

**Brecon Beacons National Park
Adopted Local Plan (1999)**

Policy G3

Development will only be approved when the following relevant criteria are satisfied:

- i) its use, scale, siting and appearance will be appropriate to its surroundings and will respect the quality and character of the Park's landscape and built environment;
- ii) it will be compatible with the need to conserve and enhance the Park's wildlife, natural habitats, landforms and archaeological and cultural features;
- iii) it will not prevent the enjoyment of the National Park's special qualities;
- iv) it will be compatible with the National Park road hierarchy, and will not attract parked or moving vehicles that would cause danger to road users, or increase the volume or loading on local roads unsuitable for such traffic;
- v) adequate means of access and parking space can be provided to cater for the traffic generated by the proposal;
- vi) adequate services exist, are reasonably accessible or can be economically provided without detriment to existing users or the NPA's statutory purposes;
- vii) it does not cause significant pollution, including light and noise pollution, or have a significantly detrimental effect on surface waters or groundwater resources in either quality or quantity;
- viii) it will not be significantly detrimental to the amenities of the occupants of nearby properties or to the general public;
- ix) landscaping schemes, where required, involve a design in keeping with the setting of the site, using native plant species of British stock suitable for the National Park and listed in Appendix 6;
- x) proposals affecting public rights of way incorporate a convenient alternative route;
- xi) adequate provision is made for protected or locally notable species dependent on the site.

Policy G4

The NPA will require that any proposals likely to result in a significant environmental impact should be accompanied by an environmental statement against which the effect of the development may be judged. Wherever there is uncertainty about the environmental impacts of the development, the precautionary principle will be applied.

Policy G7

The NPA will require high standards of building design in all development within the Park:

- i) New development should respect traditional building styles, use traditional materials or their equivalent and where it is of modern design, be appropriate to its setting.

- ii) Particular attention should be given to details such as open spaces around buildings, means of access and the provision or treatment of trees, walls, fences or other forms of enclosure.

Policy G10

On land liable to flood, new development or the intensification of existing development will not be permitted unless a developer can demonstrate that adequate mitigation works can be undertaken to reduce the risk of flooding both to the proposed site and elsewhere. Prior to any development proceeding the NPA will require these measures to be carried out.

Policy CB4

A proposal adjacent to a listed building will only be permitted where it would not adversely affect the setting of the listed building.

Policy AG1

When considering development affecting grades 2, 3 and 4 agricultural land, the need to protect it will be regarded as a material consideration where the land is of special importance to the rural economy.

Policy AG3

The change of use of land or buildings for appropriate farm diversification will be permitted where it would be and remain subsidiary to the farm enterprise, not be significantly detrimental to agricultural operations on the farm, and be in line with the other policies in this Local Plan.

Policy R1

The compatibility of a proposal with the function of the National Park road hierarchy will be used by the NPA to inform its determination of any planning application.

Policy PU8

Development proposals for notifiable installations or proposals affecting notifiable sites will not be permitted unless the NPA is satisfied that there is no risk to public health and safety, following consultation with the Health and Safety Executive.

Policy T1

Proposals for the use or development of land for tourism, recreation or education, or to extend existing development of this kind will be permitted where they:

- i) are appropriate to their setting in the Park in character, scale and design;
- ii) will not increase visitor numbers to 'pressure areas' or damage the fabric of 'vulnerable areas';
- iii) will not conflict with the National Park road hierarchy by drawing substantial additional recreational traffic on to tourist pressure routes or single carriageway minor roads;

- iv) will not compromise existing amenity or activities;
- v) conform to the other policies in this Local Plan.

Policy T7

New or extended sites for touring caravans, camper vans and tents for holiday use will only be permitted where:

- i) the proposed development will not adversely affect the landscape, natural beauty, character or amenity of the National Park;
- ii) the proposed development will not adversely affect the wildlife, landforms, archaeological and cultural features of the National Park;
- iii) the proposed development will not adversely affect the amenity and privacy of existing buildings, nor the utility and security of neighbouring buildings and land uses;
- iv) the site can be effectively screened from view from public roads and vantage points;
- v) sites will only be occupied between 1st March and 31st October inclusive;
- vi) the proposal conforms to the other policies in this Local Plan.

Policy T8

Proposals for facilities associated with existing caravan sites will be permitted where:

- i) it can be shown that there will be no significant adverse effect on the vitality and viability of existing shops and businesses;
- ii) it is well screened from neighbouring development;
- iii) the proposal conforms to the other policies in this Local Plan.

Brecon Beacons National Park
Authority Approved Unitary Development Plan (UDP)

Part I Policy I: The Special Qualities of the National Park

In considering all proposals for development the NPA will give great weight to conserving and enhancing the Park's special qualities and its natural beauty, wildlife and cultural heritage which the designation is intended to protect.

Part I Policy 4: Access to Opportunities for Enjoyment of the National Park

Proposals which enable access to opportunities for enjoyment of the National Park will be permitted where:

- i) the proposal is sustainable in terms of its impact on both the environment and the community within which it is located; and
- ii) there are no unacceptable impacts on areas which are vulnerable to recreational pressure.

Policy G3: Development in the National Park

All proposals for development or change of use of land or buildings in the National Park must comply with the following criteria, where they are relevant to the proposal:

- i) the proposed development does not have an unacceptable impact on, nor detract from or prevent the enjoyment of, the special qualities, natural beauty, wildlife and cultural heritage of the National Park;
- ii) the proposed development lies within the "white areas" of settlements as shown on the Proposals Map, with the exception of those developments covered by policies which enable development in the countryside;
- iii) the scale, form, design, layout, density, intensity of use and use of materials will be appropriate to the surroundings and will maintain or enhance the quality and character of the Park's landscape and built environment;
- iv) the proposed development is integrated into the landscape to the satisfaction of the NPA through planting and appropriate management of native species or through the construction of appropriate boundary features. Where landscaping schemes are required, they must involve a design in keeping with the site, using native plant species of local provenance suitable for the National Park as listed in Appendix 3;
- v) the proposed development does not have an unacceptable impact on the amenity of the area, adjacent properties or the general public;
- vi) the proposed development does not have an unacceptable impact on the economic, social, cultural and linguistic vitality and identity of any community, either in its own right or through cumulative impact (See Policy ES33);

- vii) the proposed development is compatible with the National Park road hierarchy in that it is within the capacity of existing approach roads, and does not have an unacceptable impact on traffic circulation or highway safety;
- viii) adequate services exist, are reasonably accessible or can be provided without unacceptable detriment to existing users or the environment;
- ix) adequate means of access and parking space can be provided to cater for the traffic generated by the proposal;
- x) where lighting is proposed as part of the development, the proposal must ensure that the design and operation of lighting systems has minimal impact in terms of light pollution;
- xi) adequate consideration is given to the needs of those with limited mobility such as wheelchair users, elderly people, and people with young children in the design and layout of the development;
- xii) the proposed development does not have an unacceptable impact on surface waters or groundwater resources in either quality or quantity;
- xiii) development schemes include facilities for waste recycling and composting appropriate to their scale and type.

Policy G6: Design

Applications for development will be expected to meet the WAG's key design objectives and respond to the local context. Proposals will be required to demonstrate where appropriate how they:

- i) achieve sustainable design solutions representing best value by making prudent use of natural resources, incorporate sustainable energy use and waste control measures and provide the means for effective long-term maintenance, efficient operation and management;
- ii) sustain or enhance character in townscape and landscape by responding to and reinforcing, where appropriate, locally distinctive patterns and form of development, landscape, culture and biodiversity;
- iii) promote innovative design in buildings, infrastructure, urban and rural landscape and public art;
- iv) promote a successful relationship between public and private space by delineating clear boundaries, acknowledging established building lines in new development and enclosing space;
- v) promote high quality in the public realm by ensuring attractive, safe public spaces and routes which are fit for purpose and meet the needs of all members of society;
- vi) ensure ease of access for all by adopting inclusive design principles including safe and clear connections, integrating development with existing footpaths, cycle ways and public and private transport infrastructure and by ensuring adequate provision for people with disabilities and others;
- vii) promote "legible" development that includes easily recognisable and understood features and landmarks;

- viii) design for change by promoting adaptable development that can respond to social, technological, economic and environmental conditions over time; and
- ix) promote quality, choice and variety by lifting the standard of development, by promoting mixed use and densities of development that assist viability and respond to local needs.

Policy Q16: The Settings of Listed Buildings

Development proposals which would adversely affect the setting of a listed building will not be permitted.

Policy Q20: Development relating to the Enjoyment of the National Park

Proposals for the use or development of land for tourism, recreation or education, or to extend existing development of this kind will be permitted where they:

- i) are appropriate to their setting in the Park in character, scale and design;
- ii) will not have an unacceptable impact on the identified Visitor Pressure Areas or on the qualities of the Remote Area;
- iii) will not conflict with the National Park road hierarchy by drawing substantial additional recreational traffic on to tourist pressure routes or single carriageway minor roads; and
- iv) will not have an unacceptable adverse effect on the amenity of the area or the public's enjoyment of it, or the legitimate use of nearby land.

Provision of Sites in the Wider Countryside

5.18 In an area like the National Park, the distinctions between business, tourism, recreational, agricultural and retail uses become blurred as many diversification activities cross the boundaries and involve a number of elements. Whilst the NPA wishes to adopt a positive approach to the development projects which diversify the rural economy, it is important that the effects and impact of such developments are closely regulated. Appropriate activities in the National Park are those which involve the enjoyment of the natural beauty, wildlife and cultural heritage of the Park, its resources and communities, without unduly harming them. Developments in the rural areas should be small in scale and wherever possible utilise local people, products and services, so that employment is generated and traditional skills are maintained. Recreation, tourist or commercial facilities that are out of scale and unrelated to the landscape or resources of the Park are unlikely to be acceptable.

5.19 The NPA recognises that once established, rural businesses may be under pressure to expand to maintain their viability. However, there may come a time when further expansion on the site has an unacceptable effect on the natural beauty, wildlife and cultural heritage of the Park or local resources. The NPA will look critically at this aspect when determining any application for expansion.

Policy ESI I: Protection of Agricultural Land

Development on or adjacent to agricultural land will only be permitted where:

- i) the proposal is compatible with and takes into account the need to maintain the efficient use of agricultural land and buildings in the vicinity, using appropriate location and design to minimise adverse effects; and
- ii) the agricultural land is of grade 3b and below.

Development on grade 3a land or above will only be permitted where it can be demonstrated that there is an overriding need for development on that site.

Policy ESI 7: Farm Diversification

The change of use of land or buildings and the provision of new buildings for appropriate commercial, business (including tourism related) or industrial activities for farm diversification purposes will be permitted where:

- i) any buildings that form part of the proposal lie within or immediately adjacent to the group of existing buildings which make up the farm complex. The reuse of existing or development of new buildings must comply with policies ES7-ES8 on rural diversification;
- ii) the proposed diversification will be of an intensity of use appropriate to and reflective of its environment and setting within the National Park and will have no significant detrimental effect on the vitality of any adjacent town or village, either in its own right or through cumulative impact;
- iii) the proposal is compatible with and would not prejudice the efficient functioning of surrounding agricultural land;
- iv) the proposed development shall incorporate adequate facilities for the storage of any materials or equipment; and
- v) parking provision can be provided without any significant detrimental effect on the setting of the buildings or the surrounding landscape.

Policy ESI 9: Storage of Caravans

The storage of caravans will only be permitted where:

- i) they are placed within an existing building. Where this is not possible, the proposed site must be fully integrated into the landscape by virtue of topography or surrounding landuses, particularly when viewed from public roads and vantage points;
- ii) any planting or construction of boundary features required by the NPA will be undertaken prior to any caravans being stored on the site;
- iii) the proposed site will have an adequate means of access to and into the site that is capable of accepting vehicles moving caravans without detriment to highway amenity, safety or the landscape; and
- iv) any associated commercial activity such as a hire business or maintenance service must comply with all relevant policies in this Chapter.

Policy ES21A: New or Extended Sites for Touring Caravans, Camper-vans and Tents

New or extended sites for touring caravans, camper vans and tents for holiday use will only be permitted where:

- i) no part of the site will be used for permanent residential accommodation or for permanent pitches. The site will be subject to a seasonal occupancy condition restricting its use to certain periods throughout the year;
- ii) the proposed development is fully integrated into the landscape by virtue of topography or surrounding landuses, particularly when viewed from public roads and vantage points;
- iii) the site is well served for public access by roads, paths, cycleways or bridleways, or is accessible from access land, without unacceptable impact on any sites of conservation importance;
- iv) the proposed development will not have an unacceptable impact on the amenity and privacy of existing buildings, nor the utility and security of neighbouring buildings and land uses;
- v) on site facilities, including any accommodation for a site manager, washroom facilities, stores, retail outlets or similar, can be provided by the conversion of existing buildings if available;
- vi) any planting or construction of boundary features required by the NPA will be undertaken prior to any caravans being placed on the site; and
- vii) the proposed site will have an adequate means of access to and into the site that is capable of accepting the vehicle towing caravans without detriment to highway amenity, safety or the landscape.

Policy H2: Development and the Risk of Flooding

Development, including the raising of land, will not be permitted where that development would:

- ia) be on land at high risk of flooding
- i) result in an unacceptable risk of flooding either on or off site;
- ii) adversely affect flood management or maintenance schemes;
- iii) impede flood flows or result in changes in flow regime; or
- iv) result in a net loss of flood-plain storage.

Where, exceptionally, development is allowed on land at high risk of flooding, such exceptional circumstances will be justified where it can be demonstrated that:-

- It needs to be located in a high risk area, or be part of a local strategy sustaining the settlement; or
- It is necessary to contribute to key employment objectives;

and

- The proposal is on previously developed land; and

- The potential consequences of flooding have been considered and found to be acceptable.

Highly vulnerable development will not be permitted on land at high risk of flooding where that land is without significant flood risk infrastructure.

Policy H4: Notifiable Installations

Development proposals for notifiable installations or proposals affecting notifiable sites will not be permitted unless the NPA is satisfied that there is no risk to public health and safety, following consultation with the Health and Safety Executive and other relevant bodies.