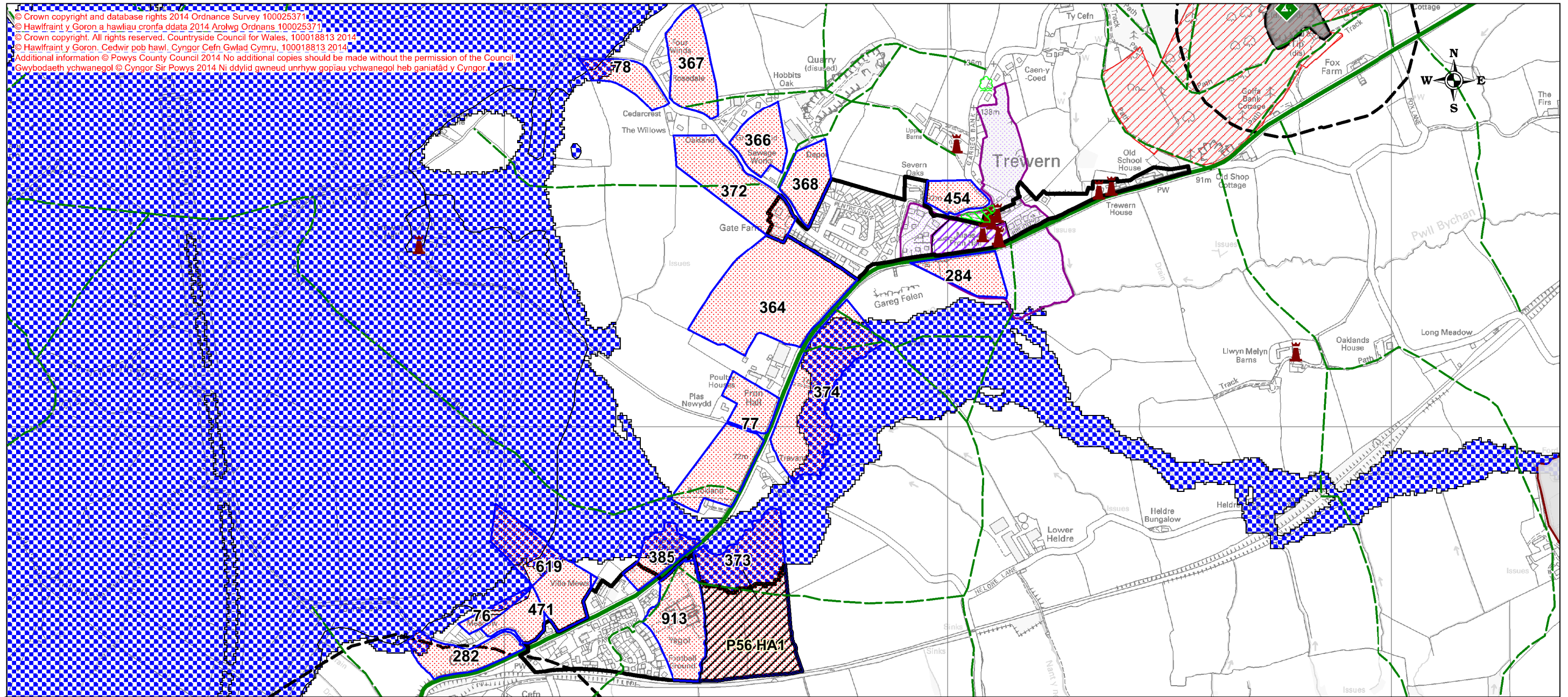



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	LDP Development Boundary		Tree Preservation Order		Listed Building		TAN 15 DAM Zone C1
	Candidate Site		Tree Preservation Order		Historic Park and Garden Park Boundary		TAN 15 DAM Zone C2
	Allocation		Site of Special Scientific Interest		Historic 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: TREWERN


Site Summary	Site allocated in LDP
Candidate Site: 76 Site 1 - Trewern Hall Farm	✗
Candidate Site: 77 Site 2 - Trewern Hall Farm	✗
Candidate Site: 78 Site 3 - Trewern Hall Farm,	✗
Candidate Site: 282 Cefn Field, North of Cefn Farm	✗
Candidate Site: 284 Land South of Maes Fron Hall	✗
Candidate Site: 364 Land North of Fronhaul	✗
Candidate Site: 366 Land adj to Trewern Sewage Station	✗
Candidate Site: 367 Land next to Rosedale (NW of Gate Farm),	✗
Candidate Site: 368 Land north of Gate Farm	✗
Candidate Site: 372 Land & Buildings at Gate Farm	✗
Candidate Site: 373 Land east of Trewern School	✓
Candidate Site: 374 Land Opposite Fronhaul	✗
Candidate Site: 385 Land N.E of The Wallers	✗
Candidate Site: 454 Land adjacent to Twin Oaks	✗
Candidate Site: 471 Land at Trewern	✗
Candidate Site: 619 Land adj. Trewern Villa	✗
Candidate Site: 913 Trewern Buttington CP School	✗


Site		Summary
<p><b>Candidate Site: 76</b>  <b>Site Address: Site 1 - Trewern Hall Farm</b></p> <p>Part of a large grazing field. Generally level, some slightly sloping land, access off single track lane. Development would be backland development, floodplain touched upon at rear. See also site 471 which includes part of site 76. It is considered that Site 471 gives more opportunity for provision of a safe access and to develop an appropriate layout (in scale and form) of a sustainable mix of dwellings to serve the village. Highways constraints in respect of this site are significant and the site is not considered suitable for land allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is considered backland development and is constrained particularly by highway issues.</p> <p>It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>


<p><b>Candidate Site: 77</b>  <b>Site Address: Site 2 - Trewern Hall Farm</b></p> <p>Site straddles an existing narrow access road comprising a single track lane. Hedging boundaries, mature trees, and large level parcels of agricultural land, down to arable. Development will sit alongside the main A458 but as the sites have some depth, ribbon development can be avoided. This large site sits within a landscape of open character between the two distinct parts of Trewern village. It is considered that it is preferable to retain the gap between the two clusters of development as this site may represent unacceptable loss of the countryside and adversely impact on the landscape character. Development would possibly conflict with neighbouring farm &amp; equestrian use. After further analysis it is considered that a more appropriate and more central site allocation has been identified elsewhere to meet the housing requirement of the settlement over the Plan period. This large site is therefore not required for land allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it sits within a landscape of open character between the two distinct parts of Trewern village. It is considered that it is preferable to retain the gap between the two clusters of development as this site may represent unacceptable loss of the countryside and adversely impact on the landscape character.</p> <p>It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p><b>Candidate Site: 78</b>  <b>Site Address: Site 3 - Trewern Hall Farm</b></p> <p>Part of a large level agricultural field. Opposite and adjacent to low density properties in semi-rural setting. Site is considered to be remote from the main hub of the village and development would represent unacceptable intrusion into the open countryside. Furthermore the significant concerns of highways mean the site is not regarded as acceptable for residential development.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as development would be located in the open countryside.</p> <p>It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p><b>Candidate Site: 282</b>  <b>Site Address: Cefn Field, North of Cefn Farm</b></p> <p>Grazing/paddock land on lower ground to adj main road which takes sharp corner over railway bridge. The site is relatively level/gently sloped down to the houses on the north. Accessed off an existing narrow access lane. Reeds/marshy ground? This site is to the west of the main village, and would start a development pattern stretching in the open countryside towards Buttington. Development would "elongate" the existing village and may adversely impact on the countryside and landscape character. It is considered that other more suitable and central sites are likely to be available to serve Trewern's housing needs. Given the constraints identified it is recommended that the site does not proceed further in the candidate sites process.</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.</p> <p>It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p><b>Candidate Site: 284</b>  <b>Site Address: Land South of Maes Fron Hall</b></p> <p>Horse grazing, stables and schooling area. Boundary hedge to roadside. Land on this side of the main A458 road is not within the existing UDP development boundary. Due to the open countryside character of land to the south of the main road through Trewern, it is considered preferable to avoid development of this area, furthermore constraints have been identified, including a significant highways objection. The site is not considered suitable for land allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by highway issues and also it would be considered an incursion into the open countryside.</p> <p>It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p><b>Candidate Site: 364</b>  <b>Site Address: Land North of Fronhaul</b></p> <p>A large level block of agricultural land currently used for grazing (farm/equestrian). Adj to the main A458 trunk road. Existing housing on Criggion Lane backs onto the site. Fron Hall is a working farm - will need to consider compatibility of new development with neighbouring uses. Site also proposed to run up against the buildings of Gate Farm on the north east corner. Whilst the potential for this site to offer a logical expansion opportunity is recognised, it is considered that a more appropriate site allocation, more central and accessible to local services, has been identified elsewhere to meet the housing requirement of the settlement over the Plan period. This large site (or part site) is therefore not required for land allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it may be considered an incursion into the open countryside.</p> <p>It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p><b>Candidate Site: 366</b>  <b>Site Address: Land adj to Trewern Sewage Station</b></p> <p>This site is currently an allocated local employment site (M195 EA1) in the Powys Unitary Development Plan. It has yet to be developed and is being used for horse grazing. Natural hedging boundaries. Low density housing against north west boundary, Cae Post Recycling Centre adjacent (east), sewage treatment works adjacent to southern corner. After further consideration, including evidence of need, this site is determined as being unsuitable and not required for land allocation. Highways objections are maintained as Criggion Lane is not deemed suitable to take extra traffic.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it has been allocated as an employment site within the UDP but has yet to be developed. The site is constrained most significantly by highway issues and therefore it is considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p><b>Candidate Site: 367</b>  <b>Site Address: Land next to Rosedale (NW of Gate Farm)</b></p> <p>An agricultural field to the rear of existing properties to the west, with three bungalows to the south on the other side of Criggion lane. The site is at the edge of the existing UDP development boundary for this part of Trewern. The southernmost section of this site adj the road bend was dismissed at the UDP Inquiry with the Inspector considering that it was "not an appropriate location for further residential development". The candidate site for the LDP is a larger site comprising relatively level agricultural land with hedging and trees on the boundaries. The field is considered remote from the main hub of the village and development would not represent a logical extension, furthermore the site is subject to considerable objection from highways. The site is not deemed suitable or required for land allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is constrained, most significantly by highway issues and would also be considered an incursion into the open countryside.</p> <p>It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p><b>Candidate Site: 368</b>  <b>Site Address: Land north of Gate Farm</b></p> <p>An agricultural field which slopes towards the road, the most level part of the field has been submitted for consideration with the steeper land to the rear (north east) not included within the proposal. The land is presently excluded from the UDP development boundary for Trewern. In terms of location this could be argued as a logical and sensible infill site for development but any development must be compatible with the existing neighbouring land uses (sewage plant and large industrial unit currently recycling waste lie to the west) and most significantly there would be a need to overcome highways objections. After further analysis, including evidence of need, this site is determined as being unsuitable and not required for land allocation. Highways objections are maintained as Criggion Lane is not deemed suitable to take extra traffic. It is considered that a more appropriate site allocation, more central and accessible to local services, has been identified elsewhere to meet the housing requirement of the settlement over the Plan period.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained most significantly by highway issues.</p> <p>It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p><b>Candidate Site: 372</b>  <b>Site Address: Land &amp; Buildings at Gate Farm</b></p> <p>Level agricultural grazing land adjacent to the current UDP development boundary which presently incorporates the house and buildings at Gate Farm. Site is set to the rear of the existing farmhouses and buildings, alongside Criggion Lane, with direct access off the h/way opp the STW. Gate Farm is traditional stone farmhouse alongside detached traditional brick barn with a range of more modern agricultural sheds against the southern boundary of the site. Given the existing development and consideration of candidate sites (CS366, CS368) on the other side of Criggion Lane, the site would not be an illogical area for village expansion. However, after further analysis, including evidence of need, this site is determined as being unsuitable and not required for land allocation. Highways objections are maintained as Criggion Lane is not deemed suitable to take extra traffic.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained most significantly by highways issues.</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><b>Candidate Site: 373</b>  <b>Site Address: Land east of Trewern School</b></p> <p>Site lies at the edge of the existing UDP development boundary for Trewern which follows the boundary of the school grounds. Site is currently two grassed fields which slope down gently towards the road and watercourse. The northernmost part nearest to the main road is subject to flood risk and development would be unacceptable. Mature trees to protect. The site is well located in respect of school, possible shop (ex-Little Chef building) and development could be sympathetically designed. Note the UDP housing development (M195 HA1) on the other side of the school and football grounds at Parc Caradog, therefore considered logical to build also on this side of school provided housing need. This site has been selected for land allocation due to its central location and scope to provide improved access and car parking arrangements required by the community. The allocation area avoids the flood risk area. Further analysis of constraints and discussions with stakeholders will be needed at the more detailed planning stages. It is anticipated that the site is large enough for a phasing plan which goes beyond the LDP period so as to consolidate the future pattern of new housing development in this area. Essential that highways solution is agreed in conjunction with neighbouring school (PCC owned).</p>	 Part allocated	<p>Part of the site (excludes area of flood risk) has been taken forward as a housing allocation in the LDP as it represents a logical development site due to its central location and scope to provide improved access and car parking arrangements for the community.</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P56 HA1</p>
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<p><b>Candidate Site: 374</b>  <b>Site Address: Land Opposite Fronhaul</b></p> <p>Large, level field, existing agric track, hedging, trees to watercourse. The rock embankment (Gareg Felen) and surrounds on the northern end of the field is not within proposal. Due to the major constraints identified and the availability of other more suitable, more centrally located, sites for housing development in Trewern, it is considered that this site is not suitable or required for land allocation. Furthermore, it is considered that development on this side of the road would adversely impact on visual amenity/landscape (nb. A458 re-route may impact in future - Buttington Cross to Wollaston Cross scheme). Extending development onto this area is not regarded a logical extension to either of the existing clusters of development at Trewern.</p>		<p>The site has not been taken forward as an allocation in the draft LDP due to identified constraints and it is not a logical extension to either of the clusters of development at Trewern.</p> <p>It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p><b>Candidate Site: 385</b>  <b>Site Address: Land N.E of The Wallers</b></p> <p>Existing paddock/grazing land, opposite the school. Watercourse on boundary, level site with hedging &amp; boundary trees. The Wallers and other residences on this side of the road do not lie within the current development boundary for Trewern. Due to the major constraints identified this site is not regarded as suitable for land allocation. However, a small part of this site has now been included within the development boundary to facilitate appropriate small-scale development (provided constraints can be overcome in consultation with stakeholders at any planning application stage )</p>		<p>The site in its entirety has not been taken forward as an allocation in the draft LDP as the site is constrained however a smaller part of the site has been included in the development boundary for Trewern to facilitate small scale development.</p> <p>It is considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p><b>Candidate Site: 454</b>  <b>Site Address: Land adjacent to Twin Oaks</b></p> <p>Hillside agricultural land to the rear of Garreg Bank modern housing development. Slopes down towards the road. The most level part of the field is proposed for new development, bounded by single track highway, hedging boundaries, mature trees. The land sits outside but adjacent to the development boundary in the UDP with the UDP boundary skirting three sides of the site. Development would be prominent in views and it is considered it may adversely affect the character of the landscape/hillside (this site was considered at the UDP inquiry with the Inspector citing similar concerns about the prominent location and visibility). The site is therefore not considered suitable for land allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it has constraints particularly in terms of its prominent location and visibility.</p> <p>It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p><b>Candidate Site: 471</b>  <b>Site Address: Land at Trewern</b></p> <p>(also proposed as part site 619 &amp; part site 76). Site lies central to village amenities (ex-Little Chef site opposite side, walking distance of school), currently level grazing land with good boundary hedging to the road. Land on this side of the main road (north of A458) is not currently within the UDP development boundary for the south cluster of Trewern. Whilst development of the site could be said to constitute logical infill/appropriate extension to the village, after further analysis it is considered that the site constraints (significantly highways, possibly flooding) are likely to make development less probable. Furthermore the site lies on the opposite side of the main road to the community facilities and local stakeholders have expressed a preference for other sites to serve Trewern's needs. It is considered that a more appropriate site allocation has been identified elsewhere to meet the housing requirement of the settlement over the Plan period.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained significantly by highways and potential flooding issues.</p> <p>It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p><b>Candidate Site: 619</b>  <b>Site Address: Land adj. Trewern Villa</b></p> <p>See also site 76/471. Large, level agricultural field, mature trees, hedging boundaries. Infill site at road frontage with residential properties either side. Site extends to floodplain at rear (note allotment suggestion, to be gifted to community). Land on this side of the main road (north of A458) is not currently within the UDP development boundary for the south cluster of Trewern. After further analysis it is considered that the site constraints (significantly highways, possibly flooding) are likely to make development less probable. Furthermore the site lies on the opposite side of the main road to the community facilities and local stakeholders have expressed a preference for other sites to serve Trewern's needs. It is considered that a more appropriate site allocation has been identified elsewhere to meet the housing requirement of the settlement over the Plan period.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained significantly by highways and potential flooding issues.</p> <p>It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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**Candidate Site: 913**

**Site Address: Trewern Buttington CP School**

Existing school and community centre (shared use by school/community). Set in spacious well-landscaped grounds. Parking area, equipped play area to front, football ground to rear, various trees. The Schools Service has now withdrawn the main school building from the candidate sites process. School and parking etc is within UDP development boundary, football ground lies outside but adj to UDP dev boundary. This site should be recognised as important to facilitating the suitable access to site 373. However as it is in PCC ownership and as the school are very keen to seek to improve parking issues, the opportunity for partnership working is apparent. The school site and surrounding sports/recreational grounds to rear are now included within the LDP development boundary for Trewern. This will facilitate appropriate re-development opportunities should they arise - a land allocation is not required or considered appropriate given the operational status of the school and existing use of the surrounding grounds.



The site has not been taken forward as an allocation in the draft LDP as the site is currently an existing school and community centre. The site however does fall within the development limit for Trewern.

It is considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.