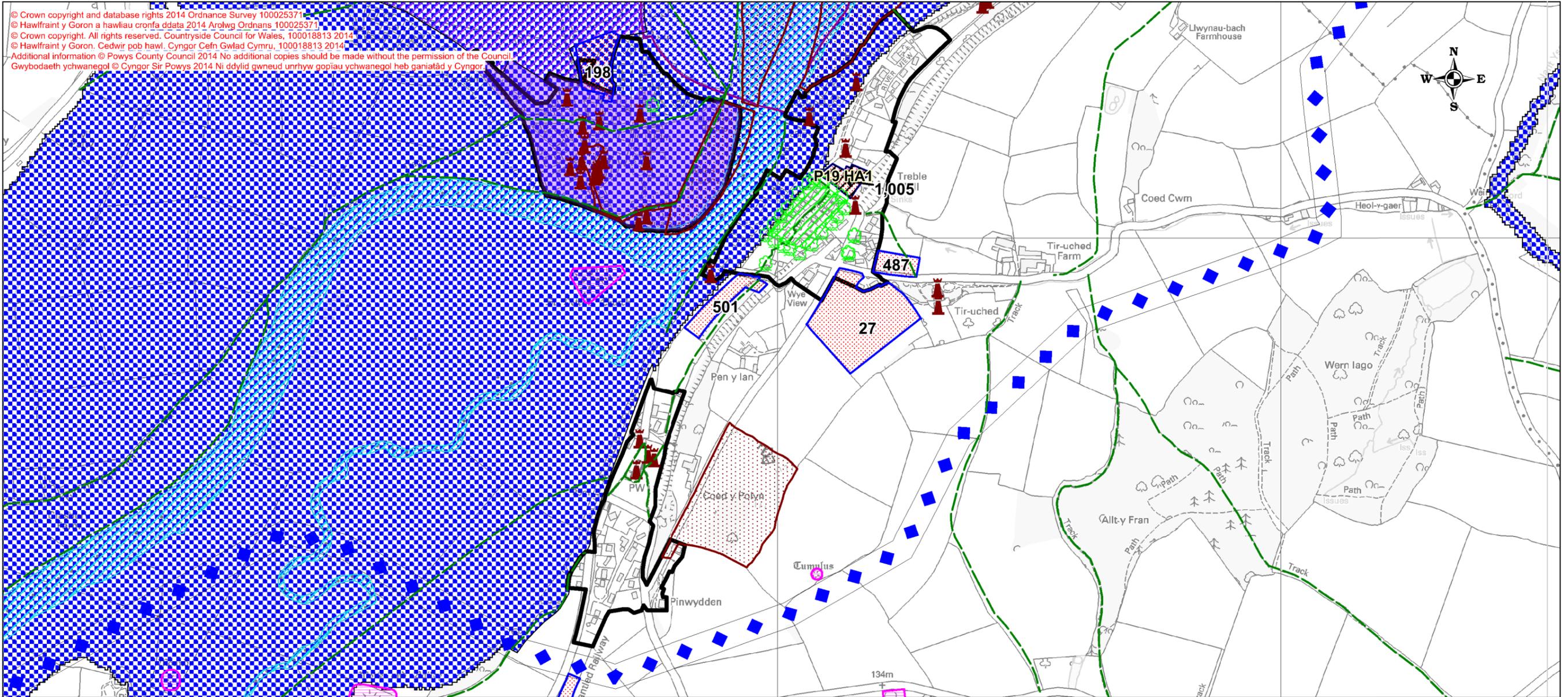


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	LDP Development Boundary		Tree Preservation Order		Listed Building		TAN 15 DAM Zone C1
	Candidate Site		Tree Preservation Order		Historic Park and Garden Park Boundary		TAN 15 DAM Zone C2
	Allocation		Site of Special Scientific Interest		Historic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

Site Summary		Site allocated in LDP
Candidate Site: 27	Tyruched Farm	X
Candidate Site: 198	Land west of St Cynidr Villas	X
Candidate Site: 487	Land East of Glasbury	X
Candidate Site: 501	Land East of Aberllynfi House	X
Candidate Site: 1005	Treble Hill Stables	✓

Site		Summary
<p>Candidate Site: 27 Site Address: Tyruched Farm</p> <p>Site currently adjoins the UDP development boundary to the south-east of the settlement and if developed, it would represent an extension in this direction. Footway and cycleway provision would be required although achieving an access to required standards appears a major constraint particularly as 3rd party involvement would appear to be necessary. Development on this site would need to have regard to the setting of at least one listed building therefore, sensitively designed and appropriately scaled development could be considered acceptable (subject to other constraints). Given the present agricultural use and site visit, the site is located within a field which would benefit from biodiversity enhancements to the benefit of the wider environment. Potential to round off settlement development boundary, but whole field not suitable for allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as the site is constrained and much of the site would benefit from biodiversity enhancements however, a small part of it does fall within the development boundary. 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: 198 Site Address: Land west of St Cynidr Villas</p> <p>Whole site within the flood plain and therefore not suitable for residential development.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by flooding. 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: 487 Site Address: Land East of Glasbury</p> <p>Topographically level site currently adjoins the UDP development boundary to the east of the settlement and if developed, it would represent an extension in an easterly direction. Footway and cycleway provision would be required although achieving an access to required standards appears a major constraint particularly as 3rd party involvement would appear to be necessary. Development on this site would need to have regard to the setting of at least one listed building therefore, sensitively designed and appropriately scaled development could be considered acceptable (subject to other constraints). Given the present agricultural use and site visit, the site is located within a topographically undulating field which would benefit from biodiversity enhancements to the benefit of the wider environment. Highways unsuitable for additional 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 access issues. 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: 501 Site Address: Land East of Aberllynfi House</p> <p>Site would represent an extension to the built form of the settlement in a southerly direction. Dan y Land lane appears a logical end to the built form of Glasbury in this area. The site could represent the start of visually apparent ribboning of development along the A438 in a southerly direction. Nevertheless, the site slopes from south-east to north-west which could impact viability of the site particularly as there appears a need for highway improvements to enable access. Considering the setting of at least one listed building, development sensitively designed and scaled could be acceptable in this location although, special regard would need to be given to the listed building setting (subject to constraints). Site could represent a good amenity space.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by access and setting issues. 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: 1005 Site Address: Treble Hill Stables</p> <p>Site currently adjoins the UDP development boundary in a good location in the context of the settlement, and could reasonably be considered part of the settlement given the physical proximity to existing built form and access to facilities and services. There is the potential for insufficient junction spacing given the Dan-y-Bryn junction opposite. Development on this site would need to have regard to the setting of at least one listed building therefore, sensitively designed and appropriately scaled development could be considered acceptable (subject to other constraints). There are numerous species benefitting from the variety of vegetation at the site and biodiversity enhancements here, would have a much wider ecological benefit. Given the proximity of the site to the river Wye SAC and topography, a HRA will likely be necessary for development at the site. Question need to safeguard Cat 2 Sandstone. Only site with potential for allocation in Glasbury.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it represents a logical extension of the existing built form. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P19 HA1</p>
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