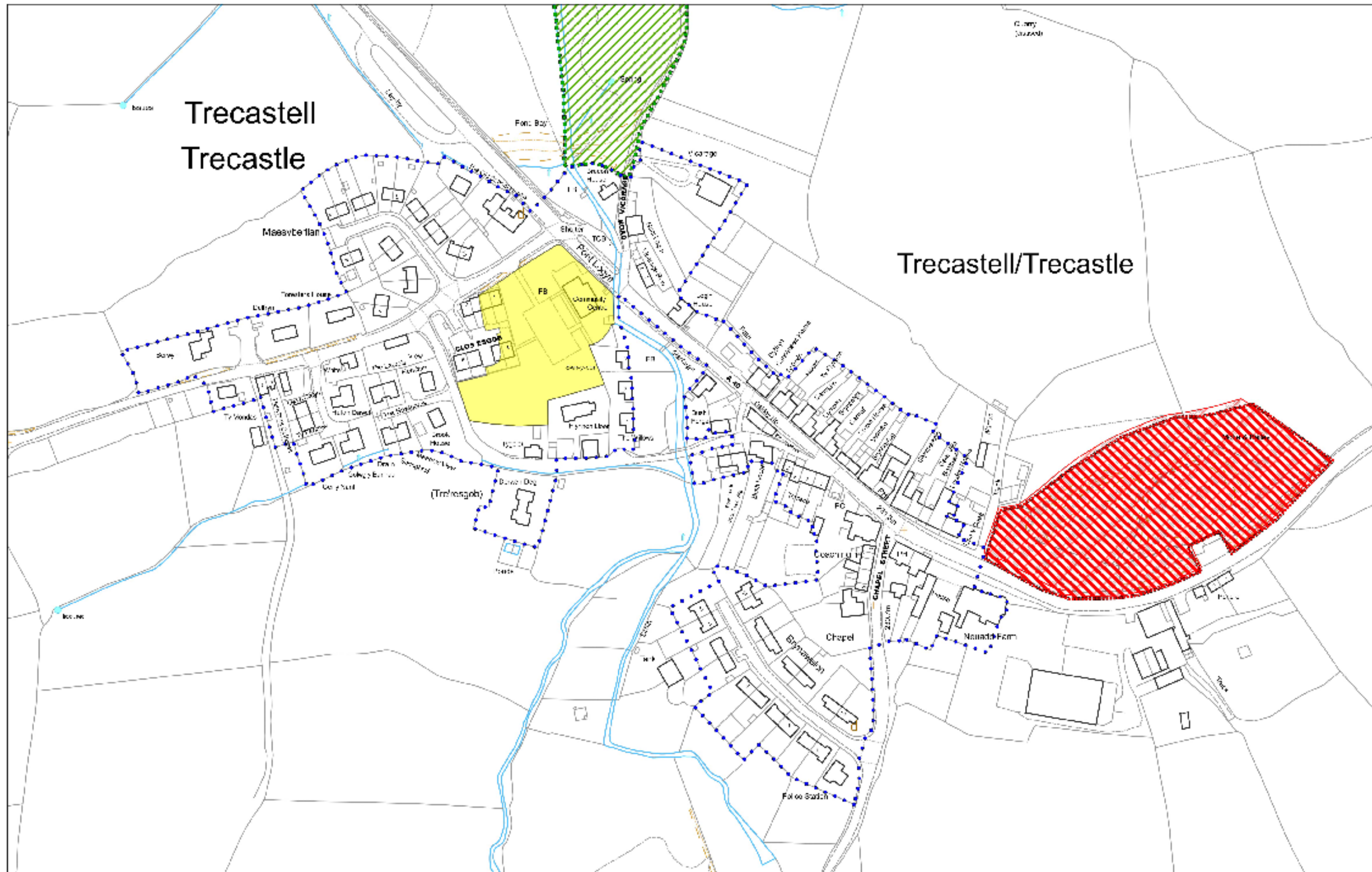


**Level 4 Settlement Map - PENDERYN**

Date: 28/11/2013  
 Scale: 1:1,500

© Brecon Beacons National Park Authority  
 Definitive LDP  
 © Crown Copyright and database (1996-2013)  
 Ordnance Survey. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of the copyright owner.





**Level 4 Settlement Map - TRECATTLE**

Date: 28/11/2013 Scale: 1:2,000

© Authorised Person: Council of Brecon Brecknock  
 Pŷs y Pwyllwr, Pwrdd Cwmwl Ceredigion, Powys, LD1 7HF

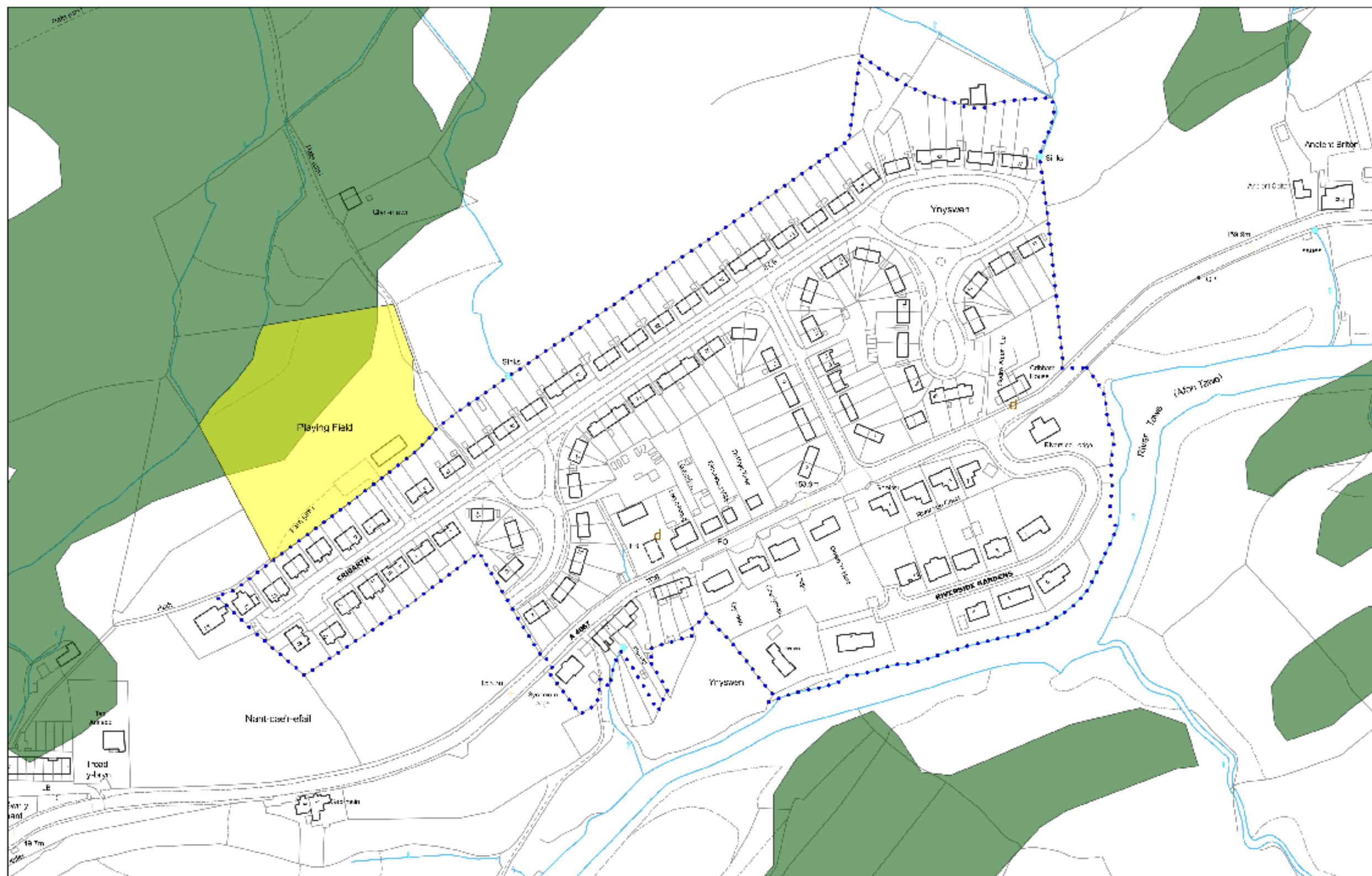
© The Crown Copyright and database right © 2013  
 Ordnance Survey 100019322. No material may be reproduced without  
 the prior written permission of Ordnance Survey under any form.

© Brecon Beacons National Park Authority  
 Pŷs y Pwyllwr, Cwmwl Ceredigion, Powys, LD1 7HF

© Crown Copyright and database right © 2013  
 Ordnance Survey 100019322. You are not permitted to copy, distribute,  
 disseminate or otherwise use this data or any part of it in any form.







### Level 4 Settlement Map - YNYSWEN

Date: 28/11/2013 Scale: 1:2,000

© Brecon Beacons National Park Authority  
 Ffisi y Pwyllor, Porth Cawdor, Aberhoedd, Powys, LD3 7HF

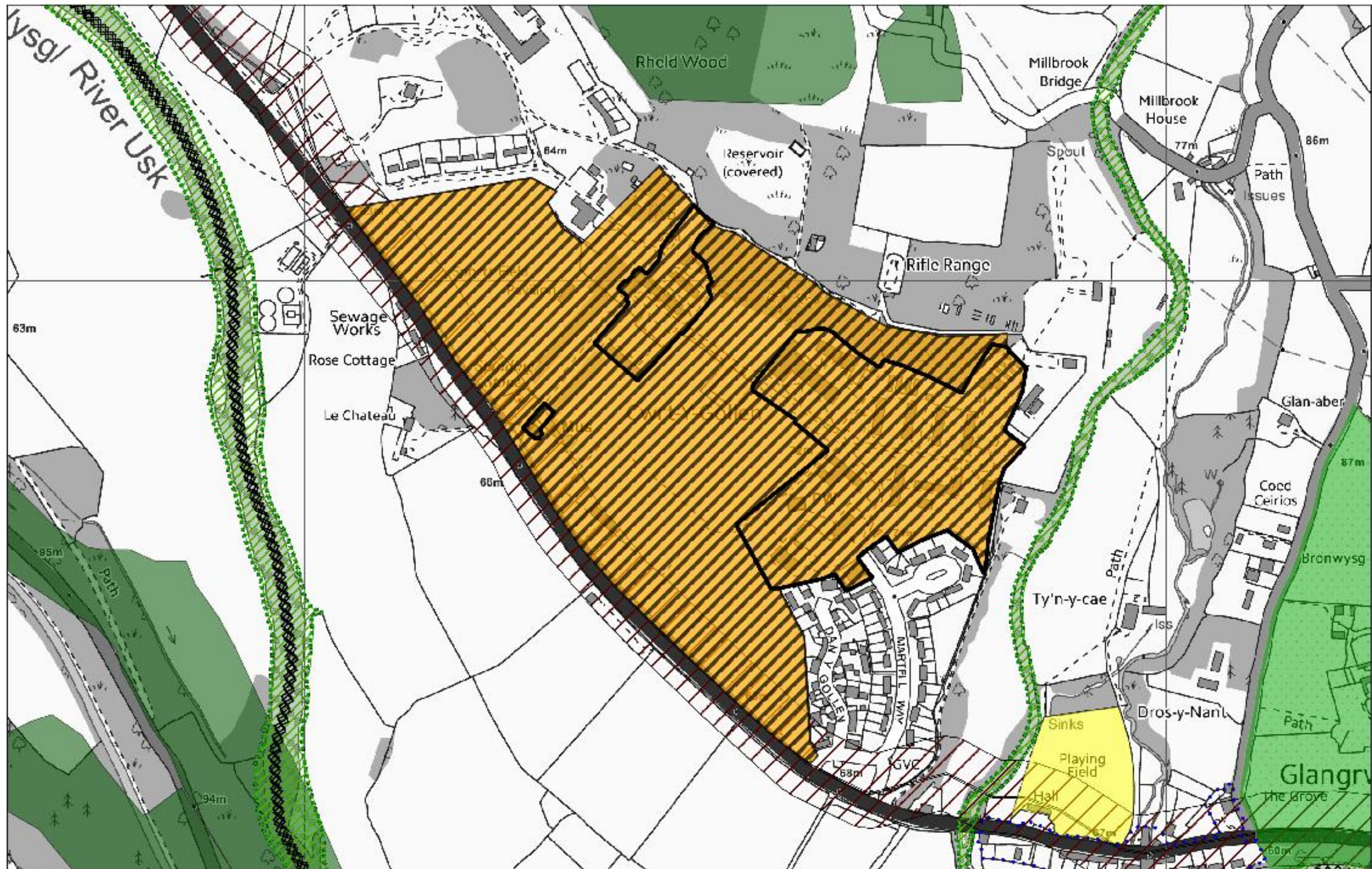
© The Crown Copyright and database right 2013  
 Ordnance Survey 100019322. No copyright in the application or its data  
 download, use, storage or distribution in any form or by any means.

© Brecon Beacons National Park Authority  
 Ffisi y Pwyllor, Porth Cawdor, Aberhoedd, Powys, LD3 7HF

© Crown Copyright and database right 2013  
 Ordnance Survey 100019322. No copyright in the application or its data  
 download, use, storage or distribution in any form or by any means.







**Allocated Brownfield Site Map - CWRT Y GOLLEN**

Date: 28/11/2013 Scale: 1:4,000

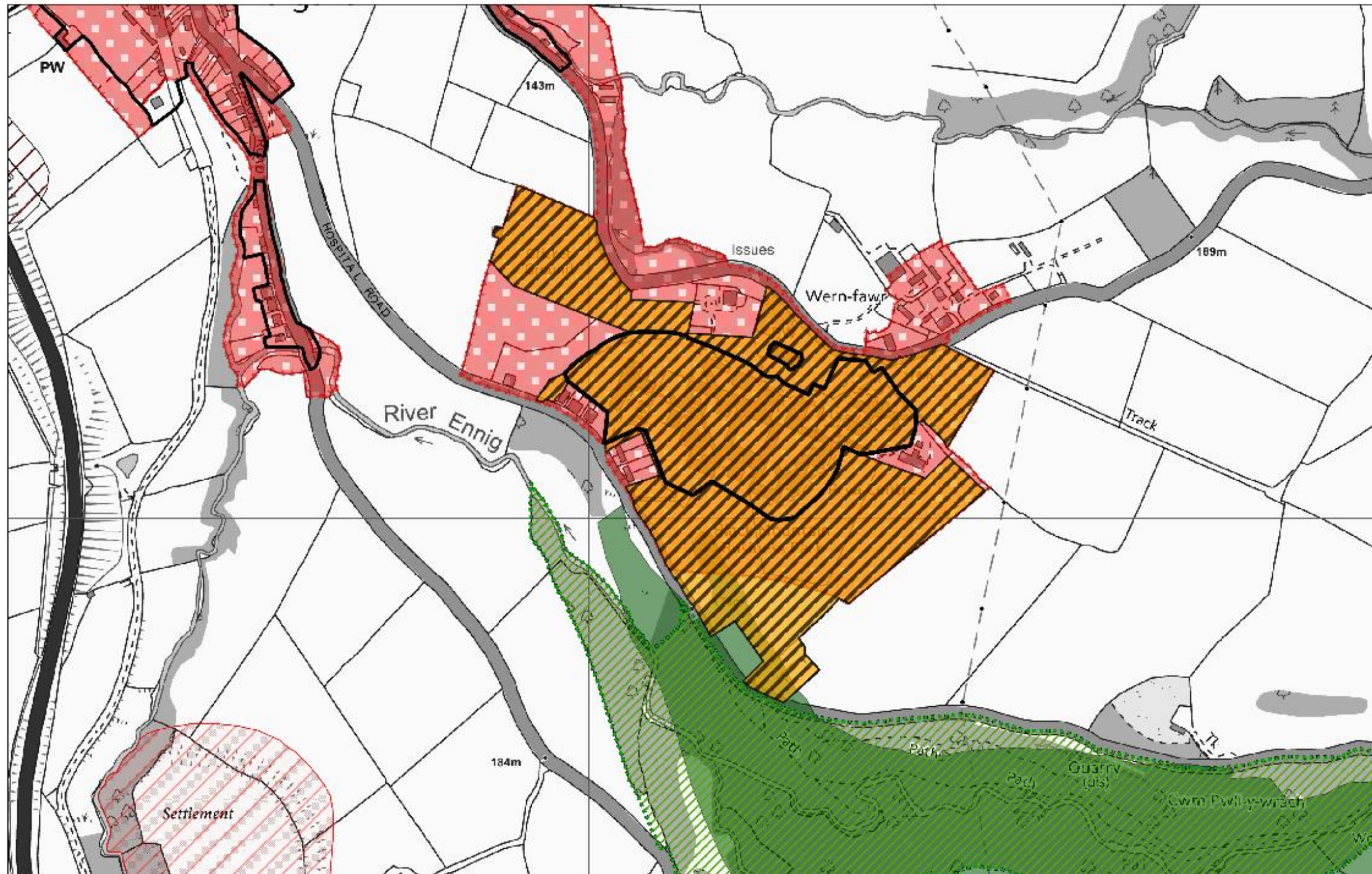
© Aweluned Pwll: Cwm Iudal Beirniad Brynirwyng  
Ffisi y Pwll, Roridi Cwm Iudal, Aberhonddu, Powys, LD3 7HF

© Cwm Iudal: Cwm Iudal Beirniad Brynirwyng © 2013  
Ordinans: OSN19312. Ni chofnodi i chi gopïo, ariod wycoddu  
drosrwyd, neu wycoddu ddi-ddiwedd, heb ganiatâd ysgrifenedig.

© Brecon Beacons National Park Authority  
Ffisi y Pwll, Cwm Iudal, Aberhonddu, Powys, LD3 7HF

© Cwm Iudal: Cwm Iudal Beirniad Brynirwyng © 2013  
Ordinans: OSN19312. Ni chofnodi i chi gopïo, ariod wycoddu  
drosrwyd, neu wycoddu ddi-ddiwedd, heb ganiatâd ysgrifenedig.





**Allocated Brownfield Site Map - FORMER MID WALES HOSPITAL**

Date: 28/11/2013 Scale: 1:4,000

© Awdurdod Powys: Cwm Isaf a Beran Brycheiniog.  
Ffais y Plynion, Bwrdd Cwm Isaf a Beran Brycheiniog, Powys, LD3 7HF

© The Crown. Copyright reserved by the Crown © 2013  
Arwyddwr Cymru: 09519712. Ni chysgudir i lawr gwybodaeth a wyddodaeth, neu wercwryddiaeth, yn hyspwrdd ydych chi'n hyspwrdd.

© Brecon Beacons National Park Authority  
Ffais y Plynion, Cwm Isaf a Beran Brycheiniog, Powys, LD3 7HF

© Crown copyright and database right © 2013  
Ordnance Survey 100019333. You are not permitted to copy, distribute, disseminate or display this data to third parties in any form.



