



## **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.



**Brecon Beacons National Park Authority**  
**Local Development Plan Review**  
**Initial Call for Candidate Sites (Stage 1)**

**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:

**SITE DETAILS:**



**Brecon Beacons National Park Authority**  
**Local Development Plan Review**  
**Initial Call for Candidate Sites (Stage 1)**

Name: Former DSO Depot  
 Address: Hay Road, Talgarth, Brecon, Powys  
  
 Post Code: LD3 0AW  
 Grid Ref: SO154341  
  
 Total size (ha): Approx 6,000 sq metres  
     Greenfield (ha):  
     Brownfield (ha): Approx 6,000 sq metres

**SITE DETAILS:**

Current site use: De-commissioned PCC Highways depot – Site 4 & Site 5  
  
 Proposed use: To be retained for economic development purposes in accordance with Policy 37 BBNPA Adopted LDP.  
  
 Current planning status (if known): Brownfield/employment allocation  
  
 Location (Edged red on an accompanying Ordnance Survey Plan): As per attached Plan 4 & 5

Ownership	Yes	No
<b>Is the site wholly in the ownership of the proposer?</b>		No



**Brecon Beacons National Park Authority**  
**Local Development Plan Review**  
**Initial Call for Candidate Sites (Stage 1)**

<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.		
<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.)	Yes		Site 4 and Site 5 are divided by an important Public Right of Way.
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)?	Yes		Site 5 is immediately adjacent to the washing out area of the busy livestock market and is likely to be affected by odour issues on a semi regular basis.
Is there a possibility that the site is contaminated?	Yes		It is well known that the site is subject to contamination associated with fuel and other substances linked to its long-standing use as a highways depot, pre-dating EU Environmental Legislation. The former Salt Barn within Site 4 also contains significant amounts of asbestos.
Is the site subject to any other known key constraints?		No	



**Brecon Beacons National Park Authority**  
**Local Development Plan Review**  
**Initial Call for Candidate Sites (Stage 1)**

Any additional notes about site suitability:

Sites 4 & 5 of the former Highways Depot comprise a very important economic development opportunity for Talgarth. The Town Council is aware of solid local interest in the development of the site on the part of local businesses keen to expand. There is a shortage of such zones within our area of the National Park and it is our view that Policy 37 of the BBNPA adopted LDP needs to be rigorously applied in this case.

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).