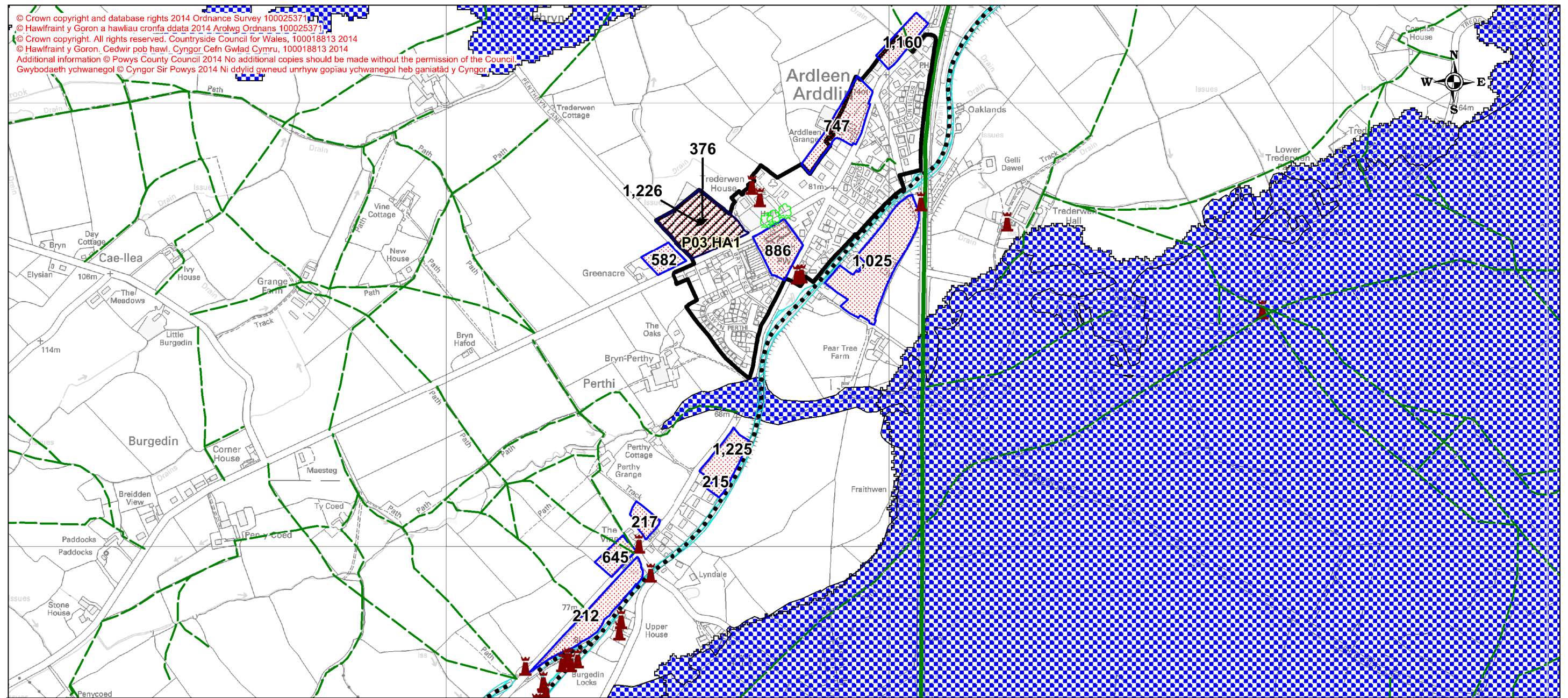



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	LDP Development Boundary		Tree Preservation Order		Listed Building		TAN 15 DAM Zone C1
	Candidate Site		Tree Preservation Order		Historic Park and Garden Park Boundary		TAN 15 DAM Zone C2
	Allocation		Site of Special Scientific Interest		Historic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


Site Summary	Site allocated in LDP
Candidate Site: 212 Land adjacent Upper House	✗
Candidate Site: 215 Field adjacent to Brynland	✗
Candidate Site: 217 Land adjacent to The Vine	✗
Candidate Site: 376 Land west of Trederwen House	✓
Candidate Site: 582 Land adj. Greenacre	✗
Candidate Site: 645 The Vine	✗
Candidate Site: 747 Land at Grange	✗
Candidate Site: 886 Arddleen CP School	✗
Candidate Site: 1025 Land adj No 1 Brickfield Cottage	✗
Candidate Site: 1160 Land at Grange	✗
Candidate Site: 1225 Montgomery canal	✗
Candidate Site: 1226 Extra parking at Arddleen School & Community Hall	✓

Site		Summary
<p>Candidate Site: 212 Site Address: Land adjacent Upper House</p> <p>Area of relatively flat land adjacent the B4392. The site does not adjoin the existing UDP settlement development boundary but does lie to the south of a cluster of houses that are included within a development boundary. This cluster of houses and the candidate site are some distance along the B4392 from the main body of the settlement and its services and facilities. In addition, the B4392 between the site and the main body of the settlement has significant bends and lacks pedestrian facilities. The site would therefore appear as an inappropriate incursion into the open countryside rather than a natural extension to the existing built form of the settlement. In addition, stakeholders have significant concerns with the development of the site, including highways and heritage issues. The site is therefore not considered suitable for 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 and there are concerns in relation to highways and heritage. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>


<p>Candidate Site: 215 Site Address: Field adjacent to Brynland</p> <p>Area of relatively flat pasture land between the B4392 and the Montgomeryshire Canal. The site adjoins an existing UDP settlement development boundary and lies between a cluster of houses (within a development boundary) to the south and the main body of the settlement and its services and facilities to the north. However, the B4392 between the site and the main body of the settlement has significant bends and lacks pedestrian facilities. The site does not therefore appear as an appropriate extension to the existing built form of the settlement and stakeholders have significant concerns with the development of the site. The site is therefore not considered suitable for allocation. (See also Candidate Site proposal 1225).</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it does not appear as an appropriate extension to the existing built form of the settlement. It is therefore considered that a site allocation identified elsewhere will meet the housing requirement for the settlement over the plan period.</p>
<p>Candidate Site: 217 Site Address: Land adjacent to The Vine</p> <p>Flat pasture land that lies on the opposite side of the B4392 to a cluster of houses within an existing UDP settlement development boundary. The site lies some distance from the main body of the settlement and its services and facilities, and the B4392 between the site and the main body of the settlement has significant bends and lacks pedestrian facilities. In addition Highways and Heritage stakeholders have significant issues with the development of the site. The site is therefore not considered suitable for allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP due to issues with highways and heritage. It is therefore considered that a site allocation identified elsewhere will meet the housing requirement for the settlement over the plan period.</p>
<p>Candidate Site: 376 Site Address: Land west of Trederwen House</p> <p>Area of flat pasture land that lies outside but adjoining the UDP development boundary. The site also lies on the opposite side of the highway to existing residential development and may be considered a logical extension to the settlement's existing built form. Highways and Heritage stakeholders have identified issues with the site's development and the community council wishes to see the site used for car parking (see CS1226), although car parking could form part of the site's development. After further analysis this site is proposed as a land allocation. Highways have</p>		<p>The site has been taken forward as an allocation in the draft LDP as it forms a logical extension to the settlements existing built form and given its size could accommodate car parking as well as housing. It is considered that identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P03 HA1</p>


<p>revised their original comments and agree that a suitable access is likely to be achievable. Furthermore the site has scope (and preliminary agreement) for the provision of the desired village car parking which should be designed so as to sensitively buffer the adjacent LB. This is especially feasible because the site is larger than required to meet the identified needs of the settlement over the LDP plan period.</p>		
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<p>Candidate Site: 582 Site Address: Land adj. Greenacre</p> <p>Small parcel of flat pasture land that lies on the opposite side of the highway to the UDP development boundary and existing residential development. The site is not considered a logical extension to the settlement's existing built form without the development of adjoining candidate site proposal CS376/1226. Highways and Heritage stakeholders and the community council have also identified issues with the site's development. Whilst site 376 is now proposed as a land allocation, it is considered that this site is neither particularly suitable nor required for land allocation. Highways have maintained their objection and as site 376 can supply the settlement's needs, the existing lane can continue to serve as a logical natural and physical boundary between village and countryside. The site is therefore not recommended for land allocation or inclusion within the settlement boundary.</p>		<p>The site has not been taken forward as a housing allocation in the LDP as it is not considered a logical extension to the settlement's existing built form without the development of CS376/1226. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
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<p>Candidate Site: 645 Site Address: The Vine</p> <p>Flat pasture land that lies further along, and on the opposite side of, the B4392 to a cluster of houses within an existing UDP settlement development boundary. However, the site lies some distance from the main body of the settlement and its services and facilities, and the B4392 between the site and the main body of the settlement has significant bends and lacks pedestrian facilities. Development on the site may therefore be considered an unacceptable extension into the open countryside. In addition, Highways and Heritage stakeholders have significant issues with the development of the site. The site is</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it does not form a logical extension of the existing built form and it may be considered an incursion into the open countryside. It is therefore considered that a site allocation identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
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therefore not considered suitable for allocation.		
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<p>Candidate Site: 747 Site Address: Land at Grange</p> <p>Site consists of farmhouse, farm buildings and land immediately adjoining. The site lies partially within the UDP settlement development boundary and is considered a logical site for development in the settlement. However, the site is currently a working farm and stakeholders have identified significant constraints to its re-development, most notably highways constraints. The proposed site is therefore not considered appropriate for allocation but part of the site has been included within the LDP settlement boundary for Arddleen so as to facilitate small scale development opportunities at the road frontage (constraints can be further considered at the detailed planning stages).</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, part of the site does fall within the development boundary. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 886 Site Address: Arddleen CP School</p> <p>Existing Primary School & Community Centre site within UDP development boundary adjoining existing residential development. Site is relatively unconstrained and lies in the centre of the settlement. However, its availability, in whole or part, is subject to the Local Education Authority's School's Review Programme. As a centrally located village site, a sustainable re-use of the school site, should the school close, would be supported. If ever re-development is proposed, the LDP policies will determine the planning decision, hence a land allocation on the site is not appropriate especially given the current situation of an operational school.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, the site does fall within the development boundary. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 1025 Site Address: Land adj No 1 Brickfield Cottage</p> <p>Gently sloping pasture land (proposer has stated that site was formerly a brickworks - closed circ. 1900) that lies on the opposite side of the Montgomery Canal to the settlement and its services & facilities. The canal acts as a physical boundary to the settlement in this location and the site therefore relates poorly, and is not considered</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it is not considered a logical extension to the settlement. It is therefore considered that a more appropriate site allocation elsewhere will meet the housing requirement of the settlement over the plan period.</p>
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<p>a logical extension, to the existing built form of the settlement. The proposer has stated that access to the site would be achieved by the construction of bridge over the canal, however this would require land in third party ownership. Stakeholders have also identified other issues with the development of the site. Site is therefore not considered suitable for allocation.</p>		
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<p>Candidate Site: 1160 Site Address: Land at Grange</p> <p>The candidate site consists of two small areas of two larger enclosures of relatively unconstrained flat agricultural land. The north eastern area of the candidate site proposal is not within the UDP's development boundary and is not defined by physical boundaries to the north east & north west. It may therefore be considered an incursion into the open countryside and development could be visually intrusive at the entrance to the village especially as the established development on this side of the B4392 is low density. The south western area of the candidate site proposal does lie within the UDP's development boundary and whilst not defined by a physical boundary to its north western edge, is bounded by an existing dwelling to the south west and the existing UDP settlement development boundary, which is drawn at an existing field boundary (hedgerow & drain). This is considered to be an appropriate physical limit to build development in this location. Part of the site has therefore been included in the LDP settlement boundary for Arddleen to facilitate small scale expansion whilst the larger proposed site is not considered suitable. The preferred site for a larger housing allocation is CS376 which is considered to offer a more appropriate, logical and central site for village expansion.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, part of the site does fall within the development boundary. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 1225 Site Address: Montgomery canal</p> <p>Area of relatively flat pasture land between the B4392 and the Montgomeryshire Canal. The site adjoins an existing UDP settlement development boundary and lies between a cluster of houses (within a development</p>		<p>The site has not been taken forward as an allocation in the draft LDP as a policy approach to such development proposals is being taken within the LDP and a land allocation is therefore not required.</p>
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<p>boundary) to the south and the main body of the settlement and its services and facilities to the north. The candidate site proposal is for canal moorings and has been proposed by the local Community Council, the site has also been submitted for residential development by the land owner (see also Candidate Site proposal 215). The provision of mooring sites has been discussed with the Canals and Rivers Trust. A policy, rather than land allocation, approach to such development proposals is being taken within the LDP and a land allocation is therefore not required.</p>		
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<p>Candidate Site: 1226 Site Address: Extra parking at Arddleen School & Community Hall</p> <p>Please refer to commentary under site 376 (allocation) where it is proposed that the housing site can incorporate a local village car park to meet community needs.</p>		<p>The site has been taken forward as an allocation in the draft LDP as it forms a logical extension to the settlements existing built form and given its size could accommodate car parking as well as housing. It is considered that identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P03 HA1</p>
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