





## Settlement: RHAYADER


Site Summary	Site allocated in LDP
<b>Candidate Site: 102</b> Land at Brynberth Business Park	✓
<b>Candidate Site: 205</b> Land North of St Harmon Road	✗
<b>Candidate Site: 260</b> Land at Cae James	✗
<b>Candidate Site: 333</b> Land to North of St Harmon Road	✗
<b>Candidate Site: 338</b> Land to South of St Harmon Road	✗
<b>Candidate Site: 428</b> Land to NE of Cemetery, St Harmons Road	✗
<b>Candidate Site: 442</b> Agricultural Accom land on outskirts of Cwmdeuddwr	✗
<b>Candidate Site: 443</b> Agricultural Accom land adj Brynberth Ind Est	✓
<b>Candidate Site: 444</b> Crosfield House, Dark Lane	✗
<b>Candidate Site: 446</b> Land to the rear of Rhayader Fire Station, East St	✗
<b>Candidate Site: 761</b> Site adjacent to Tan House Bridge	✗
<b>Candidate Site: 880</b> Rhayader Primary School,	✗
<b>Candidate Site: 916</b> Bryngwy Fields, South Street	✗
<b>Candidate Site: 975</b> Building Plots at Bryngwy, South Street	✗
<b>Candidate Site: 1113</b> Land at Maes y Brenin	✓
<b>Candidate Site: 1116</b> Land off East Street	✓
<b>Committed Site: P52 HC1</b> Nant Rhyd-Hir	✓
<b>Committed Site: P52 HC2</b> Old Builders Supply Depot	✓

Site		Summary
<p><b>Candidate Site: 102</b>  <b>Site Address: Land at Brynberth Business Park</b></p> <p>This site sits within the development boundary of the existing unitary development plan and is allocated for employment purposes as a General Business Site, Brynberth Enterprise Park, R85 EA1. The proposed use is for general employment and although this has not been delivered on the allocation within the UDP plan period to date, the site is a logical, serviced extension to the existing industrial estate. The site comprises fields with fence lines and in some places mature hedgerows as boundaries. The site is adjacent to existing units. A water main crosses the site and the access to the site, along with some of the existing units on the land, is at risk of flooding. Highways access would need to be achieved from the existing estate road.</p>		<p>The site has been taken forward as an employment allocation in the draft LDP as it represents a logical extension of the existing built form and was previously allocated in the UDP.</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P52 EA1</p>


<p><b>Candidate Site: 205</b>  <b>Site Address: Land North of St Harmon Road</b></p> <p>This site on St Harmon Rd, forms the remaining part of Housing Allocation R85 HA1 yet to be developed. The part of that allocation which has been developed sits to the south west of the site for large houses, to the north west a watercourse runs along the site boundary beyond which is a field, to the north east is candidate site 333 which benefits from planning permission for 8 holiday chalets (which could potentially be accessed through this site also) and to the south east, on the opposite side of St Harmon Rd are candidate sites 450 (open space adjoining the cemetery) and 428 (housing). The site slopes with the hill. This site not been completed during the UDP planning period and a question must therefore remain over its deliverability, however an entrance has been put down commencing development and so it will remain in the development boundary although will not be relied upon to meet the housing apportionment for the town.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP. It is however included within the development boundary for Rhayader.</p> <p>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 as the site has not been completed during the UDP planning period.</p>
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<p><b>Candidate Site: 260</b>  <b>Site Address: Land at Cae James</b></p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. The site slopes in a south easterly direction towards the road. The north west corner of the site adjoins candidate site 338 and other than that to the north and east of the site are fields. To the south east, opposite, is candidate site 1116. Development of this site should follow the development of the existing housing allocation otherwise it would be completely separate from the existing built form. Further housing development in this direction will create a large block of a single and use and so consideration must be given to whether a more mixed type of development is appropriate for this site.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is considered to be an incursion into the open countryside, would detract from the existing built form.</p> <p>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><b>Candidate Site: 333</b>  <b>Site Address: Land to North of St Harmon Road</b></p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This site, proposed for housing development, benefits from planning permission for 8 holiday chalets. It sits to the north of St Harmon Rd adjoining the existing development boundary and Housing Allocation R85 HA1 (also cs 205) to the south west. Opposite to the south east, is candidate site 338. Development here without development of the existing housing allocation R85 HA1 would lead to a relatively isolated form of development, separated by a field from the large existing properties currently forming the built extent of the town further down St Harmon Rd. The land is relatively flat sloping in a south westerly direction. The site is not on the skyline and has a tree line along its northern limit and hedges along other boundaries. Along with other candidate sites along St Harmon Rd, a Transport Assessment would be required to assess the impact on the junction between St Harmon Rd and the A470. The water mains and sewers are some distance away.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is considered to be an incursion into the open countryside and would detract from the existing built form should site to the west not be developed.</p> <p>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><b>Candidate Site: 338</b>  <b>Site Address: Land to South of St Harmon Road</b></p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This site on St Harmon Road, adjoins candidates' sites 428, 1113 (which are both within the existing unitary development plan development limit) and 260 to the south and site 333, opposite, to the north. The site slopes gently to the south, although it slopes more significantly in the northern corner of the site. There is a tree line around the field boundary. The site is on high ground and has extensive views to the south. Without the development of other sites (1113, 205 and 333 in particular) this site would have the feel of an isolated development. The highways authority has commented that the site has inadequate road frontage to achieve visibility, although access to this land could potentially be achieved with the inclusion of neighbouring land or through other candidate sites. Given its relationship to other candidate sites, if all were allocated, there is the opportunity for a more comprehensive scheme. Along with other candidate sites along St Harmon Rd, a Transport Assessment is required to assess the impact on the junction between St Harmon Rd and the A470. Public sewers and the</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is considered to be an incursion into the open countryside and would detract from the existing built form should the allocation to the west not be developed.</p> <p>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>water main are some distance away and although comments have been received that the site overlies a Historic Environment Record site, although on further inspection this seems to sit outside the site boundary (site of toll).</p>		
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<p><b>Candidate Site: 428</b>  <b>Site Address: Land to NE of Cemetery, St Harmons Road</b></p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This site is within the development boundary of the existing unitary development plan. The site is bounded by residential properties and the cemetery to the south west, by St Harmon Rd and a utilities infrastructure to the north, by a housing estate to the south and by a field, candidate site 338, to the east. Part of this candidate site, adjacent to the cemetery, has also been proposed as open space (450). The setting and tranquillity of the cemetery are important considerations. Further work and perhaps a meeting between the interested parties with potentially conflicting ideas on the land should take place to inform a recommendation over its future use. The site slopes to the South, away from St Harmon Rd. It is a field with a hedge / tree line as a boundary. The highways authority has commented that the site has inadequate road frontage to achieve visibility, however, given its relationship to other candidate sites, if all were allocated, there is the opportunity for a more comprehensive scheme. Along with other candidate sites on St Harmon Rd a Transport Assessment is required to assess the impact on the junction between St Harmon Rd and the A470. The site lies over the site of a historic environment record and public sewers and water mains are some distance away.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained most significantly by highways issues. In addition, the setting and tranquillity of the cemetery are important considerations.</p> <p>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><b>Candidate Site: 442</b>  <b>Site Address: Agricultural Accom land on outskirts of Cwmdeuddwr</b></p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This site lies between the B4518 and the former railway line along which runs a mature tree line to the south west of Rhayader and part is within the Unitary Development Plan development boundary. The field contains a barn.</p>		<p>The site has not been taken forward as an allocation in the draft LDP although part of the site does fall within the development boundary for the settlement.</p> <p>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>
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<p><b>Candidate Site: 443</b>  <b>Site Address: Agricultural Accommodation land adjacent Brynberth Industrial Estate</b></p> <p>This site is a roughly triangular shaped field bounded on two sides by the existing unitary development plan boundary containing the Brynberth Industrial Estate. To the south is another candidate site (761) promoted for residential development, to the west are two candidate sites separated from this site by a brook, one promoted for use as open space (447), the other an existing housing allocation is again being promoted for housing development (916). To the east of the site is undeveloped land within the existing development boundary which has not been promoted as a candidate site. The physical boundaries of the site are fence lines with some trees. The site comprises a field which slopes towards the brook and any development must be mindful of this watercourse. The current access is through the industrial estate and through the existing field access which is engineered to cross the brook. This would need to be improved or a new access crossing the brook or new access from candidate site 102 provided. Candidate site 102 remains undeveloped and development would logically be sited here before on this candidate site, however subject to need this site would allow further expansion of the industrial estate without any significant landscape impact so long as any development were sensitively designed, particularly with the water course in mind. Development would also require a sewer easement and the water mains are some distance away. Should neighbouring candidate sites be allocated for housing the relationship between them and this land, again if it is allocated, would need to be carefully thought through when preparing design proposals, perhaps by mixing uses on land to create a buffer between the straight industrial and residential elements.</p>		<p>The site has been taken forward as an employment allocation in the draft LDP as it represents a logical extension of the industrial estate and was previously allocated in the UDP.</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P52 EA1</p>
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<p><b>Candidate Site: 444</b>  <b>Site Address: Crossfield House, Dark Lane</b></p> <p>This site, promoted as open space is within the development boundary of the existing unitary development plan and remains undeveloped. A number of properties back onto this land, most significantly Crossfield House. Ownership intentions are key here as the land is not of significant amenity value to the town and is private in nature. It is a possibility that a suitably designed scheme could achieve planning permission on the land under the existing development plan before</p>		<p>The site has not been taken forward as an open space allocation in the draft LDP. However the site does fall within the development boundary for Rhayader.</p> <p>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>the Local Development Plan is adopted. If the current owners wish the land to be protected as amenity land for valuation purposes some form of wider public benefit from identifying this land as open space should be explained, e.g. the value it has for the community.</p>		
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<p><b>Candidate Site: 446</b>  <b>Site Address: Land to the rear of Rhayader Fire Station, East St</b></p> <p>This candidate site, promoted for preservation as a recreation / play area, should be designated as such if the Local Development Plan contains such designations.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as recreation / play areas have not been included as designations within the LDP.</p> <p>The site does fall within the development boundary for Rhayader.</p>
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<p><b>Candidate Site: 761</b>  <b>Site Address: Site adjacent to Tan House Bridge</b></p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This site is on land to the north of the A470, just before the Tan House Bridge, as it approaches Rhayader from the South. The site slopes towards the brook which forms its western boundary and beyond which are Candidate Sites 916 &amp; 975 (both promoted for housing, 916 is also a housing allocation in the Unitary Development Plan). The trunk road agency has indicated that the visibility is insufficient for access to be achieved from the A470. The Highways Authority has commented that it would be unacceptable to access the site through the employment land and Candidate Site 443 (promoted for employment) or through site 975 (promoted for housing). Furthermore any development on this site would need to be carefully designed around the brook which is not only important for ecology but also has the potential to flood. To the east of the site a treeline runs along the field boundary. The site sits on an area important for minerals safeguarding (although this is an issue for many sites across the County which is being considered strategically). A public sewer crosses the site which would require either an easement or a pipe diversion.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by highways and flooding issues.</p> <p>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><b>Candidate Site: 880</b>  <b>Site Address: Rhayader Primary School</b></p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This site has an operating primary school on it in a woodland setting of importance for ecology. Any scheme of redevelopment would need to reduce traffic pressure in this area to satisfy highways concerns. The site sits on an area of importance for minerals safeguarding and on a historic environment record site. The water main and public sewers are some distance away. Given the extensive woodland on this site only part of the site, that of the primary school, could be redeveloped. There are no clear plans for the relocation of this school and so deliverability is a key concern here also.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as the site has an operating primary school and constraints such as ecological issues.</p> <p>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><b>Candidate Site: 916</b>  <b>Site Address: Bryngwy Fields, South Street</b></p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This site, an existing Unitary Development Plan housing allocation (R85 HA3) to the north east of Bryngwy has not come forward during the Unitary Development Plan period to date. The site adjoins candidate sites 975 and 761, promoted for housing which provide the opportunity for a more comprehensive scheme, 447 promoted for retention as open space and 443 promoted for employment land. A brook demarcates the sites eastern boundary and land close to this lies within the floodzone. The site is considered as potentially important for ecology and lies on an area important for minerals safeguarding.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is constrained by ecological and flooding issues. The site does however fall within the development boundary for Rhayader.</p> <p>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><b>Candidate Site: 975</b>  <b>Site Address: Building Plots at Bryngwy, South Street</b></p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This site, off Bryn Gwy, lies within the existing development boundary in the Powys Unitary Development Plan. The land adjoins other land promoted for inclusion for housing development, candidate sites 916 &amp; 761. The site adjoins a brook and contains a bank of mature trees which slope towards it. The site sits on land considered important for minerals safeguarding and a sewer traverses the site. Highways Access is considered an issue for the allocation on this land which, although may not therefore provide the</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is constrained by ecological and highways issues. The site does however fall within the development boundary for Rhayader.</p> <p>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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scope for an estate road to serve a housing allocation, would seem to provide the opportunity for limited infill development, subject to careful design and improvements to bring the room up to an adoptable standard.		
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<p><b>Candidate Site: 1113</b>  <b>Site Address: Land at Maes y Brenin</b></p> <p>This site adjacent to the Nant Rhyd-Hir development lies partly within the floodzone, leaving opportunity for frontage development. Some work is ongoing on the site (check planning history). Public sewers are some distance away and the land is considered important for minerals safeguarding.</p>	 Part Allocated	<p>The site has been taken forward as a housing allocation in the draft LDP as: It represents a logical extension of the settlement.</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P52 HA1</p>
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<p><b>Candidate Site: 1116</b>  <b>Site Address: Land off East Street</b></p> <p>Potential extension and access off Nant Rhyd Hir. Part site in floodzone.</p>	 Part- allocated	<p>The site has been taken forward as a housing allocation in the draft LDP as it represents a logical extension of the existing built form.</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P52 HA2</p>
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<p><b>Committed Site: P52 HC1</b>  <b>Site Address: Nant Rhyd-Hir</b></p> <p>Commitment P/2010/0524. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.</p>		Committed Site: P52 HC1
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<p><b>Committed Site: P52 HC2</b>  <b>Site Address: Old Builders Supply Depot</b></p> <p>Commitment P/2009/0321. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.</p>		Committed Site: P52 HC2
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