

Brecon Beacons National Park



Local Development Plan

Candidate Sites

Proposed Assessment Methodology

November 2018

Candidate Sites – Proposed Assessment Methodology

Introduction

This paper establishes a methodology for evaluating the suitability of potential development sites for inclusion in the revised Local Development Plan (LDP) for the Brecon Beacon National Park Authority (BBNPA). This document will be used as part of the evidence base to support the Authority's approach towards identifying those sites included within the revised LDP and those not included.

Candidate Sites and the Local Development Plan

The LDP, through the Candidate Sites process, will identify land to address development needs for various land uses, including but not limited to the following:

- Residential
- Employment
- Education
- Recreation and Leisure
- Other Community Facilities
- Retail
- Tourism
- Gypsy and Travellers
- Minerals and Resources
- Renewable Energy Technology

The evidence gathering exercise is an important process and submissions must be accompanied with an appropriate level of information to justify the proposed site's inclusion in the LDP.

Threshold for Candidate Sites

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 submissions.

Overview of the Proposed Methodology

The proposed methodology involves a two stage call for candidate sites:

Stage I involves an initial call for sites which will help the Authority in setting their Preferred Strategy. The initial call will simply involve a submission from the public, landowners/developers and will be a red line plan showing the boundary of the proposed site along with some basic information. The initial call will benefit the Authority as it will give a picture of the land available to help inform a Preferred Strategy, but it will also assist landowners/developers in that they are not spending time and money on making candidate site submissions which could be contrary to a Preferred Strategy.

Once the Stage I initial call for sites has ended, a candidate sites register will be opened. The candidate sites register is simply a record of submitted sites. The sites submitted during this stage will inform the preparation of the Preferred Strategy. Following the initial call for sites and using the candidate sites register, the Authority will then set its Preferred Strategy.

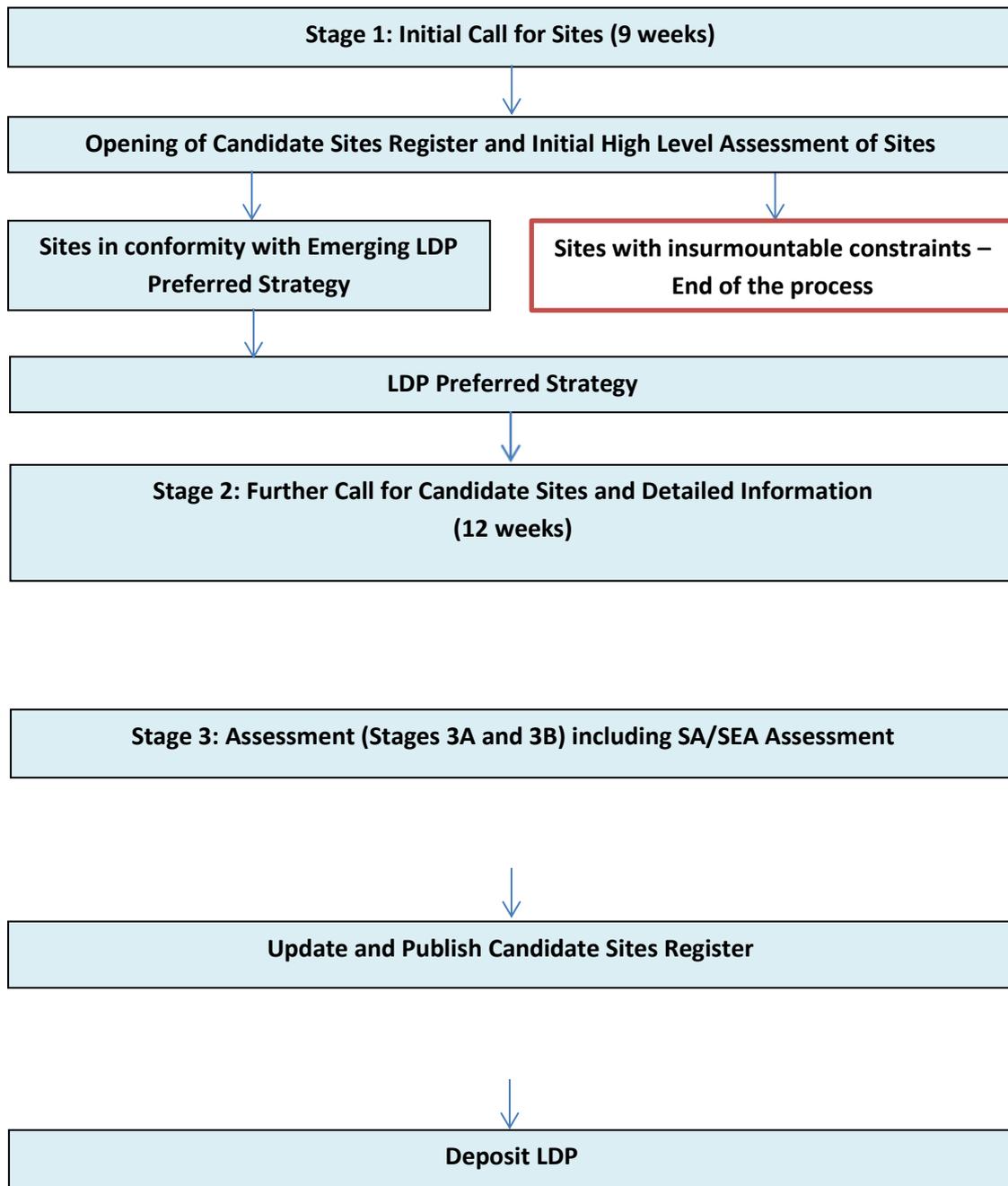
At this stage there will be a high level assessment (i.e. initial sift) of all sites submitted in order to help inform the Preferred Strategy. The initial sift will involve an assessment of sites against current

constraints, with particular attention given to 'greater than local constraints' (i.e. the constraints imposed by Welsh Government/NRW etc. which are not local constraints). A further sift might then be necessary to check compatibility with any emerging Preferred Strategy. Any sites which are assessed as having insurmountable constraints to development (such as residential proposals in C2 flood zone) will be filtered out and not pursued any further. The Authority may alert the submitter that the site(s) will not be pursued any further.

Once the Preferred Strategy has been set, the Stage 2 Further Call for Candidate Sites and Detailed Information can then begin. Developers/landowners will be aware of the LDP Preferred Strategy at this stage. At Stage 2, detailed information for those sites submitted during the initial call for sites that are compatible with the Preferred Strategy should be submitted in order to provide evidence on a site's deliverability and viability. Stage 2 is also an opportunity for developers and landowners to submit completely new sites, providing they are compatible with the Preferred Strategy. Following the conclusion of Stage 2, the candidate sites register will be updated with any new sites received, published and comments may be invited.

All candidate sites which have been accompanied with a full set of detailed information will then be assessed, including against the sustainability appraisal (SA) framework. Any comments received will be summarised as part of the assessment. All sites that progress through this stage will be considered for inclusion in the Deposit LDP. The SA/SEA work will need to be continually updated in order to reflect the different stages of this process. It will need to address how the Authority arrived at its Preferred Strategy and the Preferred Strategy will need to be assessed against the SA/SEA Framework itself. The individual sites submitted as part of Stage 1 do not necessarily need to be assessed against the SA/SEA Framework as these will be part of the market evidence used to shape the Preferred Strategy. The market evidence will help the Authority to identify where the market is seeking to provide sites, which will be a consideration in devising the Preferred Strategy. All candidate sites remaining in the process at Stage 2 will all be subject to SA/SEA.

An overview of the process can be viewed below:



Stage 1: Initial Call for Sites

As noted above, the initial call will assist the Local Authority in understanding what land is available to define their Preferred Strategy, but it will also assist the developers/landowners in that they are not spending time and money on making candidate site submissions which are clearly going to be contrary to a Preferred Strategy.

Appendix I sets out the information that a developer/landowner will be expected to provide as part of this stage. This will then allow the Authority to identify the broad locations on a map to inform their Preferred Strategy.

Opening of Candidate Sites Register

Following the initial call for sites, the Authority must compile a Candidate Sites Register and publish it on the Authority's website and make the document available for inspection at the designated deposit points. The Candidate Sites Register must include a clearly defined outline of the site on an OS base plan along with the following information:

- Site:
- Total size (ha):
 - Greenfield (ha): (Gross/Net)
 - Brownfield (ha): (Gross/Net)
- Submitted by:
- Current site use:
- Proposed use:

The Candidate Sites Register will be open to the public; however it will be open for information purposes only.

A high level site assessment process will take place to consider factors such as insurmountable constraints, for example C2 flood risk, and particular attention will be given to 'greater than local constraints' (i.e. the constraints imposed by Welsh Government and NRW etc.). As noted above, a further sift might also be necessary as a Preferred Strategy starts to emerge. This initial sifting process will help to inform the Preferred Strategy. Those sites that fail this initial assessment will not be considered suitable for further consideration as part of the LDP process and will be filtered out. Sites that are considered suitable for the proposed use can be taken forward to stage 2. The Authority will inform site promoters accordingly if their sites will not be taken any further.

LDP Preferred Strategy

The LDP Preferred Strategy should be devised following the initial call for sites. Once the LDP Preferred Strategy is established, this will give developers and land agents the knowledge with regard to what the Authority is seeking and should prevent the submission of additional sites which are completely contrary to the Preferred Strategy.

Stage 2: Further Call for Candidate Sites and Detailed Information

At Stage 2, additional detailed information will need to be provided for those sites submitted during the initial call for sites that satisfied the high level initial assessment. This information will need to be submitted via a standardised form as set out in Appendix 2. This will ensure that the required additional information is provided in order to undertake a full assessment of the site. Any sites submitted as part of Stage 1 which are not supplemented with a standardised form at Stage 2, will not be assessed and will not be considered for inclusion in the LDP.

At stage 2 there is also an opportunity to submit additional candidate sites, providing developers/landowners believe they conform to the Preferred Strategy. All candidate sites will need to be submitted via a standardised form as set out in Appendix 2. In order to be assessed and to be considered for the LDP, a candidate site must be accompanied with a completed standardised form. The standardised form contains criteria to assist the Authority in assessing the suitability of the sites for inclusion as allocations in the LDP.

The submission form must include an indicative timetable for delivery.

Candidate site submissions must answer all the questions set out in Appendix 2. If there is a realistic prospect of site delivery within the plan period, then it is expected that these questions can be addressed.

The applicant or site proposer may need to submit viability information in order to support their submission, should the Authority request this. Following a request, if the viability information is not provided, then it is likely the proposed site will not proceed any further in the process and will not be allocated.

Update and Publish the Candidate Sites Register

Following Stage 2 further call for candidate sites, it is expected a number of new sites will emerge once developers and landowners are fully aware of the LDP Preferred Strategy. As a result, the Candidate Sites Register will be updated, published on the Authority's website and made available for inspection at the National Park HQ in Brecon. Any comments received from the public at this stage will be kept on file and considered as part of the stage 3 assessment process.

Stage 3 Candidate Sites Assessment

The Stage 3 Candidate Sites Assessment is split into two sections. Stage 3A will involve a more detailed assessment of candidate sites at an officer level using a 'traffic light' coding system. Stage 3B will then involve the assessed sites going out to consultation to the National Park Authority's constituent Unitary Authorities for advice on matters such as highways and education, as well as external consultation with statutory agencies such as Dwr Cymru/Welsh Water and National Grid. This split approach is intended to filter out any non-deliverable or inappropriate sites so that internal and statutory consultees are only commenting on sites that have a reasonable chance of being allocated in the LDP and ultimately being delivered. During this stage, the candidate sites will need to be assessed against the BBNPA's SA/SEA Framework. The SA/SEA Framework will be developed at an earlier stage of the LDP process. Candidate sites will need to be assessed against these objectives in terms of whether they will contribute positively or negatively.

Stage 3A

A 'traffic light' coding system will be used by the Authority in order to identify which sites are more desirable and which sites are less so. The 'traffic light' coding system is as follows:

	Impact
Proposed site is expected to have significant positive impacts	
Proposed site is expected to have some positive impacts	
Proposed site is expected to have a neutral impact	
Proposed site is expected to have some negative impacts	
Proposed site is expected to have significant negative impacts	
The impact of the proposed site cannot be predicted at this stage	

The criteria to be assessed are:

- Land - Planning Policy Wales emphasises the importance of re-using brownfield sites. Therefore previously developed land will rank higher than greenfield sites. The proximity to existing settlements will also be a consideration. It is understood that in some situations where a developer is seeking to promote a significant new development, then such a site will not be part of the existing settlement boundary. Therefore consideration will need to be given to its proximity to existing settlements and transport linkages proposed between new settlements and existing settlements.
- Availability and Deliverability – The Authority will need to have a reasonable degree of confidence that the site will actually be delivered and there are no significant obstacles, including legal issues, to delivery.
- Accessibility – The importance of reducing the need to travel and new developments having access to a range of key services is set out in national policy.
- Historic and Cultural Landscape – Potential impact on historic landscapes, conservation areas and listed buildings will need to be considered.
- Environmental – Sites which impact on the following environmental designations will need careful consideration:
 - Special Area of Conservation (SAC)
 - Site of Specific Scientific Interest (SSSI)
 - Ramsar Site
 - Special Protection Area (SPA)
 - Sites of Important Nature Conservation (SINC)

Loss of protected woodland/trees/hedgerows will need to be avoided as much as possible, and schemes which have an impact on air quality will need to demonstrate appropriate mitigation.
- Physical – The existence of physical constraints, such as flood risk and topographical constraints will be a factor, along with agricultural land and mineral safeguarding areas;
- Economic and Other Benefits – Certain development schemes may bring additional benefits to a locality, for example, assisting regeneration, bring improvements to a local highway, or helping to support a school at risk of closure.

The proposed assessment template for Stage 3A can be viewed in Appendix 3.

The final section of the template 'Site Appraisal Summary' allows for an officer recommendation and a comment on how the proposed site fits with the Preferred Strategy. Following the conclusion of Stage 3A, a clear indication of which sites are more suitable for development will emerge. Those sites which have received poor assessments and 'show stopping' constraints will be eliminated from the process.

Stage 3B

Stage 3B will predominately involve the infrastructure providers. New development can often place additional pressure on existing infrastructure, such as water supply, drainage, sewerage, power and communications. In addition, community facilities such as schools, surgeries and recreational space could also come under pressure. Consequently, the Authority will need to consult the infrastructure providers on all sites that have successfully made it through Stage 3A.

The Authority will encourage the infrastructure providers to assess the sites and identify any potential issues and what mitigation measures are likely to be necessary in order to overcome these issues. The Stage 3B form found in Appendix 3 will be used to capture this information.

It is likely that the Authority will have to contact the developer or land agent to understand whether mitigation measures are acceptable, achievable and do not impact on the overall viability of the site. If obstacles are proving insurmountable at Stage 3B, then the site will be removed.

Deposit Local Development Plan

Following the conclusion of the Candidate Sites Assessment, the Authority should have a list of viable, deliverable, sustainable sites for potential inclusion in the Deposit Local Development Plan.

APPENDIX I – STAGE I INITIAL CALL FOR SITES

Candidate Sites— A chance for you to tell us about land which you wish to be considered for development

STAGE I: INITIAL CALL FOR SITES

The Local Development Plan (LDP) will identify land to address the National Park Authority'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, BBNP, Plas y Ffynnon, Cambrian Way, Brecon, Powys, LD3 7HP.

Alternatively please send electronic copies of submission to strategy@beacons-npa.gov.uk

The closing date for submissions is midnight on **7th January 2019**.

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

CONTACT DETAILS

Name:

Address:

Postcode:

Telephone Number:

Email Address:

AGENT'S CONTACT DETAILS (IF APPLICABLE)

Name:

Address:

Postcode:

Telephone Number:

Email Address:

SITE DETAILS:

Name:

Address:

Post Code:

Grid Ref:

Total size (ha):

Greenfield (ha): (Gross/Net)

Brownfield (ha): (Gross/Net)

Current site use:

Proposed use:

Current planning status (if known):

Location (Edged red on an accompanying Ordnance Survey Plan):

SITE SUITABILITY ISSUES

Question	Yes	No	Comments/further details/mitigation proposed
Does the site have any known physical constraints (e.g. topography, access, severe slope, vegetation cover etc.)			
Is the site within a C1 or C2 flood risk zone?			
Is this site affected by any known 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?			
Is there a possibility that the site is contaminated?			
Is the site subject to any other known key constraints?			

Any additional notes about site suitability:

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-npa.gov.uk.

APPENDIX 2 – CANDIDATE SITE FORM

STAGE 2: FURTHER CANDIDATE SITE FORM AND DETAILED INFORMATION

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 the threshold for sites that are for residential uses only are for 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.

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Alternatively please send electronic copies of submission to strategy@beacons-npa.gov.uk

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

CONTACT DETAILS

Name:

Address:

Postcode:

Telephone Number:

Email Address:

AGENT'S CONTACT DETAILS (IF APPLICABLE)

Name:

Address:

Postcode:

Telephone Number:

Email Address:

SITE DETAILS

Site Name:

Location (Edged red on an accompanying Ordnance Survey Plan):

Site Area (Hectares):

Estimated Gross/Net Greenfield Land:

Estimated Gross/Net Brownfield Land:

Grid Reference (If known):

Current Use(s):

Proposed Use(s):

Brief description of proposal (if residential, please give an estimate of the number of units):

OWNERSHIP

Is the site wholly in the ownership of the proposer?
 If not, are all other land owners aware of this submission?

Yes	No

If multiple landowners are involved, please provide an Ordnance Survey Plan clearly identifying the parcels of land owned, and please provide contact details of all owners.

SITE SUITABILITY ISSUES

Question	Yes	No	Comments/further details/mitigation proposed
Does the site have any physical constraints (e.g. topography, access, severe slope, vegetation cover etc.)			
Is the site within a C1 or C2 flood risk zone?			

Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?			
Is there a possibility that the site is contaminated?			
Is the site subject to any other key constraints?			
Any additional notes about site suitability:			
UTILITIES			
Is the site capable of connection to the following services?			
Mains water supply	[]	Mains sewerage	[]
Electrical supply	[]	Gas supply	[]
Landline telephone	[]	Broadband	[]
Other (please specify):			
Please provide any further details:			
TRANSPORT			
Is the site currently accessible from the existing highway network? If not, please explain/demonstrate on an accompanying plan how access could be achieved:			
What are the opportunities for modal shift and increasing sustainable forms of transport and not negatively impacting on air quality? (For major developments, consideration should be given to providing a separate Transport Statement)			
SITE DELIVERABILITY AND VIABILITY			
Please give a likely indication of the following:			
Submission of Planning Application(s):			
Commencement on site:			
Using the timescale below, please give an indication of the build rates:			

Please indicate an approximate timescale for site delivery:

2018/19	2019/20	2020/21	2021/22	2022/23
2023/24	2024/25	2025/26	2026/27	2027/28
2028/29	2029/30	2030/31	2031/32	2032/33

What constraints/covenants on the site would need to be overcome before development can commence and how would this be achieved?

Does the site (or part of the site) currently have planning permission, or has the site obtained planning permission in the past? If so, why has it not been delivered?

Have you undertaken any site surveys? If so, please provide details.

If you are the landowner, have you engaged with/undertaken any discussions with a potential developer(s)?

Is the site financially viable to come forward?

The Authority may seek a viability assessment on your site in order to demonstrate whether its delivery is viable or not. Failure to submit a viability assessment when requested may result in your proposed site not being allocated.

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

Thank you for your cooperation in the process.

Please return to:

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

Alternatively please send electronic copies of submission to strategy@beacons-mpa.gov.uk.

APPENDIX 3

STAGE 3 ASSESSMENT 3A		
SITE:		
CONFORMITY WITH LDP PREFERRED STRATEGY:		
LAND		<p>FACTORS TO CONSIDER</p> <ul style="list-style-type: none"> • Previously Developed Land or Greenfield? • Within settlement boundary/adjacent/outside?
AVAILABILITY AND DELIVERABILITY		<p>FACTORS TO CONSIDER</p> <ul style="list-style-type: none"> • Land ownership • Obstacles to delivery • Legal obstacles to delivery • Viability concerns
ACCESSIBILITY		<p>FACTORS TO CONSIDER</p> <ul style="list-style-type: none"> • Proximity to community facilities/likelihood of providing new facilities? • Proximity to regular bus and rail services/likelihood of providing new services? • Proximity to proposed Metro nodes? • Proximity to cycle routes/walking routes?
HISTORIC AND CULTURAL LANDSCAPE		<p>FACTORS TO CONSIDER</p> <ul style="list-style-type: none"> • Impact on a Scheduled Ancient Monument? • Impact on a Listed Building? • Adjacent/within a Conservation Area? • Impact on Registered Historic Park/Garden or Historic Landscape/Areas of Special Archaeological Sensitivity?

ENVIRONMENTAL		<p>FACTORS TO CONSIDER</p> <ul style="list-style-type: none"> • Impact on European or National ecological designations? • Impact of local ecological designations? • Will there be a loss of protected woodland/trees/hedgerow? • Will there be a negative impact on air quality or an air quality management area? • Is the site within an area of landscape sensitivity?
PHYSICAL		<p>FACTORS TO CONSIDER</p> <ul style="list-style-type: none"> • Flood risk zone? • Topographical constraints? • Contaminated land? • BMV agricultural land? • Mineral safeguarding area • Bad neighbours?
ECONOMIC AND OTHER BENEFITS		<p>FACTORS TO CONSIDER</p> <ul style="list-style-type: none"> • Likely number of jobs? • Potential for delivering new community facilities/saving existing facilities? • Regeneration benefits? • Potential for delivering highway improvements?
SITE APPRAISAL SUMMARY		
<p>[Including summary of public views following consultation of Candidate Sites]</p>		

STAGE 3 ASSESSMENT		
3B		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW		
Power		
Water/Sewerage		
Communications		
Health		
Education		
Highways		
Environmental Health		
Other internal consultees		
OVERALL CONCLUSION AND NEXT STEPS		