

# **Brecon Beacons Local Development Plan 2007 – 2022**

## **Hearing Session 1: Plan Preparation, Content & Strategy**

### **Matters & Issues Agenda**

#### **1. Welcome and Introduction**

#### **2. Procedural Matters**

- a) Have all the necessary procedural requirements been complied with in preparing the LDP?
- b) Was the Authority's consultation strategy the most appropriate for all potential representors?

#### **3. Is the LDP sufficiently specific to the National Park?**

- a) Does it reflect local distinctiveness?
- b) Has it had regard to the National Park Management Plan and does it provide a means by which to meet its objectives?
- c) Has it adequately reflected the aspirations of the local community?

#### **4. Is the LDP development strategy consistent with the Wales Spatial Plan (WSP); regional plans/strategies; neighbouring authority plans/strategies and national policy guidance?**

- a) Is the identified spatial strategy consistent with the settlement hierarchy identified in the WSP?
- b) Does the strategy reflect the broad spatial response to development issues affecting the area as identified in the WSP?
- c) Does the Plan relate coherently to the emerging LDP strategies and policy approaches of neighbouring authorities? Does it deal positively with cross-boundary matters?
- d) Is the LDP consistent with regional strategies, plans and programmes (e.g. transport, minerals, waste)?<sup>1</sup>

#### **5. Is the LDP development strategy sound in sustainability terms?**

- a) Is the Environmental Capacity Approach appropriate? Should the location of development be determined by the principles of sustainability (as set out in Planning Policy Wales 4.7) rather than environmental capacity?
- b) Is the evidence base credible with regard to environmental capacity issues?
- c) Does the settlement strategy maximise opportunities to develop previously developed land in preference to greenfield sites?

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<sup>1</sup> Any specific issues related to transport, waste, minerals etc. will be the subject of other Hearing sessions

**6. Does the LDP set out a coherent strategy from which its policies and allocations logically flow and is it founded on robust evidence?**

- a) Does the scale and location of development address the issues that the LDP has identified? In particular, is there adequate consideration of key issues and challenges facing different areas of the National Park and do these considerations inform the policies?
- b) Is the spatial strategy sufficiently coherent? Is there sufficient justification for the settlement categorisation and the pattern of housing and development distribution adopted?
- c) Is the distribution of growth sustainable?
- d) Is the strategy sufficiently flexible to deal with future changes? The examination will need to consider whether there are sufficient site allocations and whether they are suitable and deliverable.
- e) If one or more sites are not suitable or deliverable, should any resulting deficit be made up by identifying additional sites for development?
- f) What would the implications for the strategy be?

**7. Delivery of Plan Strategy & Policies**

- a) Does the Plan adequately demonstrate how and when development will be realised over the Plan period? Has there been a realistic assessment of how the Plan will be implemented?
- b) Is there a need for greater clarity on strategic level timing, linkages to infrastructure and funding sources?

**8. Any Other Matters**

- a) The LDP Introduction Chapter
- b) Any matters arising in relation to PPW, Edition 5<sup>2</sup>

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<sup>2</sup> Planning Policy Wales, Edition 5, November 2012

## **Appendix 1: Miscellaneous Policy Matters**

### 2.2 LDP Vision

- Last sentence "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."

### Section 4.2 'Implementing the Settlement Hierarchy'

- It says "This section will set out how Policy SP 10 will be implemented across the National Park." It is not section 4.2 that achieves this but rather sections 4.3-4.9.

### Policy BLP1 Brecon Appropriate Development

- 2<sup>nd</sup> paragraph, last sentence suggest deletion of "to the satisfaction of the NPA" as superfluous (also used in other policies throughout the Plan).
- Is criterion 9 necessary or would this be covered by other Policies in the Plan?

### Paragraph 4.3.4.5

- Does it unnecessarily repeat national policy?

### Paragraph 4.4.1/Table 4.4

- The settlement overview for Hay-on-Wye should be inserted into text boxes for consistency with other key settlements.

### Policy KLP1

- 2<sup>nd</sup> para, suggest deleting 'to the satisfaction of the NPA'. Typo in criterion 1 ('...Town, responsive...'). Criterion 1 of the equivalent Policy for Brecon requires housing to be 'within environmental limits' but this policy omits this reference.
- Criterion 1 of this policy requires housing to meet 'life-times homes' standard. This is not a requirement in the equivalent Brecon policy. Is there justification for the differences in policy wording as essentially the housing issues are similar for both the Key Settlement of Brecon and the other Key Settlements?
- Question the need for criterion relating to extensions and replacement dwellings (criterion 8 in this instance)?

### Policy SLP2

- 2<sup>nd</sup> paragraph of the Policy makes 2 references to 'the satisfaction of the NPA.' Necessary?

### Policy LGS LP1 Definition of Limited Growth Settlements (FC3-T-27)

- Should paragraph 4.7.3.5 be integrated into the Policy wording as it defines the use of the 'Settlement Extent'? The 'Settlement Extent' defines an area within which only certain types of development are considered acceptable in order to ensure sustainable communities but it is not clear how they differ from settlement boundaries.
- The change suggests that the settlement extent defines the area where exception development (as described in Policy E LP1) may be located but criterion 8/ of Policy E LP1 (as amended by FC 3-P-35) suggests that exception development may also be located outside the defined settlement extent which undermines the rationale for it. Needs further clarification. This isn't helped by FC-3-P-30 which says "Settlement Extent is drawn to reflect previously agreed settlement boundaries."

### Policy LGS LP2 Limited Growth Settlements Appropriate Development

- The 2<sup>nd</sup> paragraph of the policy makes two references to 'the satisfaction of the NPA.' Necessary?
- Other criteria refer to matters already covered by other policies in the Plan (such as extensions, replacement buildings, etc). Are these references duplicating other policies and thus superfluous?

### Policy CYD LP1 Enabling Appropriate Development

- The 2<sup>nd</sup> paragraph refers to 'to the satisfaction of the NPA'. Necessary?
- Overlap with other policies in the Plan and national policy?
- Criterion 1a) refers to extension to dwellings in the countryside and the requirement to be less than 30% in volume of the original dwelling. Will specifying volumes be overly restrictive to some proposals which would not affect the setting of the existing dwelling?
- Use of the term 'original' needs careful consideration (e.g. what is the original dwelling)?
- It is not clear how Policy CYD LP1 criterion 2 applies to new buildings or conversions. This needs to be clarified.

### Policy SP 10 Sustainable Distribution of Development

- Is SP10 (as amended by FC 3-P-5) too generic in seeking to ensure that the majority of development takes place within sustainable locations? The Environment Agency Wales (EAW) says that the deposit version contained specific reference to the need to avoid areas at risk from flooding. Flood risk has been identified as a strategic issue so should it appear in SP10 as EAW suggests?
- Should the Plan include cross references to national policy on flooding?

## Chapter 5: Mitigating Impact in the Location of Growth

- Is the new text in 5.2 realistic? EAW suggests that the sentence "The NPA is confident that all constraints identified can be overcome through the planning process" is not appropriate. The Strategic Flood Risk Assessment does not consider the flood risk to the settlements in any detail and does not prove that the flood risk associated with other development proposals i.e. non-allocated sites can be satisfactorily managed in the future in line with TAN15.

### FC 2-TA-4

- The Countryside Council for Wales (CCW) suggests adding to the sentence "Where there is conflict between objectives referring to the 1<sup>st</sup> and 2<sup>nd</sup> National Park purposes, in accordance with the Sandford Principle, strategic objectives relating to the 1<sup>st</sup> Park purpose will take priority."

### FC-3-T-9

- CCW suggests applicants should be required to demonstrate how they have considered the landscape setting of the development site.

### FC-3-P-16

- Should Policy KLP3 'Mitigating Impact' make specific reference to landscape?

### FC 3-P-25

- CCW suggest SLP 3 paragraph B should refer to SPG and table 9.
- S LP3 refers to making contributions towards the Sustainable Development Fund. How would this mitigate or offset a negative impact. The fund and how it operates needs further explanation.

### AFC-6-2

- CCW suggests that the last sentence should be amended to "The LDP therefore seeks to enable a level of development which is capable of being developed without unacceptable impact on the purposes for which the National Park is designated, and its special qualities."
- Query reference to section 2.4 as accurate?

### AFC-4-1

- EAW suggests that the text is amended to refer to development proposals rather than allocations.