




Settlement: FOUR CROSSES



Site Summary	Site allocated in LDP
Candidate Site: 61 Oldfield	✓
Candidate Site: 112 Land at The Crest	✗
Candidate Site: 246 Fields around Summerfield & Wychwood	✗
Candidate Site: 311 Land at Greenfields Farm	✗
Candidate Site: 312 Land to East of A483, Greenfields Farm	✗
Candidate Site: 321 Land adjacent to Hydris Leigh	✗
Candidate Site: 347 Land Part of Gornal (Parcel B)	✗
Candidate Site: 360 Land Part of Gornal	✗
Candidate Site: 398 Land being part of Gornal	✗
Candidate Site: 399 Land part of Gornal	✗
Candidate Site: 453 Land adjacent to Eagles Glen	✗
Candidate Site: 464 Land adjacent to The Beeches	✗
Candidate Site: 466 Land forming part of Hill View	✗
Candidate Site: 477 (Parcel C) Land at Gornal	✗
Candidate Site: 552 Land to the rear of Fairfield	✗
Candidate Site: 566 Llandysilio Glebe, Llandysilio	✗
Candidate Site: 620 Land off Pentre Lane, Rhos Common	✗
Candidate Site: 625 Land adj. Cleveland House	✗
Candidate Site: 947 Land adj. Canal Cottage	✗
Candidate Site: 1073 Plas Foxen	✗
Candidate Site: 1206 Fields to West of Street House	✗
Candidate Site: 1216 Fields to west of Street House	✗
Candidate Site: 1234 Land adj Llandysilio Church in Wales School	✗
Allocated Site: P18 EA1 Employment Land at Four Crosses Business Park	✓




Site		Summary
<p>Candidate Site: 61 Site Address: Oldfield</p> <p>A large site which falls partly within the existing UDP development boundary for Four Crosses. The land to rear of the school and community centre has a current housing allocation (part M133 HA1) not yet developed - estimated 14 dwellings. It is considered that in particular the brownfield site (current static caravan storage/business use) offers opportunities for re-development, whereas the paddock to the north currently lies outside of the development boundary and its development would involve the loss of good quality agricultural land. Some of the land located adjacent to school/comm centre (current allocated site) may be best reserved for community use/possible school expansion(?) if there is anticipated need, due to its key location and accessibility - see also candidate site ref: 1234 proposals. After further analysis the majority of this site is proposed as the one key housing land allocation for Four Crosses. Highways have revised their recommendation further to a site</p>	 Part Allocation	<p>The site has been taken forward (in part) as a housing allocation in the draft LDP as it provides 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: P18 HA1 (Part allocation)</p>


<p>visit and concur that access is achievable. The allocation recognises the site as a brownfield opportunity, well located within village (the field to the north is excluded from the allocation). A development brief can be required so as to ensure that heritage assets are protected. Furthermore the new allocation provides scope for re-evaluation of the current housing allocation so as to ensure that with stakeholder involvement sufficient land may be retained for community purposes.</p>		
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<p>Candidate Site: 112 Site Address: Land at The Crest</p> <p>Currently an outlying site to the north of the village although the Four Crosses by-pass has altered/impacted on the area. The Rectory is next (south) to the site whilst the Crest is a newer build bungalow (ex Church Farm bungalow) set a little way back off the road. Existing farm buildings to rear. Level agricultural land. Development of the site to the rear would be backland development which is unlikely to contribute positively to the local context. The constraints noted by stakeholders are also of issue and the site is 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 draft LDP as backland development is unlikely to contribute positively to the local context and the site is constrained. 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: 246 Site Address: Fields around Summerfield & Wychwood</p> <p>Large level agricultural paddocks. Access off a spur road due to construction of Four Crosses By-Pass. This proposal would extend the village south into the existing open countryside. This is a large site and whilst it is recognised that the land has potential being level and in close proximity to village services, given the constraints identified (most significantly highways) plus local wish to preserve village boundary at the Sarn Wen brook, together with the threat to the open countryside, the site is not considered suitable for allocation. However, the part of the site within the current UDP development boundary is to be retained in the LDP boundary as this comprises a logical infill site.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, part of the site it does fall within the development boundary and could be developed subject to satisfactory planning approval. 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: 311 Site Address: Land at Greenfields Farm</p> <p>A site with existing commercial/industrial use (change of use granted in 2004) situated south of the current development boundary. The northern boundary of the candidate site comprises the existing site entrance and this touches upon the UDP boundary. 2 existing residential properties plus workshops. The original farmhouse situated to the south of the brook benefits from a recent separate new access track. The candidate site also includes a rectangular section of land to the west of the workshops which is currently part of an agricultural field. This site provides an opportunity for re-development of a mainly brownfield site (existing business would relocate) which presently sits outside of the development boundary for Four Crosses. Appropriate re-use would alleviate HGV and vehicle movement complaints. Unless the site can accommodate 5 or more houses, it would not be sufficient for land allocation (small sites to be determined against policy). Highways confirm they support only three or four new dwellings at most. After further consideration it has been determined that this site is not suitable for land allocation or inclusion within the LDP settlement boundary as it would extend an incongruous finger of residential development into the existing countryside. Nevertheless small-scale redevelopment of a brownfield site would be assessed against LDP policy if proposals for such come forward in the future.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, part of the site it does fall within the development boundary and could be developed subject to satisfactory planning approval. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the growth requirement of the settlement over the Plan period.</p>
<p>Candidate Site: 312 Site Address: Land to East of A483, Greenfields Farm</p> <p>This proposal would link to the adjacent candidate site proposal 246 to the north. It is a relatively large site, currently farmland, and if developed would extend the village south further into the existing open countryside. The proposal would not seek direct access to the trunk road but via land to the north. It is recognised that this land may have potential if site 246 was coming forward as an extension to the village, and if such a large site were required, but the principle decision to develop the village south (alongside the Welshpool road) has not been established. Given the constraints identified for 246 including the local wish to preserve village boundary at the Sarn Wen brook, and the threat to the open countryside, it is considered this outlying site is not suitable for development. The LDP has identified a more suitable land allocation elsewhere to meet the settlement's needs.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it may be considered an incursion into the open countryside. 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: 321 Site Address: Land adjacent to Hydris Leigh</p> <p>A site which sits within the current UDP development boundary at the eastern side of the village, bounded by the Sarn Wen Brook. It has had p.p. for one dwelling at the site frontage. The remaining land is currently a grazing paddock. This site provides a logical rounding off to the current settlement (the settlement boundary here is also the division between Four Crosses and Llandrinio). The site has been included within the LDP development boundary so as to facilitate appropriate development but a land allocation is not required.</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 and could be developed subject to satisfactory planning approval. 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: 347 Site Address: Land Part of Gornal (Parcel B)</p> <p>Land to the south of the existing UDP development boundary, comprising a level paddock next door to bungalow. Site includes an established tarmac entrance and driveway serving existing business premises to rear. Offas Dyke to rear (west). Farm buildings (Gornal) to south with paddock in between. Access via City Lane which is narrow. Given the highways constraints it has been determined that it is not acceptable to allocate the land for further housing or to extend the development boundary in this direction.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as the site is constrained, most significantly by access issues. 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: 360 Site Address: Land Part of Gornal</p> <p>Existing agricultural paddock. Offas Dyke footpath runs along southern boundary. A large relatively central site, surrounded by existing development which could provide logical infill to the village. Improved access (roundabout) is especially difficult to achieve due to nearby Listed Building at City Lane junction. Also risk of conflict of use with established employment uses in near vicinity. Possible take up of quality agricultural land. Due to constraints identified and concerns re: deliverability the site is not considered suitable for land allocation. It is considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the Plan period. For these reasons it is also considered inappropriate to extend the development boundary so as to include this land (which would then offer a large potential windfall site if constraints can be mitigated but could unbalance housing provision and result in over-development in the settlement over the LDP period).</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it is constrained, most significantly by access issues and potential conflict with established employment uses. 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: 398 Site Address: Land being part of Gornal</p> <p>Area of land adjoining existing residential development, a sewage treatment works, the Sarn Wen Brook and agricultural land. The land lies to the north of the Laburnum Meadows development and adjoins the UDP settlement development boundary for this area. The site is flat pasture land and could have provided opportunity for extension to the existing built form, however the site is majorly constrained by the floodplain. Furthermore the site does not adjoin a County Highway (although alternative access may be achievable) and in neighbouring the sewage treatment works its development may give rise to bad neighbour issues. In addition, Llandrinio and Arddleen Community Council has identified that this site may be required for any future extension of the sewage treatment works. Llandysilio Community Council has advised their bordering sites (399 & 477) are no longer in the process being still required for agriculture. 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 is constrained, most significantly by flood issues. 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: 399 Site Address: Land part of Gornal</p> <p>Agricultural land. Not adj to current UDP development boundary. Consideration of this site would only be realistic if adjacent site 477 was proceeding especially as a large part of the site is constrained due to flood risk. Site 477 is not recommended to proceed and this site is also recommended for dismissal due to the identified constraints and because development would be an illogical extension into the open c/side.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is constrained and because development would be an illogical extension in the open countryside. 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: 453 Site Address: Land adjacent to Eagles Glen</p> <p>A medium sized level site, currently in agricultural use. Located at the village edge adjacent to the development boundary at the north of the settlement. Offas Dyke footpath runs along the adjoining road. Whilst this site was once on the outskirts of the village situated alongside the main Welshpool to Oswestry road, the recent relief road has changed the character of the immediate area. The site is near to the school and community centre and in easy walking distance of other village amenities. Whilst it is recognised that the site represents an opportunity for a logical and proportionate expansion of the village in the northerly direction provided the heritage concerns can be mitigated against, it is considered that a more appropriate site allocation has been identified elsewhere which 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>
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This site is therefore not required as a land allocation.		
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<p>Candidate Site: 464 Site Address: Land adjacent to The Beeches</p> <p>A large tranche of level agricultural land to the east of, but removed from, the existing development boundary. Access via Domgay Road, a narrow rural highway. Development would encroach into the open countryside. Whilst expansion eastwards could be an option for the village, this site has various constraints including significant highways objections and the loss of some quality agricultural land. Allocation of such a large site encourages urban sprawl and there are also concerns re: deliverability due to the highways upgrade required. Furthermore the extent of the heritage constraints will be unknown until survey stage. After further analysis it is considered that a more appropriate site allocation is identified elsewhere which will meet the housing requirement of the settlement over the Plan period. This site is therefore not considered suitable or required for land allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as development would encroach into the open countryside and the site is constrained. 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: 466 Site Address: Land forming part of Hill View</p> <p>Agricultural land including farmhouse and farm buildings/yard situated south of Domgay Road and north of the existing UDP development boundary. Similar policy issues to that of site 464 on other side of Domgay Road. Development would encroach into the open countryside, possible conflict with working farm? Whilst expansion eastwards could be an option for the village, this site has various constraints including significant highways objections and the loss of some quality agricultural land. Allocation of such a large site encourages urban sprawl and there are also concerns re: deliverability due to the highways upgrade required. After further analysis it is considered that a more appropriate site allocation is identified elsewhere which will meet the housing requirement of the settlement over the Plan period. This site is therefore not considered suitable or required for land allocation. Nb. The local council's wish to see the land used for the expansion of business/employment use can still be facilitated by the policy approach that the LDP takes to employment land expansion in appropriate circumstances.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as the site is constrained, most significantly by access issues. 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: 477 Site Address: (Parcel C) Land at Gornal</p> <p>Agricultural paddock including farm access track situated opposite residential development at Briedden Court. Land is adjacent to the UDP development boundary which runs north of the site. Development would extend the village into the open countryside. Given the highways constraints identified and the threat to the open countryside, together with the potential incompatibility of new development with a working farm, the land is not considered suitable for allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it may be considered an incursion into the open countryside and the site is constrained. 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: 552 Site Address: Land to the rear of Fairfield</p> <p>Agricultural land to rear of properties on the east which front the old A483 (now de-trunked) and adj UDP development boundary. Set partly behind the Golden Lion PH, with the School & Community Centre on opposite side of the road. The site is within a strip of land that has been segregated by the construction of the by-pass west of the site. Sites immediately to north and south have also been proposed for re-development (1216 & 1206). Mix of dwellings, some newer, some traditional, front the old main road (The Street). Existing agricultural access(es). Development is backland development but due to the by-pass changing the character of the area, it is considered appropriate to give careful consideration to infill development of this site and adjacent areas especially as this approach is supported by the community council. However after further analysis, it is considered that a more appropriate site allocation has been identified elsewhere which will meet the housing requirement of the settlement over the Plan period. This site is therefore not required for land allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it is not required to meet housing need. 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: 566 Site Address: Llandysilio Glebe,</p> <p>This is a large site which would extend the village north into the open countryside. Additional risk to setting of the Old Rectory, large gentlemen's residence in established grounds. Highways concerns probably surmountable provided adjacent site to south (453) comes forward for development. This section of road is now a no through road. Site 453 is not being recommended for land allocation and 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. This site is not regarded as being suitable due to its constraints or required for land allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it may be considered an incursion into the open countryside and the site is constrained. 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: 620 Site Address: Land off Pentre Lane, Rhos Common</p> <p>Area of flat pasture land that lies between the settlements of Four Crosses & Llandrinio but some distance from those settlements services and facilities. Nonetheless, the site is on the opposite side of the highway to the existing Laburnum Meadows residential development and also adjoins other residential property so could be regarded as logical infill. The site is also within the recently extended 30mph speed limit for the settlement. Highways have identified issues with the site's development although the recently extended speed limit may assist in addressing some of these concerns. In this regard Llandrinio and Arddleen Community Council has also stated that the site's development may require improvements to the Rhos Common access. After further analysis, it has been determined that more appropriate (central and accessible) site allocations identified elsewhere 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 more appropriate (central and accessible) site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 625 Site Address: Land adj. Cleveland House</p> <p>Area of flat pasture land that lies between the settlements of Four Crosses & Llandrinio but some distance from those settlements services and facilities. The site is bounded by agricultural land and is not considered to be a logical extension to the existing built form in this area. Additionally the Local Highway Authority has advised that the site is constrained due to its small site frontage onto the B4393 and its proximity to a highway bend. If adjacent site 1073 (north) was being allocated, this site may be the next logical extension, however it is open countryside where development is inappropriate. Development could be visually intrusive in this setting and in the interest of a sustainable development pattern it is important that the coalescence with the rural settlement of Rhos Common should be avoided. Llandrinio and Arddleen Community Council has also stated that the site is "an important green area between the two villages". It is therefore considered that the site is not suitable for land allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is located in the open countryside. 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: 947 Site Address: Land adj. Canal Cottage</p> <p>A site set to the rear of traditional terrace. Existing agricultural land use plus residential property. The western boundary is immediately adjacent to the canal and towpath. Site falls partly within UDP development boundary for this section of Four Crosses, although the majority lies outside but adjacent (north) to it. It is not considered appropriate to make a land allocation or extend the development boundary north in this location. This is a sensitive canal side location (SAC, SSSI) with concern noted about the potentially adverse impact on listed structures. Development would encroach into the open countryside. This cluster of existing development has been somewhat isolated from the main services in the village due to the construction of the by-pass and it is unlikely that expansion of the village in this direction can be supported. Furthermore significant highways constraints have been identified.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is not considered appropriate to make a land allocation or extend the development boundary north in this location. 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: 1073 Site Address: Plas Foxen</p> <p>Parcel of flat pasture land that lies outside but adjoining the existing UDP development boundary of Four Crosses which follows the Sarn Wen Brook. The Local Highway Authority has identified significant highway infrastructure improvements required to enable development which will require negotiations with 3rd party landowners. Llandrinio and Arddleen Community Council has identified that improvements to Sarn Wen Brook may be required to enable the site's development. SFCA Stage 2 results show that a site specific Flood Consequences Assessment would be required. Whilst lying within the community council area of Llandrinio, the site's physical relationship is more immediate to Four Crosses/Llandysilio. The UDP boundary for Four Crosses currently follows the Sarn Wen Brook, recognised at the UDP inquiry as the settlement's key boundary feature. After further analysis, it is considered that the Sarn Wen Brook should be retained as the logical settlement boundary, as more appropriate (central and accessible) site allocations have 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 access and flooding issues. 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: 1206 Site Address: Fields to West of Street House</p> <p>Agricultural land adjoining development boundary. Similar considerations to site 552 immediately adj (north). Site well located in terms of centrality to services. Development is backland development but due to the by-pass changing the character of the area, it is considered appropriate to give careful consideration to infill development of this site and adjacent areas especially as this approach is supported by the community council. However after further analysis, it is considered that a more appropriate site allocation has been identified elsewhere which will meet the housing requirement of the settlement over the Plan period. This site is therefore not required for land allocation.</p>		<p>The site has not been taken forward as a housing 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: 1216 Site Address: Fields to west of Street House</p> <p>Similar considerations to site 1206 above. Potential recognised to develop in conjunction with 552 and 1206 south of this candidate site (overcoming highways concerns?). Development is backland development but due to the by-pass changing the character of the area, it is considered appropriate to give careful consideration to infill development of this site and adjacent areas especially as this approach is supported by the community council. However after further analysis, it is considered that a more appropriate site allocation has been identified elsewhere which will meet the housing requirement of the settlement over the Plan period. This site is therefore not required for land allocation.</p>		<p>The site has not been taken forward as a housing 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: 1234 Site Address: Land adj Llandysilio Church in Wales School</p> <p>A community council proposed site. Possible conflict with landowners intentions (see site 61) but candidate sites process gives scope for informed discussion. Site benefits from a current housing allocation (part M133 HA1) yet to be developed. Refer to updated analysis for site 61. LDP offers scope for re-consideration of the most appropriate uses for this parcel of land near to the school and community building. The allocation of site 61 has included the proviso that land should be made available (subject to further detailed discussions) for community benefit. Furthermore, notwithstanding the allocation of site 61 for residential/community, It is not considered appropriate to allocate the land for recreational use as the LDP is not making land designations for such and is instead relying on a policy approach to create/protect/extend open space provision in the County.</p>		<p>Candidate site 61 (see above) has been taken forward (in part) as a housing allocation in the draft LDP as it provides a logical extension of the existing built form. It is not considered appropriate to allocate any of this land for recreational use as the LDP is not making land designations for such and is instead relying on a policy approach to create/protect/extend open space provision in the County. As such recreational uses could be considered at the location under a policy approach.</p>

<p>Committed Site: P18 EC1 Site Address: Employment Land at Four Crosses Business Park Previous Commitment - employment land. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.</p>		<p>Summary:</p> <p>Previously a Committed Site (P18 EC1) but Site now changed to an Allocation (P18 EA1). This site had planning permission under the UDP which has recently lapsed.</p> <p>Allocation: P18 EA1</p>
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