



## **Brecon Beacons National Park Authority**

### **Local Development Plan Review**

### **Initial Call for Candidate Sites (Stage 1)**

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

**The Authority is hereby inviting anyone to submit sites that they wish to be considered for inclusion in the LDP.**

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

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

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

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

- a completed **Candidate Site Form** (below) and
- an **ordnance survey based map**, of minimum scale 1:2500, outlining the land for consideration in **RED**.

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

Strategy and Policy,  
Brecon Beacons National Park,  
Plas y Ffynnon,  
Cambrian Way,  
Brecon,  
Powys,  
LD3 7HP.

Alternatively please send electronic copies of submission to [strategy@beacons-mpa.gov.uk](mailto:strategy@beacons-mpa.gov.uk)

The closing date for submissions is midnight on **7<sup>th</sup> January 2019**.

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



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**CONTACT DETAILS**

Name: Mrs Josephine Rumsey, Town Clerk, Talgarth Town Council

Address: Ty-Carreg, Bronllys Road, Talgarth, Brecon, Powys

Postcode: LD3 0HH

Telephone Number: 01874 711565

Email Address: josephinerumsey@btinternet.com

**AGENT'S CONTACT DETAILS (IF APPLICABLE)**

Name: Not applicable

Address:

Postcode:

Telephone Number:

Email Address:



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<b>SITE DETAILS:</b>		
<p>Name: De-commissioned Talgarth CP School site (1976 - 2018)</p> <p>Address: Back Lane (old School Road), Talgarth, Brecon, Powys</p> <p>Post Code: LD3 0BB</p> <p>Grid Ref: SO 155339</p> <p>Total size (ha): Approx 5,500 sq metres</p> <p>Greenfield (ha):</p> <p>Brownfield (ha):</p>		
<b>SITE DETAILS:</b>		
<p>Current site use: Previously developed land - community/educational use</p> <p>Proposed use: Residential Development 100% affordable</p> <p>Current planning status (if known): Previously developed land - community/educational use.</p> <p>Location (Edged red on an accompanying Ordnance Survey Plan): As per Site 1 plan</p>		
<b>Ownership</b>	<b>Yes</b>	<b>No</b>
<b>Is the site wholly in the ownership of the proposer?</b>		No
<b>If not, are all other land owners aware of this submission?</b>	This submission is being shared with the Chief Executive & Leader of Powys	



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		County Council, the site owner.	
<b>SITE SUITABILITY ISSUES</b>			
<b>Question</b>	<b>Yes</b>	<b>No</b>	<b>Comments/further details/mitigation proposed</b>
Does the site have any known physical constraints (e.g. topography, access, severe slope, vegetation cover etc.)		No	NB The MOD has a short-term lease with PCC on the former Talgarth CP School canteen at the top of the site. Also the need to have regard to neighbour amenity at the bottom of the site.
Is the site within a C1 or C2 flood risk zone?		No	
Is this site affected by any known 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?		No	
Is there a possibility that the site is contaminated?			Not to our knowledge
Is the site subject to any other known key constraints?			Not to our knowledge
Any additional notes about site suitability:			



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Any additional information to support the representation can be continued on a separate sheet if necessary.

Thank you for your early cooperation in the process.

**Please return to:**

Strategy and Policy, BBNP, Plas y Ffynnon, Cambrian Way, Brecon, Powys, LD3 7HP.

Alternatively please send electronic copies of submission to [strategy@beacons-mpa.gov.uk](mailto:strategy@beacons-mpa.gov.uk).