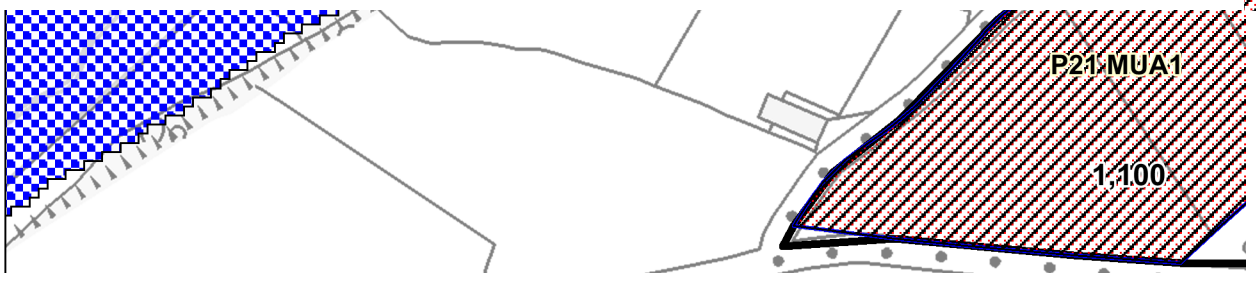














**Parc Cenedlaethol Bannau Brycheiniog
Brecon Beacons National Park**



	LDP Development Boundary		Tree Preservation Order		
	Candidate Site		Tree Preservation Order		
	Allocation		Site of Special Scientific Interest		
	Committed Site		European Protected Site		

Settlement: HAY-ON-WYE

Site Summary	Site allocated in LDP
Candidate site: 1100 Site Address: Land adj Brecon Pharmaceuticals	✓

Site		Summary
<p>Candidate site: 1100 Site Address: Land adj Brecon Pharmaceuticals, Hay-on-Wye</p> <p>Site would represent a logical extension to the settlement in a westerly direction as stated by the Town Council. Additionally, concern has been raised over the potential for detachment from the town, therefore additional attention to providing a variety of connection infrastructure (footpaths, pavements, cycle ways) to the town centre should be sought. The site adjoins Gypsy Castle lane in addition to the B4350 therefore providing opportunity for highways improvements enabling safer traffic movement than the present situation. Any development of the site would need to have particular consideration to the setting of a listed building by way of sensitively scaled design and landscaping (amongst other facets). The site is of grade 2 agricultural value, consequently high quality land which may tip the balance of weight against development. Given the variety of biodiversity habitat available from trees, hedgerows, grasslands etc, an ecology survey would be required. Agent has indicated a number of Hay business looking for expansion/re-location space including Hay Booksellers at Gypsy Castle Farm, Brecon Pharmaceuticals & Audi specialist garage currently located in town centre. Potential for culvert improvement to improve surface water flooding problems on nearby sites. Potential for allocation and planning gain.</p>		<p>The site has been taken forward as a mixed use allocation in the draft LDP as it represents a logical extension to the settlement.</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P21 MUA1</p>