




Settlement: BETTWS CEDEWAIN


Site Summary		Site allocated in LDP
Candidate Site: 236	Land to south of Bettws Cedewain	X
Candidate Site: 565	Bettws Cedewain Glebe	X
Candidate Site: 572	Land adj. Bryn Bechain	X
Committed Site: P05 HC1	Bryn Bechan	✓

Site		Summary
<p>Candidate Site: 236 Site Address: Land to south of Bettws Cedewain</p> <p>Sloping (down from North) pasture land adjoining the UDP settlement boundary and housing allocation M106 HA2. Site is enclosed by topography of land and surrounding residential development. Site was proposed for development under UDP, however Inspector determined that there was sufficient housing allocations elsewhere in settlement. Site may therefore be considered a logical extension to settlement subject to outcome of discussions with stakeholders. Nonetheless, a site with the benefit of planning permission has been identified elsewhere that will 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 it is 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: 565 Site Address: Bettws Cedewain Glebe</p> <p>Sloping pasture land that adjoins existing UDP development boundary. Site is split in two by a line of significant trees, the eastern part of the site sloping up more significantly than the western part. Western part of site was allocated for residential development in the Montgomeryshire Local Plan. The site was subject of a representation considered at the UDP Inquiry, the Inspector concluding that the site should not be allocated as it suffers from a degree of prominence in the landscape (on land which rises from the highway), it extends into the countryside and part of the site lies directly in front of the Vicarage where development would detract significantly from the setting of that building. Further discussion with stakeholders would therefore be required to determine whether any part of the proposed site could be considered acceptable for allocation (including determining the potential impact of the</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained as the site suffers from a degree of prominence in the landscape (on land which rises from the highway), it extends into the countryside and part of the site lies directly in front of the Vicarage where development would detract significantly from the setting of that building.</p> <p>It is therefore considered that site commitments identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p>site's development on the historic built environment of the settlement). Nonetheless, a site with the benefit of planning permission has been identified elsewhere that will meet the housing requirement of the settlement over the Plan period.</p>		
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<p>Candidate Site: 572 Site Address: Land adj. Bryn Bechain</p> <p>Sloping (down from North) pasture land adjoining the UDP settlement boundary and housing allocation M106 HA2. Site is enclosed by topography of land and surrounding residential development. Site was proposed for development under UDP, however Inspector determined that there was sufficient housing allocations elsewhere in settlement. Site may therefore be considered a logical extension to settlement subject to outcome of discussions with stakeholders. Nonetheless, a site with the benefit of planning permission has been identified elsewhere that will 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 a site with the benefit of planning permission has been identified elsewhere that will meet the housing requirement of the settlement over the Plan period.</p>
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<p>Committed Site: P05 HC1 Site Address: Bryn Bechan</p> <p>Commitment (Series - incl. P/2008/0167). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).</p>		<p>Committed Site: P05 HC1</p>
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