





Settlement: GUILSFIELD


Site Summary	Site allocated in LDP
Candidate Site: 339 Land adjoining Oldcastle Avenue	✗
Candidate Site: 504 Granllyn Land	✗
Candidate Site: 755 Land at Gwastad	✗
Candidate Site: 843 Land at Tan Y Gaer	✗
Candidate Site: 845 Land West of Guildfield Brook	✗
Candidate Site: 895 Guilsfield CP School	✗
Candidate Site: 1062 Land adj. Celyn Lane	✓
Candidate Site: 1067 Land adj. The Celyn	✗
Candidate Site: 1099 Sarn Meadow	✗
Candidate Site: 1137 Land next to Maes-y-Llan	✗
Candidate Site: 1176 Land North of Sarn Meadows	✗
Candidate Site: 1177 Land West of Sarn Meadows	✗
Committed Site: P20 HC1 Land at Sarn Meadows	✗
Candidate Site: 52 (cross-boundary settlement – Groes-llwyd) - New Site Allocation (added 2015): P20 HA2 Land to East of Groes-lwyd	✓


Site		Summary
<p>Candidate Site: 339 Site Address: Land adjoining Oldcastle Avenue</p> <p>Agricultural grazing land to rear (south) of existing UDP development boundary for Guilsfield. Bungalows and houses in Oldcastle Avenue back onto the site. Lane to Derwen Mill/Lower Trelydan can be said to provide a logical physical boundary to any village extension in this direction. However, this large site is majorly constrained by flood issues and is also of sensitive ecological value. After further analysis this site is not being recommended for land allocation as it is considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period. The provision of new community facilities will be enabled in appropriate locations by LDP policies rather than specific land allocations with decisions determined through the planning application process.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as the site is constrained, most significantly due to flooding and ecological 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>


<p>Candidate Site: 504 Site Address: Granllyn Land</p> <p>Site at eastern edge of existing UDP development boundary for Guilsfield. Proposal forms an L shape comprising two sides of an agricultural field, land undulates surrounding a central pond area and marshy grassland. The rear of the site is backland and is not considered to provide an acceptable development pattern, whilst development up to Celyn Lane/Varchoel Lane x-roads would extend the ribbon development on this side of the lane southwards. Whilst the site fronting Celyn Lane could be regarded as providing a logical and proportionate extension for village housing, without undue encroachment onto greenfield land, the highways constraints identified now (and as previously discussed at the UDP Inquiry) remain paramount alongside the consideration of the sensitive ecological value of the site. The site is therefore considered unsuitable for land allocation or inclusion within the settlement development boundary. Furthermore it is 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>The site has not been taken forward as a housing allocation in the draft LDP as the site is constrained, most significantly due to access and ecological 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: 755 Site Address: Land at Gwastad</p> <p>A site lying outside of the UDP development boundary for Guilsfield beyond (south of) the existing football pitches/recreational grounds. Currently a working farm (PCC owned). A generally level site at the road frontage and surrounding buildings, sloping areas to rear, fields appear to include some marshy land. A main constraint to the development of this site is the historic registered park and garden (The Garth). After further analysis this site is not being recommended for land allocation as it is 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>The site has not been taken forward as a housing allocation in the draft LDP as the site is a historic registered park and garden. It is also 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: 843 Site Address: Land at Tan Y Gaer</p> <p>A level site comprising flat grazing paddocks adjacent to watercourse on southern boundary. Agricultural barn. Located to the north of Guilsfield on the Ardleen Road and outside the current development limits. The site is not considered to represent a logical or proportionate extension to the village as development would not respect the existing settlement layout/form, would unduly impact on open countryside and being on the village outskirts development would not be well located for sustainable and convenient pedestrian links to majority of the village services. Furthermore the site has not got the support of highways and has fundamental constraints in terms of flood risk. It is acknowledged that further information has been submitted including the case that the existing access to Tan-y-Gaer and Ty-Gaer should be suitable and could be utilised. However for the reasons above including the major constraint of having such a large part of the site within a flood risk area the site is not considered acceptable for land allocation. Furthermore, it is 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>The site has not been taken forward as a housing allocation in the draft LDP as it is severely constrained by flood risk, does not represent a logical extension to the village and may be considered an incursion into the open countryside. 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: 845 Site Address: Land West of Guilsfield Brook</p> <p>Sites lies outside but adjacent to existing UDP development boundary. Level site adj watercourse, boundary hedges and trees, gentle slope to north and adjoining woodland. Currently in agricultural use. Flood plain issues appear to negate developing the majority of the site, adjacent housing site (M138 HA1, LDP Ref P20 HC1) at Sarn Meadows has a long planning history. It is considered that building further up the hill should be resisted on grounds of visual amenity/character. This area is countryside and also beneficial to community's recreation/health and welfare with established footpath links to woodland, circular walks etc. Due to the identified constraints, including the major constraint of flood risk, this site is not considered suitable for land allocation. It is 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>The site has not been taken forward as a housing allocation in the draft LDP as the site is constrained, most significantly by flooding 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: 895 Site Address: Guilsfield CP School</p> <p>Existing school and grounds. Community Centre shares site. Large playing field to south which is open to the next door football pitch providing extensive sports/play grounds. Temporary classroom situated to south of main school building. The main school building has been withdrawn from consideration. As a sustainably located village site, a suitable 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 or necessary especially given the current situation of a operational school. Due to the sensitive heritage concerns (The Garth) it has been determined that an extension of the settlement boundary to encompass the playing field(s) is not appropriate.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it is a school site. However, should re-development of this site be proposed a policy approach would enable appropriate re-use subject to satisfactory planning approval.</p>
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<p>Candidate Site: 1062 Site Address: Land adj. Celyn Lane</p> <p>Agricultural land at edge of the village, abutting the current development boundary. Set to rear of Banham House, private dwelling. Undulating site on the less developed side of Celyn Lane, surrounded by fields. Poss conflict with sewage works. After further analysis and considering the site in conjunction with next door candidate site (1067), a land allocation is proposed. This is the favoured site in the village as it is less constrained than other possible sites and an indicative highways scheme to overcome identified constraints has been submitted. This scheme will assist in alleviating current traffic problems. Together with site 1067 this site can provide a modest and proportionate extension to Guilsfield to contribute to meeting the settlement's identified needs. The area of land subject to flood risk has been removed from the proposed allocation.</p>	 Part Allocated	<p>The site has been taken forward (in part) as a housing allocation in the draft LDP. This site can provide a modest and proportionate extension to Guilsfield. The area of land subject to flooding has been removed from the allocation. It is considered the identified constraints, including the need for a new link road and stopping up of the existing junction, can be adequately addressed at the detailed planning stages. Consideration needs to be given to the Granllyn SAC and the great crested newt population. Appropriate surveys and the identification of suitable mitigation measures plus enhancement. Likely to require a European Protected Species Licence (from NRW).</p> <p>Allocation No: P20 HA1 (Part Allocated)</p>
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<p>Candidate Site: 1067 Site Address: Land adj. The Celyn</p> <p>Agricultural land to rear of redundant farmhouse and yard at the Celyn. Backland site which was assessed as having scope for development if considered alongside CS1062 next door and with re-development of Celyn Farm at the frontage. At Deposit Plan (1) a land allocation was proposed in conjunction with adjacent site (1062). However, further detailed ecological assessment has raised concern about the development of this site and its potential to significantly impact on the Granllyn SAC and its great crested newt population. This site has therefore now been discounted from consideration - Site Removed at Deposit Plan (2) - June 2015. An alternative site in the village will be needed to ensure the housing needs of Guilsfield can be accommodated over the Plan period - site ref 52 has been re-assessed and selected as the substitute site for the loss of this proposed allocation.</p>		<p>This site was considered to have potential for development if joined with adjacent site 1062 and originally formed part of proposed land allocation P20 HA1 (Deposit Plan 1 – 2014). However, with representations from NRW regarding the Granllyn SAC and Habitat Regulations Assessment submitted at Deposit Plan 1, further ecological assessment was undertaken. It has been determined that the site is ecologically sensitive and the land allocation has been removed for Deposit Plan 2 – 2015 – to reduce the likelihood of significant impact on the great crested newt population.</p>
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<p>Candidate Site: 1099 Site Address: Sarn Meadow</p> <p>The site lies at the northern edge of current development boundary for the village being situated on the far side of watercourse at boundary to M138 HA1 UDP housing allocation (LDP Ref: P20 HC1). An existing agricultural smallholding with bungalow set within generous grounds, grassed generally level paddock, with small vineyard set to rear on sloping ground, bounded to east by a country lane (leading to Geuffordd) and to the south by main road into Guilsfield. Land slopes up to rear (north). Existing property and parcel behind it against roadside edge are o/side of floodplain. Established trees and boundary hedging. Site at entrance to village, within countryside setting. The site is not considered suitable for land allocation primarily due to the fundamental constraint of flood risk and also due to the concerns raised by stakeholders about its unacceptability for residential development. Furthermore other sites have been identified to meet the settlement's housing needs.</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 flooding 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: 1137 Site Address: Land next to Maes-y-Llan</p> <p>Level paddock, horse grazing. Site within designated SAC/SSSI. Site offers potential for logical extension to Raylaw Avenue and is well situated in relation to village services. However, the major ecological and historic</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 historic and ecological issues. It is therefore considered that site</p>
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<p>constraints preclude it from serious consideration as a candidate site and it is not therefore considered suitable for land allocation.</p>		<p>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: 1176 Site Address: Land North of Sarn Meadows</p> <p>Farmland to rear of the allocated yet to be developed UDP site (Sarn Meadows, 46 dwellings). Set on slope so noticeable in views. Established countryside, trees, hedgerow features. Not an obvious candidate for future development due to risk of visual intrusion, loss of open countryside and not in keeping with the established pattern/layout of the village. Concerns re: risk of overdevelopment, taking into account planning approval on adjacent site. This site is therefore not considered suitable for land allocation. Existing housing site commitments and more appropriate 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 a housing allocation in the draft LDP as it is not a logical extension to the settlement. 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: 1177 Site Address: Land West of Sarn Meadows</p> <p>Agricultural land set on gentle slope. Established woodland to rear. Various trees, mature hedgerows. Access currently via School Road which is narrow single-track and then via lane. Therefore access to any new development would need to be considered in conjunction with adjacent candidate sites (1176, 845) - this scale of housing development is unlikely to be acceptable, the land provides an important visual backdrop to village, offers amenity value/greenspace to locals particularly with prow network in surrounds. Development would represent undesirable encroachment into the countryside. The identified constraints and concerns mean that the land is not considered suitable for allocation. Sites 1176 and 845 have also been rejected as development sites. Furthermore, existing housing site commitments and more appropriate 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 a housing allocation in the draft LDP as development of this site may be considered an incursion into the open countryside. 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>Committed Site: P20 HC1 - Site to be Deleted Site Address: Land at Sarn Meadows</p> <p>Commitment. Project level HRA screening required - Granllyn SAC & Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC. Any further / fresh planning application at this site should provide a FCA informed by the latest flood modelling.</p>		<p>Summary:</p> <p>This housing site has been deleted due to updated evidence on the site constraints and flood risk mitigation requirements which result in abnormal costs to the development leading to the Council to have fundamental concerns over the likelihood of delivery within the Plan period.</p>
<p>Candidate Site 52 (settlement: Groes-Ilwyd)</p> <p>New Site (added 2015): P20 HA2 Site Address: Land to East of Groes-lwyd, Guilsfield</p> <p>Very level site, sitting outside of the current UDP development boundaries of Groeslwyd and Guilsfield and comprising agricultural land lodged between the two identified settlements. Land to the rear touches on the floodplain. Adjacent to main road. Developing the entire site would have the effect of merging Guilsfield (LDP Large Village) into Groes-lwyd (LDP Small Village). Local desire to retain physical separation; site has constraints but not major. Further to Deposit Plan 1 (2014) changes have been made to proposed land allocation P20 HA1 which results in that site accommodating less housing than originally proposed. This site has now been selected as an appropriate substitute site for housing providing that only part of the site is developed - that part nearest the built form of Guilsfield so as to leave a green buffer to Groes-Ilwyd. Highways improvements required. Ecology considerations include the protected Granllyn SAC and its great crested newt population - development proposals will require appropriate surveys, mitigation, enhancement etc. Site Addition at Deposit Plan 2 - June 2015.</p>	 Part Allocated	<p>Part of this site is now being proposed for housing allocation to take the displaced growth originally allocated in P20 HA1 in Deposit Plan 1 (see CS 1067). The flood zone has been excluded from the allocation. The site does not have major development constraints and lies outside of the historic gardens of Garth. Part of field nearest existing built form is allocated so that a green buffer is retained to nearby Groes-Ilwyd. Project level HRA screening required - Granllyn SAC & Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC. Ecology survey will be required.</p> <p>Allocation number: P20 HA2 (part allocated)</p>