

Brecon Beacons National Park Authority

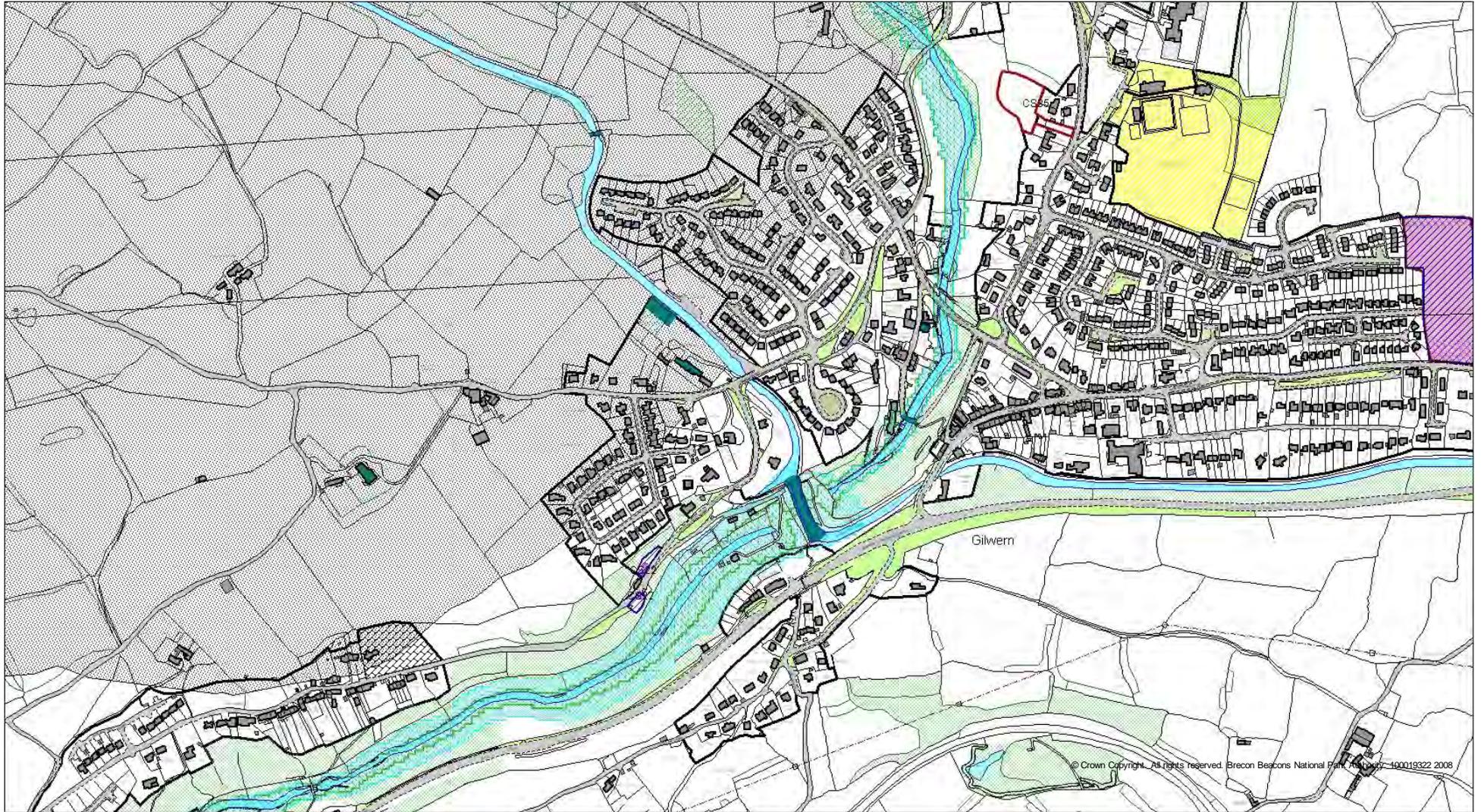
Local Development Plan



Gilwern

Part 2 Report

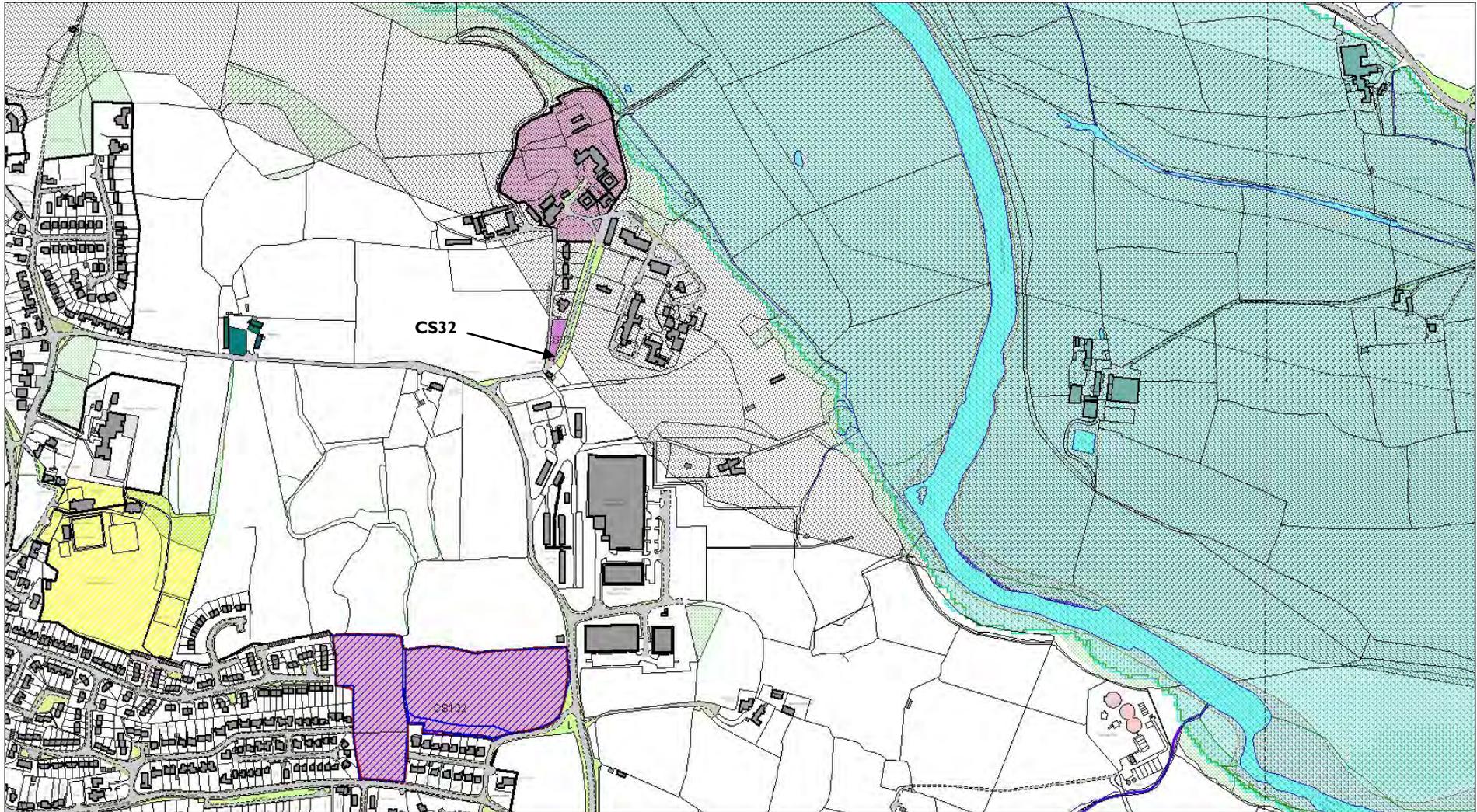
Constraints Map— Gilwern South West



Constraints Map— Gilwern North



Constraints Map— Gilwern North East



CS32: Oak Tree Lane



0.95m



CS ID no	CS32	Site Name	Land adjacent to 2 Oak Tree Lane
Current use of area		Paddock	
Proposed use		Residential	
Are there natural Constraints preventing development		No	
Are there any other constraints preventing development of the site		Part of the site is within the buffer zone for the Gas Pipeline (Peterstow-Gilwern(T2690)) Accessed by track, not full width for 2 cars	
Development immediately adjacent?		Row of dwellings to north. Nothing to east or west. Lodge house to south. Surrounding development at Ty Mawrr Farm and a Training centre. The area to the north at Ty Mawr is allocated in the UDP for residential development and construction is currently underway.	
Impact on settlement if development were to proceed		Minimal impact by allowing additional dwelling or pair of dwellings in this location Would continue existing development form to a natural boundary. This area does not currently have a development limit. Given that the area is largely developed and has a clear boundary, introducing a development boundary would regularise the planning status in this are without unduly introducing the potential for large scale development.	
Recommendation		Recommend that a development limit be introduced in this area which should include the candidate site.	

CS49: Land adjacent to Dan-y-coed

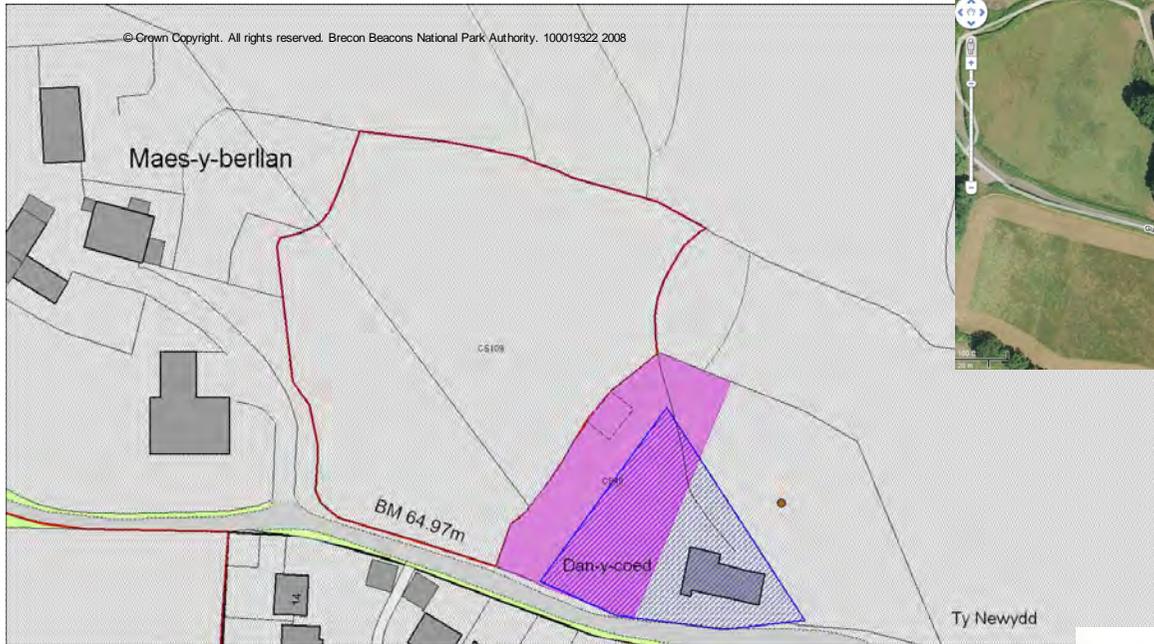


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CS ID no	CS49	Site Name	Land adjacent to Danycoed.
Current use of area		Extended residential curtilage	
Proposed use		Residential development	
Are there natural Constraints preventing development		<p>No. The site is flat.</p> <p>This is the northern edge of the settlement which is part of the historic core of the settlement centred around the common land. There are long views out of the site to the landscape setting and the site would be prominent from long views into the site.</p>	
Are there any other constraints preventing development of the site		<p>Whole site within the buffer zone for the Gas Pipeline (Peterstow-Gilwern(T2690)). HSE consultation would be required.</p> <p>The curtilage of Dan y coed house which is adjacent the site is within an area of archaeological investigation relating to the Battle Tump which is a Scheduled Ancient Monument</p> <p>Access to this part of Gilwern is via a track leading from Lower Common. This track is not suitable to take the impact of additional development.</p>	
Development immediately adjacent?		<p>Danycoed House to the east. To the west large individual dwellings in large plots.</p> <p>There is a scattered and rural feel to development in this area. The site provides a transition zone between the built form of the settlement at the shires and the open countryside to the north.</p>	
Impact on settlement if development were to proceed		<p>Development in this area would be an unacceptable intrusion into the countryside and would erode the rural character of the settlement on this northern edge.</p>	

CSI09: Land at Lower Common



View from southern boundary towards north



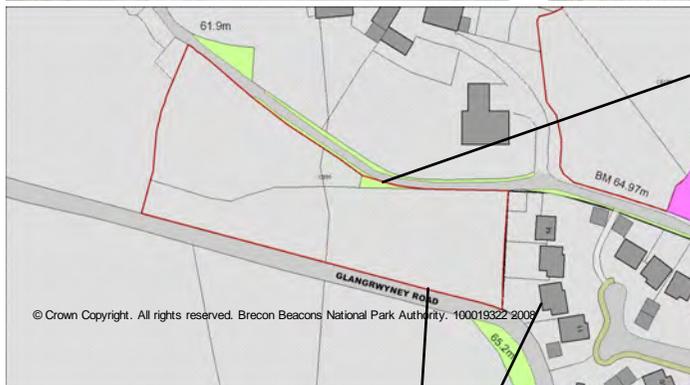
CS ID no	CSI09	Site Name	Land at Lower Common
Current use of area		Paddock, grazing	
Proposed use		Residential	
Are there natural Constraints preventing development		<p>Site is flat.</p> <p>This is the northern edge of the settlement which is part of the historic core of the settlement centred around the common land. There are long views out of the site to the landscape setting and the site would be prominent from long views into the site.</p>	
Are there any other constraints preventing development of the site		<p>Whole site within the buffer zone for the Gas Pipeline (Peterstow-Gilwern(T2690)). HSE consultation would be required.</p> <p>Access to this part of Gilwern is via a track leading from Lower Common. This track is not suitable to take the impact of additional development.</p> <p>There are telegraph wires which cross the site</p>	
Development immediately adjacent?		<p>Danycoed House to the east. To the west large individual dwellings in large plots.</p> <p>There is a scattered and rural feel to development in this area. The site provides a transition zone between the built form of the settlement at the Shires & Halfpennies and the open countryside to the north.</p>	
Impact on settlement if development were to proceed		<p>Development in this area would be an unacceptable intrusion into the countryside and would erode the rural character of the settlement on this northern edge.</p>	

CS95: Land adjacent to Glangrwyney Road

View along lane that borders northern edge of site— looking east



View towards site gate in north west boundary



Views from site gate on Glangrwyney Road.



CS ID no	CS95:	Site Name	Land adjacent to Glangrwyney Road
Current use of area	Paddock, grazing.		
Proposed use	Residential		
Are there natural Constraints preventing development	<p>Topography—site is flat—presents no physical constraints to development.</p> <p>There are long views out of the site towards the wider landscape setting of the settlement.</p>		
Are there any other constraints preventing development of the site	<p>Access—site is bordered by 2 roads. The track from Lower Common runs along the northern boundary and narrows at the sites eastern edge. This track is not suitable to take the impact from additional traffic generated by new housing..</p> <p>Glangrwyney Road forms the southern boundary of the site. This is a narrow road with no pavement which follows a sharp bend at the sites south eastern corner. At the time of the visit this was a frequently used road with particularly fast moving traffic. Creation of a safe access onto this road is unlikely to be achievable.</p>		
Development immediately adjacent?	Estate development to the east.		
Impact on settlement if development were to proceed	This site forms part of the landscape setting of Gilwern. Development here would be an unacceptable intrusion of development into the countryside and would have a detrimental impact on the landscape character of the settlement.		

CSI02: Land at Lancaster Drive (UDP Allocation GW2)



View from end of Lancaster Drive Looking north west



View from end of Lancaster Drive looking south west across the site



Looking back along Lancaster Drive

CS ID no	CSI02:	Site Name	Land at Lancaster Drive (UDP Allocation GW2). Site submitted by landowner.
Current use of area	Grassland		
Proposed use	Residential Development <i>Submitted by landowner</i>		
Are there natural Constraints preventing development	None		
Are there any other constraints preventing development of the site	Access issues were explored in the UDP. However, recommend that updated highways advice is sought for this site. Advice is required as to whether access would be through the existing estate or would be possible from the main road.		
Development immediately adjacent?	Lancaster Drive bungalows to the south east. Part of site directly fronts the A4077. The western part of the site abuts housing at Dan y bryn, Broadmead, Basildene Close.		
Impact on settlement if development were to proceed	<p>The western most part of the site was included in the Deposit UDP and was brought through from the Adopted Local Plan. The eastern most site was included in line with the recommendations of the Inspector at the UDP Inquiry.</p> <p>This is a large site (3.8 ha) which is capable of accommodating a maximum of 107 new dwellings (if calculated at the sustainable density of 30 dwellings to the hectare). The desirability of introducing development on this scale needs to be revisited in light of the LDP Preferred Strategy.</p> <p>Gilwern is one of the largest settlements in the National Park with access to a good level of services and facilities both within the settlement and through good road and public transport connections to Abergavenny and Brynmawr. It has been ranked in our Preferred Strategy as a Level 3 Settlement which is suitable to accommodate growth.</p> <p>This site should be allocated to accommodate growth in Gilwern. However, the scale of growth required needs further consideration. This should be assessed in the context of neighbouring Monmouthshire County Council's Preferred Strategy which does not require any growth to be accommodated in the smaller settlements surrounding Abergavenny. It is for the BBNP to find a balance between MCC's Preferred Strategy and our own, whilst taking into account key evidence from the Community about the desire for growth in Gilwern.</p>		

CS ID no	CS35	Site Name	Land adjacent to Marpela
Current use of area		Domestic Curtilage	
Proposed use		Residential Development <i>Submitted by landowner</i>	
Are there natural Constraints preventing development		None	
Are there any other constraints preventing development of the site		<p>Access—Site is accessed down the side of Marpela and is in the ownership of the residents of Marpela. Highways advice required.</p> <p>Potential amenity issues with neighbouring properties. The majority of the site lies to the rear of Cae Carreg and Pen Carreg.</p>	
Development immediately adjacent?		Lies to the rear of existing residential development.	
Impact on settlement if development were to proceed		<p>The settlement pattern in this part of Gilwern is largely linear. Allowing development here would encourage backland development which could set a precedent for development further south along this strip.</p> <p>However the site is well contained and well screened from long views. The development impact of this site would therefore be minimal.</p> <p>The site has been passed through initial assessment in order that Highways advice may be sought.</p>	

CS22—Machine House, Maesygartha Road



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ORCHARD CLOSE



CS ID no	22	Site Name	Land at Machine House Gilwern
Current use of area	Residential/curtilage		
Proposed use	Inclusion within development limit		
Are there natural Constraints preventing development	<p>Surrounded by dense woodland., high trees and hedges bordering a narrow road (Maesygartha Road).</p> <p>Poor visibility on the road, which has frequent traffic between Maesygartha and Gilwern.</p> <p>Land south of the road slopes steeply towards the river.</p> <p>Site is isolated from main form of the village</p> <p>The southern edge of the site is adjacent to the C2 Flood zone, although the site is at the top of the slope leading down to the river.</p>		
Are there any other constraints preventing development of the site	<p>Previous UDP Inquiry concluded that “although these two small parcels of land are just outside the settlement boundary, the area has a rural character and Machine house appears as an isolated dwelling in the countryside rather as part of the settlement.</p>		
Development immediately adjacent?	<p>On the map residential development can be seen at the Orchard Place estate. However the site can only be accessed from the Maesygartha Road which is a country track with no significant residential development along it.</p>		
Impact on settlement if development were to proceed	<p>Development would not be related to the core of the settlement and its services and facilities</p>		
Recommendation	<p>The land is part of the rural outskirts of Gilwern and is isolated from the main settlement. It is not appropriate for inclusion within the plan.</p> <p>Recommend that the development limits to the rear of Machine House should be reviewed to exclude this area from the limits for Gilwern</p>		

Boundary review:



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DBR: GILA

Settlement Boundary Review	Settlement Boundary Review: A—Land between rear of Orchard Close and Church Road
Current use of area	Grassland
Are there natural Constraints to village expansion ? (eg, steep hillside etc)	No
Are there any other constraints to village expansion? (road boundary, flooding)	Access: Glangrwyney already narrow and busy lane. Gas pipeline buffer zone
Development immediately adjacent?	No development west or south of Glangrwyney Road
Impact on village setting if developed?	Landscape impact.
Opportunity for extension / infill	No



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DBR: GILB

Settlement Boundary Review	Settlement Boundary Review: B—Land between Dyffryn Clydach and Lower Mill
Current use of area	Grassland
Are there natural Constraints to village expansion ? (eg, steep hillside etc)	Partially within flood zone
Are there any other constraints to village expansion? (road boundary, flooding)	Glangrwyney already narrow and busy lane. Gas pipeline buffer zone
Development immediately adjacent?	No development west or south of Glangrwyney Road
Impact on village setting if developed?	Landscape impact.
Opportunity for extension / infill	No



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DBR: GILC

Settlement Boundary Review	Settlement Boundary Review: B—Land between Dyffryn Clydach and Lower Mill
Current use of area	Grassland
Are there natural Constraints to village expansion ? (eg, steep hillside etc)	No
Are there any other constraints to village expansion? (road boundary, flooding)	Poor access. Gas pipeline buffer zone.
Development immediately adjacent?	Only sporadic development north of the lane.
Impact on village setting if developed?	Landscape impact. Erosion of countryside setting.
Opportunity for extension / infill	No

Development Boundary Review DBR GILD: Land Land adjacent Beiliau



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Settlement Boundary Review	Settlement Boundary Review: D—Land adjacent Beiliau
Current use of area	Grassland
Are there natural Constraints to village expansion ? (eg, steep hillside etc)	No
Are there any other constraints to village expansion? (road boundary, flooding)	Poor access. Beiliau Barn is a listed building.
Development immediately adjacent?	Only sporadic development north of the lane.
Impact on village setting if developed?	Landscape impact. Erosion of countryside setting.
Opportunity for extension / infill	No

Development Boundary Review : E—Land adjacent to Abergavenny Road



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Settlement Boundary Review	Land at Crossfields
Current use of area	Grassland
Are there natural Constraints to village expansion ? (eg, steep hill-side etc)	No
Are there any other constraints to village expansion? (road boundary, flooding)	No
Development immediately adjacent?	Lancaster Drive and Crossfields
Impact on village setting if developed?	None
Opportunity for extension / infill	Yes—investigate ownership Could provide alternative site option if candidate sites prove unviable.

DBR GILF: Land adjacent Silver Springs



Settlement Boundary Review	DBR GILF: Silver Springs
Current use of area	Grassland
Are there natural Constraints to village expansion ? (eg, steep hill-side etc)	Prominent site above settlement with long views out and in, to and from Sugar Loaf
Are there any other constraints to village expansion? (road boundary, flooding)	Poor Access—narrow, steep.
Development immediately adjacent?	Silver Springs and adjacent single dwellings. Opposite Farmhouses.
Impact on village setting if developed?	Impact on landscape character and settlement setting
Opportunity for extension / infill	No



Settlement Boundary Review: DBR: GIL G—Land between rear of Orchard Close and Church Road

LDP Settlement Assessment : Gilwern



Settlement Boundary Review	Settlement Boundary Review: G— Land between rear of Orchard Close and Church Road
Current use of area	Agricultural
Are there natural Constraints to village expansion ? (eg, steep hillside etc)	Prominent site above settlement with long views out and in, to and from Sugar Loaf and Blorenge
Are there any other constraints to village expansion? (road boundary, flooding)	Access is not a main road and has no pavement
Development immediately adjacent?	Adjacent estate development to the south east
Impact on village setting if developed?	Site is high above the rest of the settlement. Development would be prominent in the landscape.
Opportunity for extension / infill	Development would be unacceptable intrusion into the countryside and have a detrimental effect on the landscape character and setting of Gilwern.

