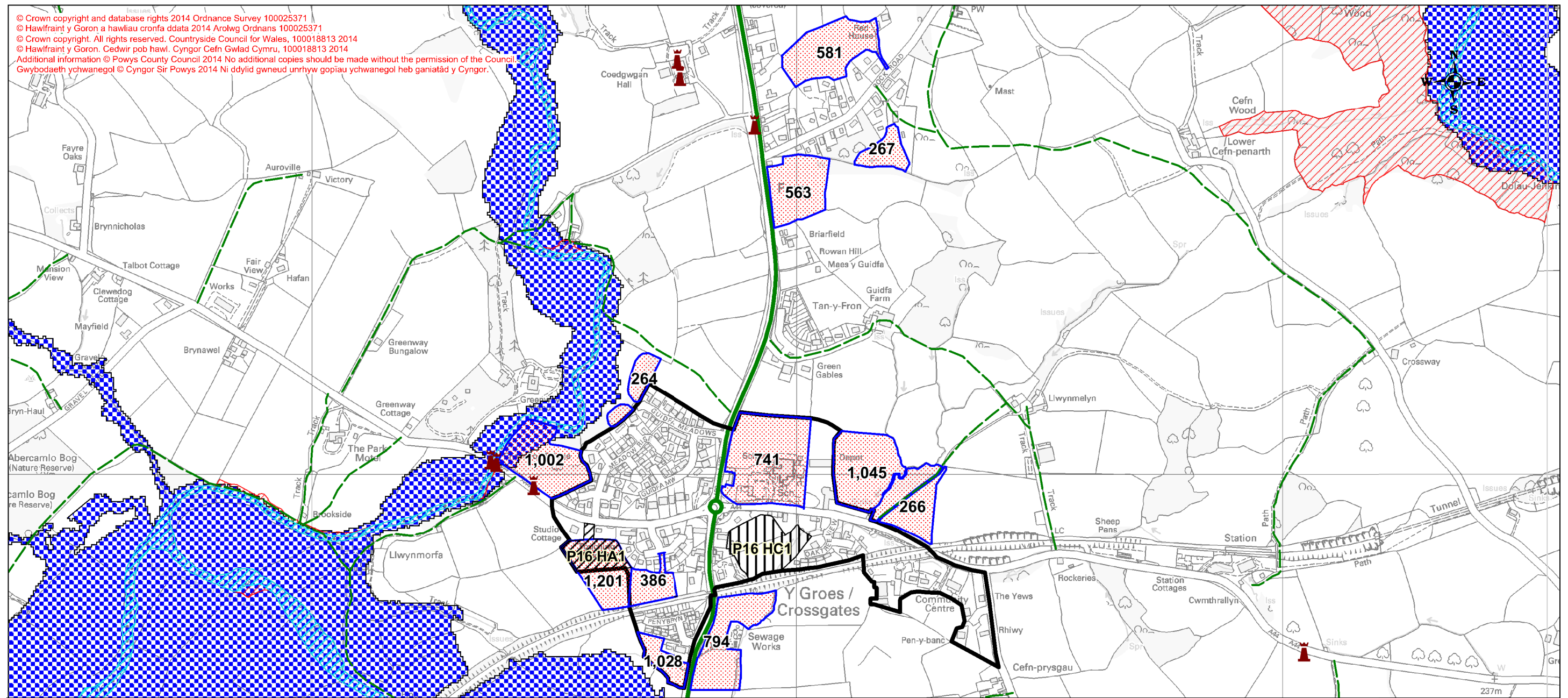



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	LDP Development Boundary		Tree Preservation Order		Listed Building		TAN 15 DAM Zone C1
	Candidate Site		Tree Preservation Order		Historic Park and Garden Park Boundary		TAN 15 DAM Zone C2
	Allocation		Site of Special Scientific Interest		Historic Park and Garden Kitchen Garden		Common Land
	Committed Site		European Protected Site		Historic Park and Garden Essential Setting		Village Green
	Brecon Beacons National Park		Local Nature Reserve		Scheduled Ancient Monument		Montgomery Canal
	Public Right of Way		National Nature Reserve		Conservation Area		LNG Pipeline
	Trunk Road		Regionally Important Geodiversity Sites		Historic Landfill		Mineral Permitted Working Area
							Mineral Permitted Working Area Buffer


Settlement: CROSSGATES/FRON


Site Summary		Site allocated in LDP
Candidate Site: 264	Land to North West of Guidfa Meadow	X
Candidate Site: 266	Land to North West of Railway bridge	X
Candidate Site: 267	Land to South of Highleighs, Rock Road	X
Candidate Site: 386	Land South of Badgers Green	X
Candidate Site: 563	Fron Field	X
Candidate Site: 581	Land at Crossgates(Fron),	X
Candidate Site: 741	Crossgates CP School	X
Candidate Site: 794	Crossgates Road	X
Candidate Site: 1002	Land North of Bridgend	X
Candidate Site: 1028	Greenlands	X
Candidate Site: 1045	Field East of Crossgates Service Station	X
Candidate Site: 1201	Land to the rear of Studio Cottage	✓
Committed Site: P16 HC1	Oaktree Meadows	✓


Site		Summary
<p>Candidate Site: 264 Site Address: Land to North West of Guidfa Meadow</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. These sites do not form a logical extension to the village capable of accommodating a housing allocation. Guidfa Meadows is located on a plateau with the wooded bank (in which the sites sit) falling steeply towards the Clywedog Brook before levelling out into the floodplain. The wooded bank forms a natural and defensible boundary to development. The wood is mapped as Ancient Semi Natural Woodland. The site is noted as having the potential to contain species rich grassland. The Highways Authority has commented that the site is steep with no adopted road frontage from which to gain access. A water main crosses the site requiring an easement or pipe diversion and off site works would be required to connect to the public sewer. Furthermore the site lies over an area of safeguarded sand and gravel (category 2).</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site does not form a logical extension to the village capable of accommodating a housing allocation.</p> <p>It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>


<p>Candidate Site: 266 Site Address: Land to North West of Railway bridge</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This site is close to the centre of the village. It sits between UDP employment allocation R46 EA1, which is still vacant and promoted as part of candidate site 1045 for mixed use and the railway embankment carrying the Heart of Wales railway line to the bridge over the A44. The Penybont telephone exchange sits at the south west corner of the site. This offers the opportunity for more comprehensive scheme spanning both sites. That said, the site is noted as having the potential to contain species rich grassland, a 'Biodiversity Action Plan Habitat' and a 'S42 Habitat' and so further comments are being prepared by the County Council on the suitability of the site from an ecological perspective. The Hernog Brook runs through the site, as does a public right of way following an access track to Llwynmelyn (ref: 127/107/1) and a small part of the site lies in an area affected by surface water flooding. A water main also runs through the site.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site does not form a logical extension to the village capable of accommodating a housing allocation.</p> <p>It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 267 Site Address: Land to South of Highleighs, Rock Road</p> <p>Identifying a housing land allocation in Fron would be contrary to the strategy of the Powys LDP.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as identifying a housing land allocation in Fron would be contrary to the strategy of the Powys LDP.</p>
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<p>Candidate Site: 386 Site Address: Land South of Badgers Green</p> <p>The site is allocated in the Unitary Development Plan (Housing Allocation R46 HA1). Because there has been no planning activity on the land, other than the submission of the candidate site, it has not been allocated as it cannot be relied upon to achieve the growth apportioned to the village over the plan period.</p>		<p>The site has not been taken forward as an allocation in the draft LDP, however the site does fall within the settlement boundary for Crossgates.</p> <p>It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period</p>
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<p>Candidate Site: 563 Site Address: Fron Field</p> <p>This site lies between Crossgates and Fron and is an area of agricultural land fronting onto the A483 trunk road. The land was considered by the Inspector looking at objections into the Unitary Development Plan (paragraphs 16.200 - 16.202 of the Inspector's Report) who considered that the consolidation of the clusters of development to the north of Crossgates, which allocation of this land would bring, would have an adverse effect on the rural character of the area, urbanising a settlement pattern in this location which is currently defined by distinct clusters of development. The Trunk Road Authority has commented that a new access would not be permitted into the land at this location because of the close proximity to the layby and substandard Rock Road / A483 junction. Furthermore the allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as It is considered an incursion into the open countryside and would have an adverse effect on the rural character of the area.</p> <p>It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 581 Site Address: Land at Crossgates(Fron),</p> <p>Identifying a housing land allocation in Fron would be contrary to the strategy of the Powys LDP.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as identifying a housing land allocation in Fron would be contrary to the strategy of the Powys LDP.</p>
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<p>Candidate Site: 741 Site Address: Crossgates CP School</p> <p>This is the site of the primary school. Excluded from consideration, on the bequest of the site proponent, are the existing school buildings. The remaining land for consideration is to the north of the school, which not only provides play space but also provides an opportunity for the school to expand, should it be necessary, in the future given the status afforded to Crossgates in the Local Development Plan as a large village. Part of the land is used as mitigation for loss of species rich grassland which has been lost locally and so further comments are being prepared by the County Council on the suitability of the site from an ecological perspective. Access is considered achievable by the Highways Authority and Trunk Road Authority. A water main runs through the site and if development were to proceed this would either need to be diverted or protected with an easement. Further assurance from the site proponent on their intentions for delivery of the site are required given the existence of an operating primary school on the site.</p>		<p>The site has not been taken forward as an allocation in the draft LDP due to the existence of an operating primary school on the site.</p> <p>It is considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 794 Site Address: Crossgates Road</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This site sits to the south of the Heart of Wales railway line, to the east of the A483 trunk road opposite Penybryn and adjoins the sewage works. The Trunk Road Authority consider that an acceptable access cannot be achieved to serve this land because of inadequate visibility. If an adoptable access can be achieved, it remains to be demonstrated by the site proposer. The site is noted as having the potential to contain species rich grassland, a 'Biodiversity Action Plan Habitat' and a 'S42 Habitat' and so further comments are being prepared by the County Council on the suitability of the site from an ecological perspective. The Hernog Brook run along the eastern extent of the site and part of the site lies in an area affected by surface water flooding. Development of housing on this land may impact on the existing sewage works both physically, if expansion is needed in the future, and operationally as a bad neighbour landuse (odour). A water main and public sewer run through the site and if development were to proceed these would either need to be diverted or protected with an easement. Together these constraints suggest that the land is not suited to housing development.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as It is considered the allocation is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period.</p> <p>There are a number of constraints and therefore it is considered that the land is not suited to housing development.</p>
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<p>Candidate Site: 1002 Site Address: Land North of Bridgend</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This site does not form a logical extension to the village. Guidfa Meadows is located on a plateau with the bank (on which the site partly sits) falling towards the Clywedog Brook before levelling out into the floodplain which would need to be excluded from any allocation. The slope of the A44 past the existing development forms a logical extent of the village in this direction, past which development would be form an undesirable encroachment into the open countryside. This topography also causes issues for site access from the A44. Any future application to develop the site would need suitable ecological surveys to inform a mitigation and enhancement strategy. In particular the watercourse, hedgerows and trees will need to be protected and pollution prevention measures included during any construction phase. A water main runs through the site and for development to proceed this would either need</p>		<p>The site has not been taken forward as an allocation in the draft LDP as It is considered the allocation is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. The site does not form a logical extension to the village</p> <p>There are a number of constraints and therefore it is considered that the land is not suited to housing development.</p>
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<p>to be diverted or protected with an easement and off site works would be required to connect to the public sewer. Further constraints exist which would require careful design not least the setting of Greenway Manor and the nearby river.</p>		
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<p>Candidate Site: 1028 Site Address: Greenlands</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This site sits in the development boundary of the Unitary Development Plan, below Penybryn. The land was considered by the Inspector during the Inquiry into objections made on the UDP and key to his deliberation was the issue of access. The site was left in the development boundary to allow the opportunity for windfall development to occur. Planning records (Ref:P2011/0508) show that permission has been granted for a single bungalow on part of the land, however it has not been built to date. The impact of this permission on the ability of the site to accommodate a housing allocation is yet to be established. Another identified constraints is the Llanbadarn Fawr Trackwy PRN 113481. The Community Council has also raised concerns with development of the site.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, it does fall within the development boundary for Crossgates.</p> <p>It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 1045 Site Address: Field East of Crossgates Service Station</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This large and relatively flat site is well located close to the village centre and amenities. It sits to the east of the petrol filling station, is bounded to the east by candidate site 266 promoted for housing development, to the south by land running adjacent to the A44 and to the north by fields. The southern part of the site sits in the Unitary Development Plan development boundary (Employment Allocation R46 EA1). The additional land not part of the employment allocation but part of this candidate site was considered as an extended employment land allocation by the Inspector looking into objections made on the Unitary Development Plan, however it was not included because of a lack of need for an increased allocation (the land has sat undeveloped despite having been allocated in the Radnorshire Local Plan in 1999). A water main also runs through the site and if development were to proceed this would either need to be diverted or protected with an easement. As the site is next to a petrol filling station, the</p>		<p>The site has not been taken forward as an allocation in the draft LDP as It is considered the allocation is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period.</p> <p>It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the growth requirements of the settlement over the Plan period.</p>
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<p>potential for land contamination and implications for layout would need to be considered through any detailed development scheme. The land is promoted as a mixed use site and although the adjoining candidate site (266) has been promoted as a housing site, the opportunity for a comprehensive mixed use scheme spanning both sites is attractive.</p>		
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<p>Candidate Site: 1201 Site Address: Land to the rear of Studio Cottage</p> <p>This site, to the south west of Badgers Green sits adjacent to candidate site 1223 which could provide access onto the A44. The site is bounded to the south by the Heart of Wales railway line and to the west by open fields. This site forms a logical, contained, extension to the village for housing. A water main runs through the site and if development were to proceed this would either need to be diverted or protected with an easement. off-site works are required to connect to the public sewer.</p>	 Part Allocated	<p>The candidate site has been part allocated (P16 HA1) as it forms a logical, contained extension to the village for housing.</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P16 HA1</p>
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<p>Committed Site: P16 HC1 Site Address: Oaktree Meadows</p> <p>Commitment. Ref: P/2009/1043. *Project level HRA screening required - River Wye SAC. Consideration needs to be given to drainage on this site.</p>		Committed Site: P16 HC1
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