



## **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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**SITE DETAILS**

Name: Victorian Primary School

Address: Back Lane (old School Road), Talgarth, Brecon, Powys

Post Code: LD3 0BB

Grid Ref: S0 155339

Total size (ha): approx. 2,100 sq metres

Greenfield (ha):

Brownfield (ha):



**SITE DETAILS:**

Current site use: Decommissioned Talgarth Youth & Community Centre 1976 - 2008, previously Talgarth Primary School of Victorian Gothic Construction which closed in 1976.

Proposed use: Economic development/community use.

Current planning status (if known): Disused community building of considerable heritage interest.

Location (Edged red on an accompanying Ordnance Survey Plan): As per Site Plan 2 - accessed off Back Lane (old School Road), Talgarth, Brecon, Powys.

<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 County Council, the site owner.	

**SITE SUITABILITY ISSUES**

<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.)	Yes		Differential levels of the upper and lower yard need to be factored in. Also the need to respect neighbour amenity with the owners of the adjacent neighbour - Ysgoldy - the traditional residence of the headmaster.
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?			We believe that the building has issues with both dry and wet rot.
Is the site subject to any other known key constraints?		No	



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