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	LDP Development Boundary		Tree Preservation Order		Listed Building		TAN 15 DAM Zone C1
	Candidate Site		Tree Preservation Order		Historic Park and Garden Park Boundary		TAN 15 DAM Zone C2
	Allocation		Site of Special Scientific Interest		Historic Park and Garden Kitchen Garden		Common Land
	Committed Site		European Protected Site		Historic Park and Garden Essential Setting		Village Green
	Brecon Beacons National Park		Local Nature Reserve		Scheduled Ancient Monument		Montgomery Canal
	Public Right of Way		National Nature Reserve		Conservation Area		LNG Pipeline
	Trunk Road		Regionally Important Geodiversity Sites		Historic Landfill		Mineral Permitted Working Area
							Mineral Permitted Working Area Buffer

Settlement: THREE COCKS

Site Summary	Site allocated in LDP
Candidate Site: 425 Field SE of Gwernyfed Park	X
Candidate Site: 489 Land NE of Three Cocks	X
Candidate Site: 816 Land at Three Cocks	X
Candidate Site: 825 Field to South of Great House Barn	X
Candidate Site: 1105 Land between/adj Gwernyfed Avenue	✓

Site		Summary
<p>Candidate Site: 425 Site Address: Field SE of Gwernyfed Park</p> <p>The site could form part of the settlement although would require infrastructure provision such as footways and cycle paths although the major issue appears to be vehicle access. Having consulted on vehicle access, it appears there would be insufficient land available to achieve the necessary improvements to enable vehicle access to the site. Nevertheless, the site appears to have a variety of biodiversity habitat given the grass, hedgerows, (Tree Protection Order) trees and adjacent watercourse on north-eastern boundary. Gwernyfed Park very narrow, right turn land on A483 required, but unlikely to be achievable. May be suitable for small scale development e.g. 10-15 dwellings with provision of parking for properties on Gwernyfed Park. Potential need to reduce site size due to flooding and ancient woodlands. Application B5538 refused in 1989 – had proposed access through Gwernyfed school. Playing fields adjoining moved, no potential access through this land. The boundary of the site would require amendment to exclude the flood risk areas although, there appears sufficient land to accommodate residential development. Further information needed regarding access & highway improvements feasibility, unable to allocate until further information provided. Potential to include within the development boundary.</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 highways and ecological issues. The site however does fall within the development boundary for Three Cocks.</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>

<p>Candidate Site: 489 Site Address: Land NE of Three Cocks</p> <p>Leisure or recreation use to be dealt with through policy approach. Site could represent an extension to the built form of the settlement in a northerly direction and could represent a further ribboning of development in a north-south direction. Consultation on the site suggests it is partially within a flood zone consequently requiring a boundary amendment to exclude flood risk. The bridge on the unclassified road used to access Nant-y-Felin could reasonably represent the end of the Three Cocks settlement at this point in time, after which could reasonably be considered open countryside.</p>		<p>The site has not been taken forward as an allocation in the draft LDP. Leisure / Recreation uses to be dealt with through a policy approach.</p> <p>The site is also constrained most significantly by flooding and also the site may be considered an incursion into the open countryside.</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>Candidate Site: 816 Site Address: Land at Three Cocks</p> <p>Site would represent an extension to the built form of the settlement in a northerly direction possibly bridging built form to the extent of coalescing with existing built form south of Glasbury. This could represent a ribboning of development in a north-south direction. However, if land east of the site is not disabled by development, further development could be enabled and create a more sustainable pattern of development over time assuming a coalescence is acceptable. In my view, the bridge on the unclassified road used to access Nant-y-Felin could reasonably represent the end of the Three Cocks settlement, after which could reasonably be considered open countryside. Adjoining site/land has permission for residential development. P/2013/0317 – 13 units. Only option for access would be via adjoining land which has p.p. & 3rd party land may be required.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it would represent an extension to the built form of the settlement possibly coalescing with the built form of the adjoining settlement Glasbury.</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>Candidate Site: 825 Site Address: Field to South of Great House Barn</p> <p>Open Countryside. Location unsuitable for large scale housing. Allocation would be contrary to national planning policy and the sustainable settlement hierarchy of the Powys LDP.</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 and contrary to the settlement hierarchy of the LDP.</p>
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<p>Candidate Site: 1105 Site Address: Land between/adj Gwernyfed Avenue, Three Cocks</p> <p>Topographically flat, the site would need boundary amendments to take account of the flood zones. The site could represent an extension to the settlement although, assuming the site boundary changes as necessary to have due regard to the flood zones, it appears the site would consequently be detached from the existing built form of the settlement by virtue of a flood zone separation. However, the site benefits from extant planning permission (P/2012/1185) with a mixed use site possibly representing a good outcome with wider benefits for the settlement. Adjoining land has planning permission for commercial development P.2007.0296 & 0155. The site could be acceptable for the proposed mixed use incorporating agriculture, employment and retail although, there may be more appropriate sites which more cohesively connect to the settlement. Given the present agricultural use, the site would benefit from biodiversity enhancements to the benefit of the wider environment. Potential to allocate part for housing & part for employment.</p>	 Part Allocated	<p>The site has been taken forward as a multi-use 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: P53 MUA1</p>
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