

14 December 2023

Dear

ATISN 19314 – Request for Correspondence with Asbri Planning Ltd. re extra care facility, Brecon.

Thank you for your request which I received on 21 November 2023. You asked for:

Sight of correspondence between Welsh Government and Asbri Planning Ltd in respect of a proposed extra care facility development in Brecon. The development is the subject of a planning application to Bannau Brycheiniog National Parks Planning Authority, ref 23/21973/FUL and the developer has indicated in an e-mail to Bannau Brycheiniog Parks Planning Authority that the development enjoys the support of Welsh Government. I am interested in understanding the nature of this support, not least as any appeal could ultimately be determined by a Welsh Government Minister.

Welsh Government Transport officials were consulted on the pre-planning by Asbri and issued a no direction in respect of the application. This can only comment on the potential impact of a development on WG's trunk road network. This development does not lie on a trunk road (the nearest ones being the A40 and A470) and the impact would be negligible. A "No Direction" response such as this does not imply support for or objection to a proposal.

Cadw were consulted on the pre-application by Asbri and had no comments to make regarding the historic environment. They were then consulted by Bannau Brycheiniog Parks Planning Authority (BBNPA) on the planning application 23/21973/FUL and again had no comments.

Cadw's remit in the planning process is to provide the local planning authority (LPA) and developers at the pre app stage, with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. Cadw do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the LPA. Cadw have had no further correspondence with Asbri or the LPA.

In terms of Welsh Government support, this is in the form of capital funding. Welsh Government has provided funding to Wales & West Housing Association to acquire land in Brecon for the proposed extra care facility.

In addition, Powys County Council Housing Strategy team have prioritised the scheme to receive Social Housing Grant (SHG) in 2024/25 and future years. SHG is the main capital grant provided by Welsh Government to Registered Social Landlords and Local Authorities for the provision of affordable housing. It is used to

fund affordable housing schemes that meet local housing need and strategic priorities as identified by Local Authorities.

Next steps

If you are dissatisfied with the Welsh Government's handling of your request, you can ask for an internal review within 40 working days of the date of this response.

Requests for an internal review should be addressed to the Welsh Government's Freedom of Information Officer at:
Information Rights Unit,
Welsh Government,
Cathays Park,
Cardiff,
CF10 3NQ

or Email: Freedom.ofinformation@gov.wales

Please remember to quote the ATISN reference number above.

You also have the right to complain to the Information Commissioner. The Information Commissioner can be contacted at:
Information Commissioner's Office,
Wycliffe House,
Water Lane,
Wilmslow,
Cheshire,
SK9 5AF.

However, please note that the Commissioner will not normally investigate a complaint until it has been through our own internal review process.

Yours sincerely