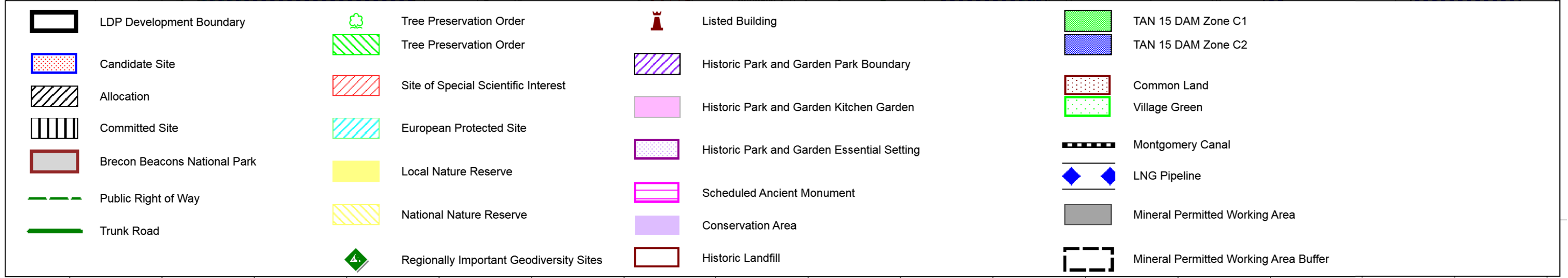
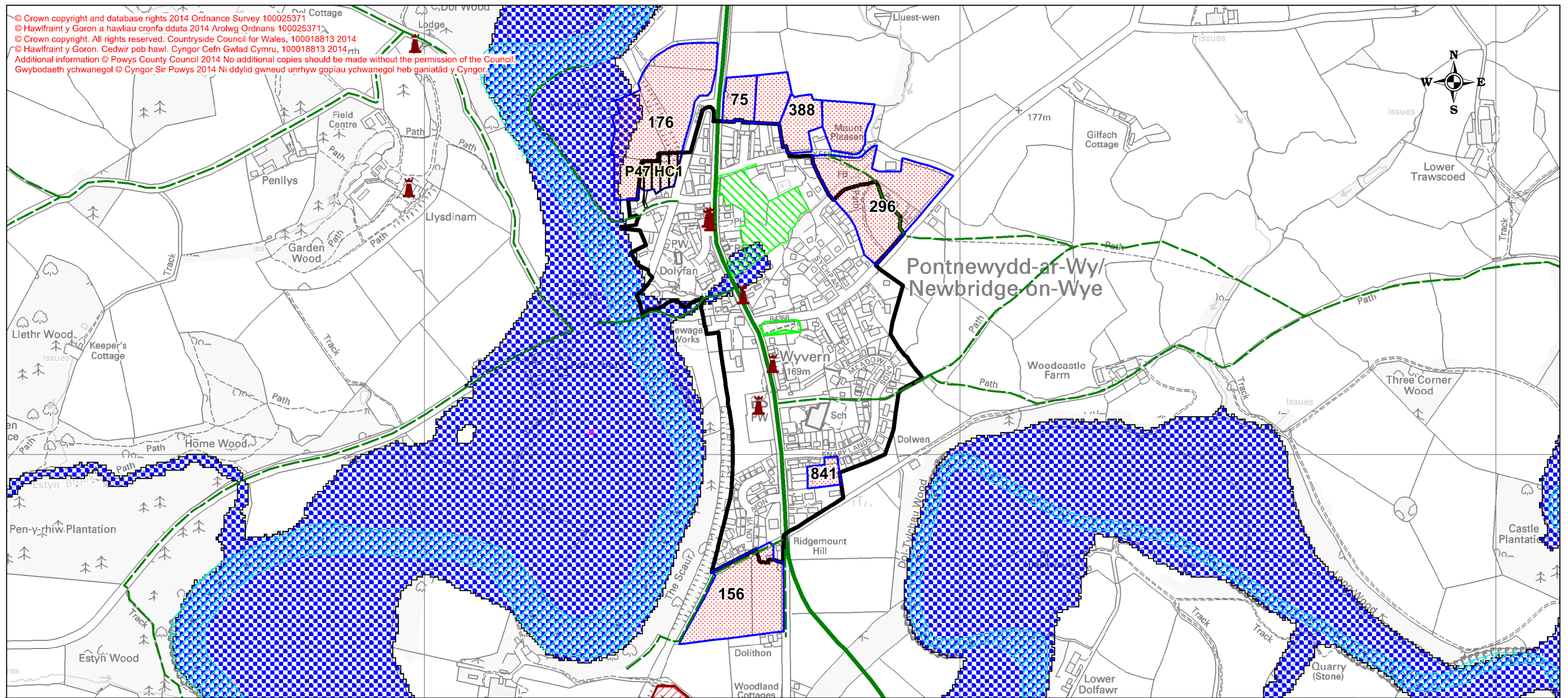




© Crown copyright and database rights 2014 Ordnance Survey 100025371
 © Hawlfraint y Goron a hawliau cronfa ddata 2014 Arolwg Ordnamans 100025371
 © Crown copyright. All rights reserved. Countryside Council for Wales, 100018813 2014
 © Hawlfraint y Goron. Cedwir pob hawl. Cyngor Cefn Gwlad Cymru, 100018813 2014
 Additional information © Powys County Council 2014 No additional copies should be made without the permission of the Council.
 Gwybodaeth ychwanegol © Cyngor Sir Powys 2014 Ni ddylid gwneud unrhyw gopïau ychwanegol heb ganiatâd y Cyngor.




Settlement: NEWBRIDGE ON WYE


Site Summary	Site allocated in LDP
Candidate Site: 75 Old POW camp	✗
Candidate Site: 156 Land at rear of Ridgemount Hill	✗
Candidate Site: 176 Land at Merryhall	✓
Candidate Site: 296 Land between B4358 & Cyffredin Lane	✗
Candidate Site: 388 Land north of Cyffredin Lane	✗
Candidate Site: 841 OS Encl. 7294, south Knapplands	✗


Site		Summary
<p>Candidate Site: 75 Site Address: Old POW camp</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This site to the north of Newbridge-on-Wye is known for having previously been a POW camp during WWII, a site recorded on the historic environment record. It is now occupied by dense trees. The land is within the development boundary of the Powys Unitary Development Plan, allocated as a local employment site although recent discussions have centred on the potential for the site to be developed for housing. A key concern with this proposal is the ability to gain a safe access into the site from the A470 which runs along its west flank, the junction with the B4358 is on the opposite side of the A470 although this hasn't been made as a comment on the Candidate Site to date. The site adjoins housing to the south and an open field to the north (which could potentially offer further scope for access), with further candidate sites (388) to the east joining the development with Cyffredin Lane offering the opportunity for a more comprehensive development. The Waste Water Treatment Works are at capacity and is an issue that would need to be addressed prior to development proceeding on the site. The Community Council has indicated a preference for this site not to proceed.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is not necessary to meet the growth, apportioned by the strategy over the plan period. The site is constrained, most significantly by access issues. It is therefore considered that site commitments identified elsewhere will meet the growth requirement over the plan period.</p>

<p>Candidate Site: 156 Site Address: Land at rear of Ridgemount Hill</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This large site sits at the southern end of the village on the entrance to Newbridge-on-Wye. It</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is not necessary to meet the growth, apportioned by the strategy over the plan period. The site is constrained, most significantly by access issues. It is</p>
--	---	---


<p>is a defensible site consisting of two large fields split with a hedgerow n/s. It is bounded to the north by a bridleway along the built extent of the village (Lon yr Afon), to the west by the former railway line and mature treeline, to the east by the A470 and a mature hedgerow and to the south by the property Dolithon and the new entrance sign to the village, which sit within the curve of the road created to take traffic off the A470 onto the old road towards Cwmbach Lechryd. A new roundabout would be needed at this aforementioned junction to accommodate development of the site and an upgrade would be required to the waste water treatment works. The Waste Water Treatment Works are at capacity and is an issue that would need to be addressed prior to development proceeding on the site. The Community Council has indicated a preference for this site not to proceed.</p>		<p>therefore considered that site commitments identified elsewhere will meet the growth requirement over the plan period.</p>
--	--	---

<p>Candidate Site: 176 Site Address: Land at Merryhall</p> <p>This site to the north west of the B4358. It is bounded by this road and the A470 to the east, to the north by open fields, to the west by floodplain (which impinges on the site) and to the south by the current boundary of the Powys Local Development Plan. Part of the land is committed - site P47 HC1. It is uneven ground including the line of the former railway. The site sits on an area safeguarded for minerals and the sand and gravel resources would potentially need to be pre-extracted prior to development. The Waste Water Treatment Works are at capacity and is an issue that would need to be addressed prior to development proceeding on the site. The Community Council has indicated a preference for this site to be developed for low or medium density housing with a percentage for local needs with open, green areas and facilities for children to be provided. The site may also lend itself to a live/work mixed use type development at lower densities.</p>	 Part Allocated	<p>The site has been taken forward (in part) as an allocation in the draft LDP as it represents a logical extension to the built form and the part allocated is already committed. It is considered that identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P47 HC1</p>
---	---	--

<p>Candidate Site: 296 Site Address: Land between B4358 & Cyffredin Lane</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This site comprises the rough triangle of land to the east of the village which sits within the junction of Cyffredin Lane and the B4358. The site has been wrongly mapped and includes a house under separate ownership. A right of way runs across the site as do water mains. The community council has commented that the area north of brook is too steep for building and should be excluded, which is clear from having visited the site. Furthermore part of the site to the south of the brook also drops significantly towards the brook and it would seem sensible to omit this area from any allocation also. The community council consider that the brook area to be retained as a public area. The remainder of the site is good, it is relatively flat, has a significant road frontage onto the class II B4358, There may be some opportunity to improve the Cyffredin Lane Junction through development of this land. As with other sites in the village a Waste Water Treatment works would require an upgrade. The community council consider the site appropriate of low or medium density housing with a percentage for local needs incorporating open, green areas and facilities for children. A lower density of development encourages other economic activities to take place which may support the mix of uses in the settlement. Although it is not needed, given the level of growth in the settlement early in the plan period it is considered that part of the site should be included within the development boundary to allow the opportunity for further development in this sustainable settlement in the plan period, even though this is not required to meet the apportioned growth.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, part of the site has been included within the development boundary to allow the opportunity for further development within the settlement during the plan period.</p>
--	---	---

<p>Candidate Site: 388 Site Address: Land north of Cyffredin Lane</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This land is located to the north of Cyffredin Lane, surrounds the property known as Mount Pleasant. It is bounded to the north by open fields and to the west by candidate site 75, with which it could join to form a more comprehensive scheme. Access comments to date have suggested that access from Cyffredin Lane for such a large development is unachievable. To the west the site is bounded by a</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. The site is also constrained, most significantly by access issues. It is therefore considered that site commitments identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
---	---	---

<p>brook. As with other candidate sites in the village, development will be reliant on an upgrade to the WWTW. The community council have commented that any properties in this area would dominate the village as the land is high and would not wish to see development proceed in this location.</p>		
---	--	--

<p>Candidate Site: 841 Site Address: OS Encl. 7294, south Knapplands</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This site off, accessed of Knapplands is a housing allocation in the Unitary Development Plan (R77 HA2). It has not been built on to date, raising questions over its deliverability. The land sits behind residential properties fronting Knapplands and the A470 requiring a careful design solution. The Community Council consider this site appropriate for low density, executive style houses, however such a development is unlikely to meet the policies of the existing Unitary Development Plan.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it has been previously included as an allocation and has not been built on to date. Notwithstanding, the site has been included within the development boundary to allow the opportunity for further development in this sustainable settlement in the plan period, even though this is not required to meet the apportioned growth.</p>
---	---	--