

Maesygartha Assessment

Part Two

Introduction

The following section considers available land within Maesygartha for future development.

The survey was undertaken on Maesygartha in June 2009 by planning officers from the BBNPA.

Survey considered two different types of sites

(a) Candidate Sites

(b) Development Boundary Review sites (including Development Boundary Review Candidate Sites and areas within current development boundary)

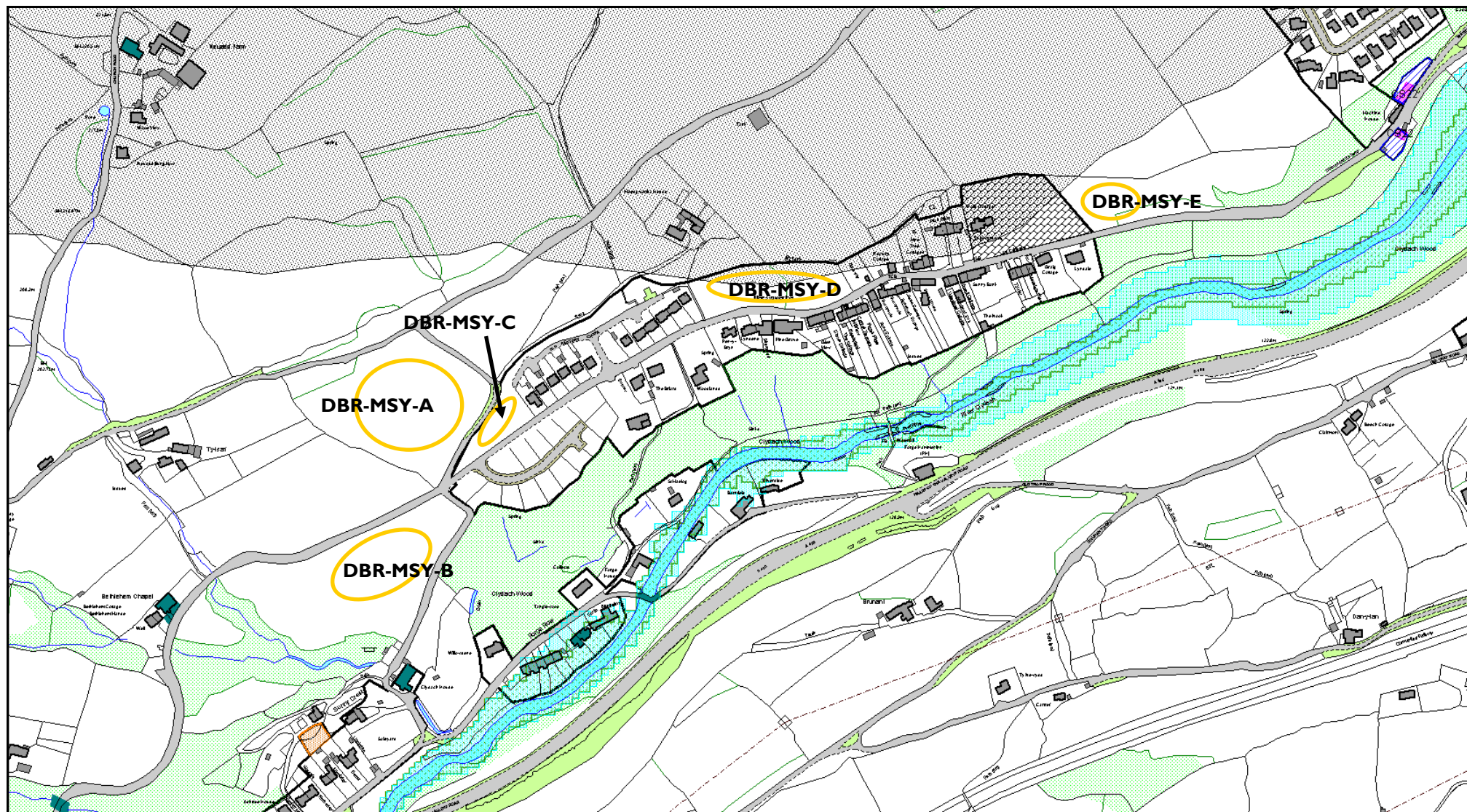
There were no **Candidate Sites** within Maesygartha.

Development Boundary Review Sites are those areas of a settlement on or adjacent to current UDP development limits. These sites also include small candidate sites which were considered to be of a scale unsuitable for allocation within the LDP. These sites provide the BBNPA with alternative options for the development of an area. These assessments are speculative on the part of the BBNPA, and should any of these sites be considered suitable to accommodate necessary future growth they will be subject to deliverability assessment.

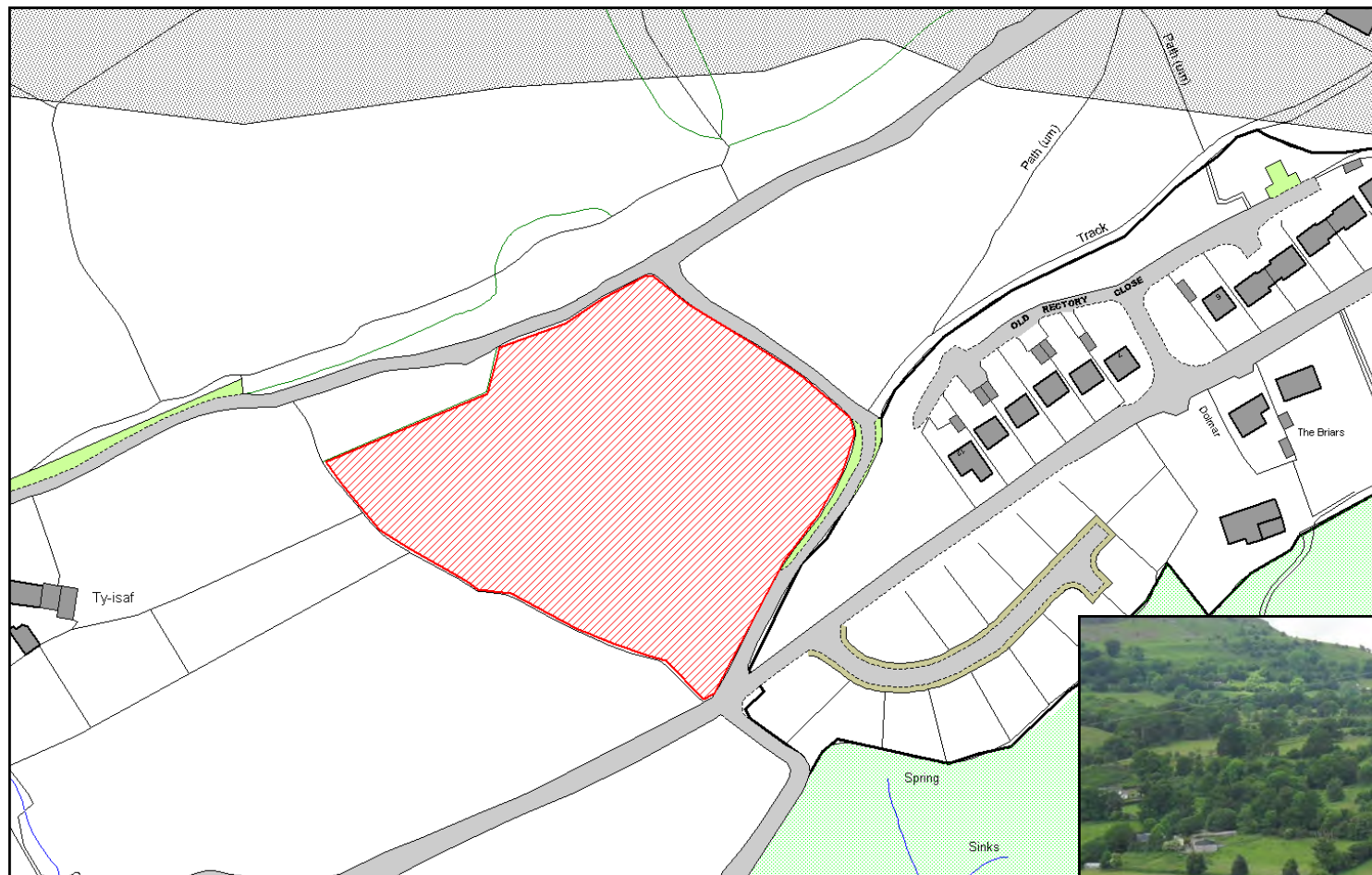
In surveying both types of site the BBNPA intends to merely assess the potential of the site to accommodate further growth and its impact on the settlement should development occur in the future. The survey considers all options for future development of the area, the inclusion of a site within this report does not necessarily mean that it will be included in the final Deposit LDP.

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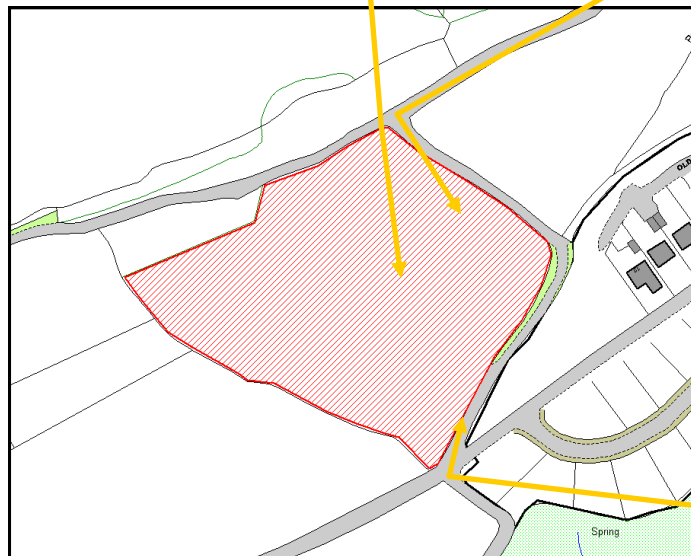
Maesygwartha Constraints Map—Areas of assessment indicated by letter



**Development Boundary Review Site MSY-A:
Land West of Old Rectory Close**

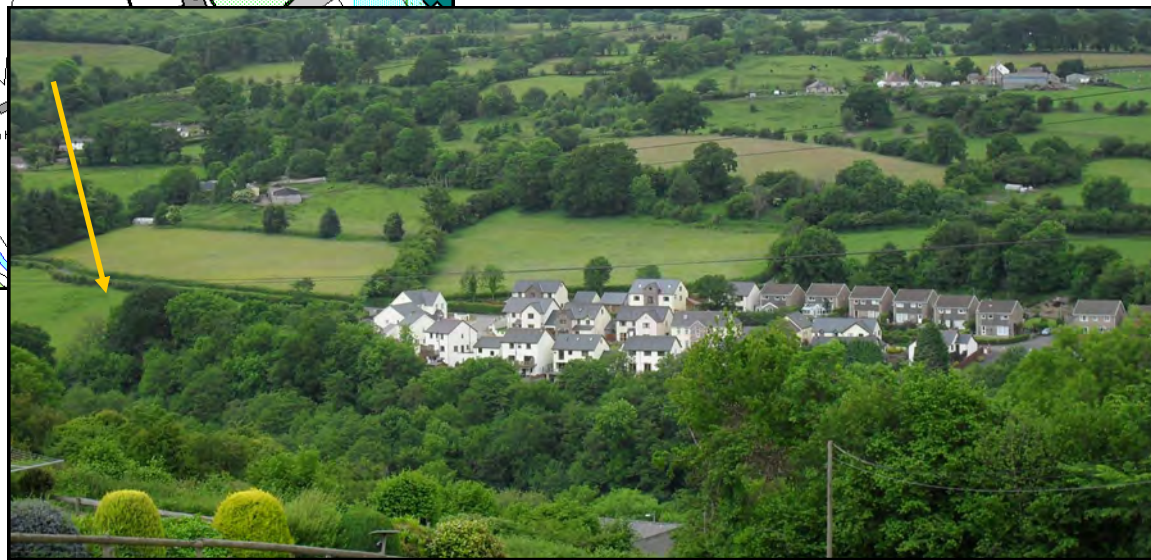


Development Boundary Review Site MSY-A: Land West of Old Rectory

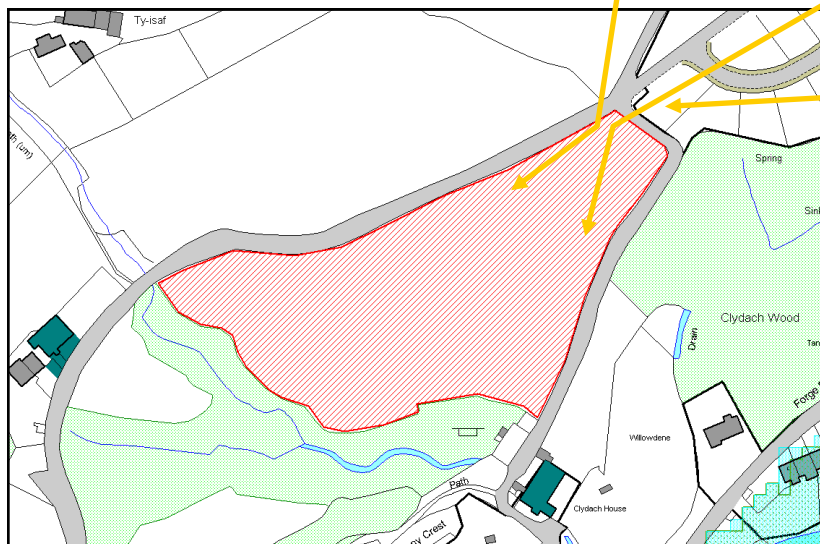


Development Boundary Review Site MSY-A	
Current use of area	None (long grass)
Are there natural Constraints ?	<p>Site slopes fairly steeply from North to South and is raised from the road.</p> <p>Hedgerow around entire boundary.</p> <p>Band of mature trees along the Western boundary.</p>
Are there any other constraints ?	Existing entrance point is at the Northern corner of the field away from the main Maesygartha Road running through the settlement. The roads surrounding the site are very narrow and visibility is poor. Access would have to be relocated to the South of the field but an existing crossroad at this point has made traffic movement problematic already.
Development immediately adjacent?	<p>Very modern residential developments to the East consisting of large two-storey dwellings.</p> <p>Open countryside elsewhere.</p>
Impact on village setting if developed?	<p>Southern section of the site could be considered a logical rounding off of the development boundary but any further than this would be an encroachment into the open countryside.</p> <p>The field is highly visible from the South of the A465 where the roads connecting Clydach South to Gilwern run in parallel to Maesygartha along the opposite side of the valley. Development on this site would be set higher than the existing dwellings so may be intrusive to the surrounding green space. Alternatively this area of Maesygartha is already quite densely developed and may simply be considered an extension of this.</p>
Opportunity for extension / infill	<p>Access is a serious issue but possibly a small amount of development could be incorporated into the South of the site.</p> <p>Other sites in Maesygartha should be considered prior to this.</p>

**Development Boundary Review Site MSY-B:
Land West of Beaconsfield**

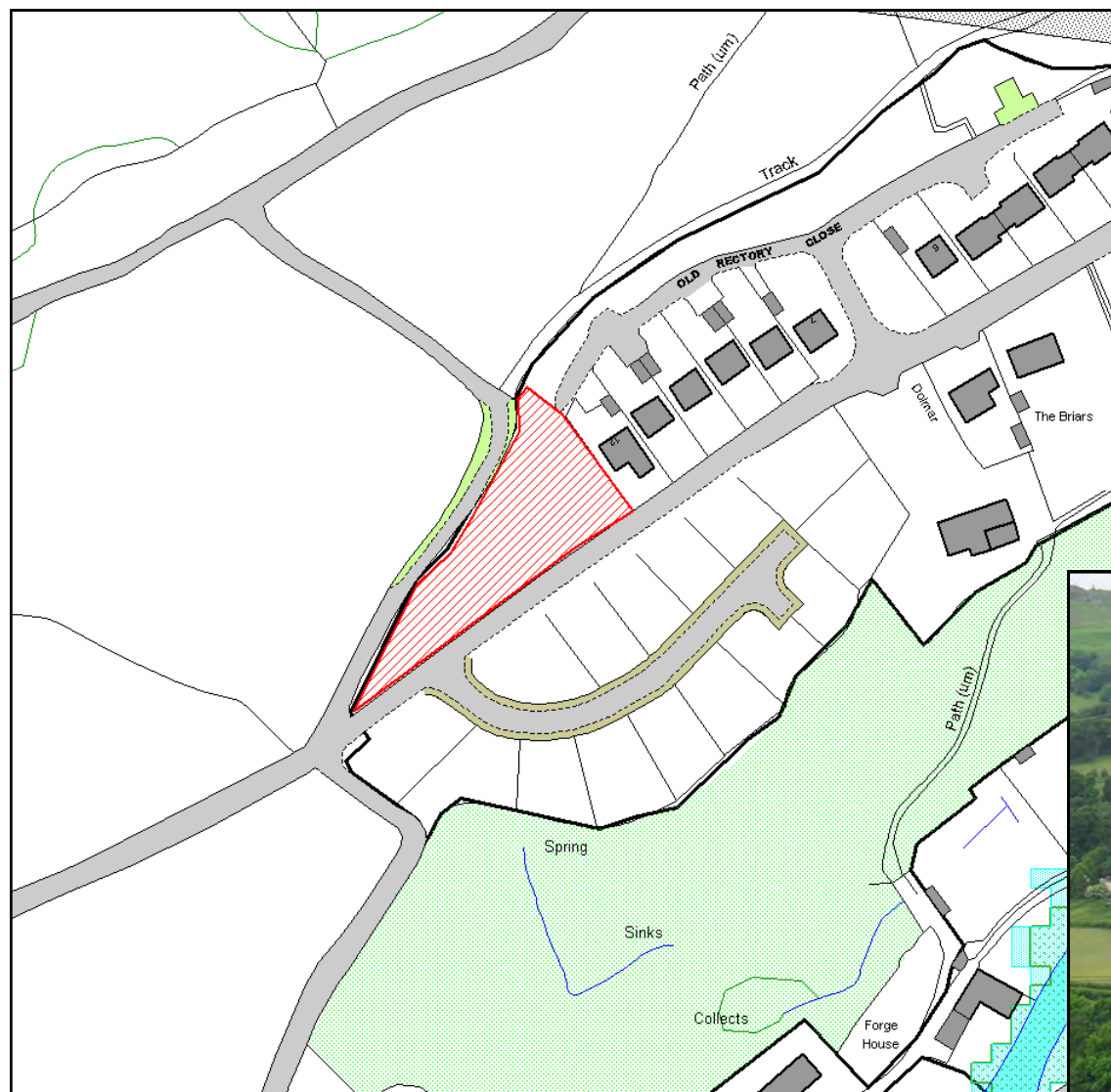


Development Boundary Review Site MSY-B: Land West of Beaconsfield

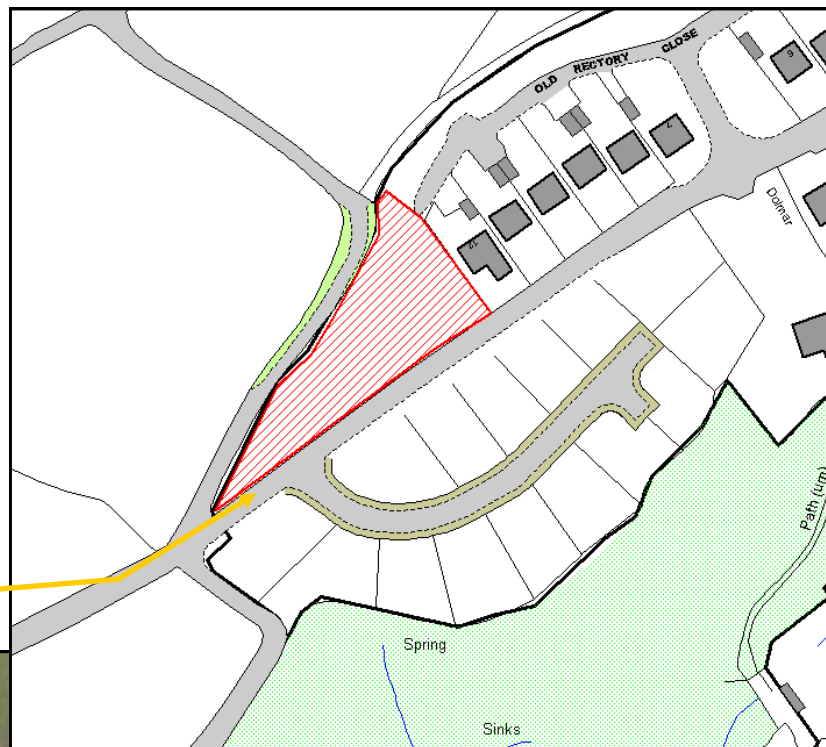


Development Boundary Review Site MSY-B	
Current use of area	None at time of visit/possible grazing.
Are there natural Constraints ?	<p>Site slopes steeply downhill from North to South.</p> <p>Dense tree cover to the South-West—large mature trees.</p> <p>Stream running along the South of the site.</p>
Are there any other constraints ?	Access would be possible from Maesygartha Road but steep nature of the site would make this difficult, particularly as the width of the road couldn't accommodate large amounts of manoeuvring.
Development immediately adjacent?	<p>Modern housing site to the North-East (large two-storey dwellings).</p> <p>A few scattered dwellings to the South and West but otherwise dense tree cover and open countryside.</p>
Impact on village setting if developed?	<p>Development along this field would be an encroachment into the open countryside and would begin to join up the main area of development to the Grade II* listed Clydach House to the South and the Grade II listed Bethlehem Chapel to the West.</p> <p>The field is not as visible as DBR A from the South of the A465 but could appear as ribbon development to the West along Maesygartha Road.</p>
Opportunity for extension / infill	<p>Site is not ideal due to its sloping nature and impractical access and would continue to spread the settlement further out into open countryside.</p> <p>Infill plots within the settlement are preferable before considering this site.</p>

**Development Boundary Review Site MSY-C:
Land adjacent Old Rectory Close**

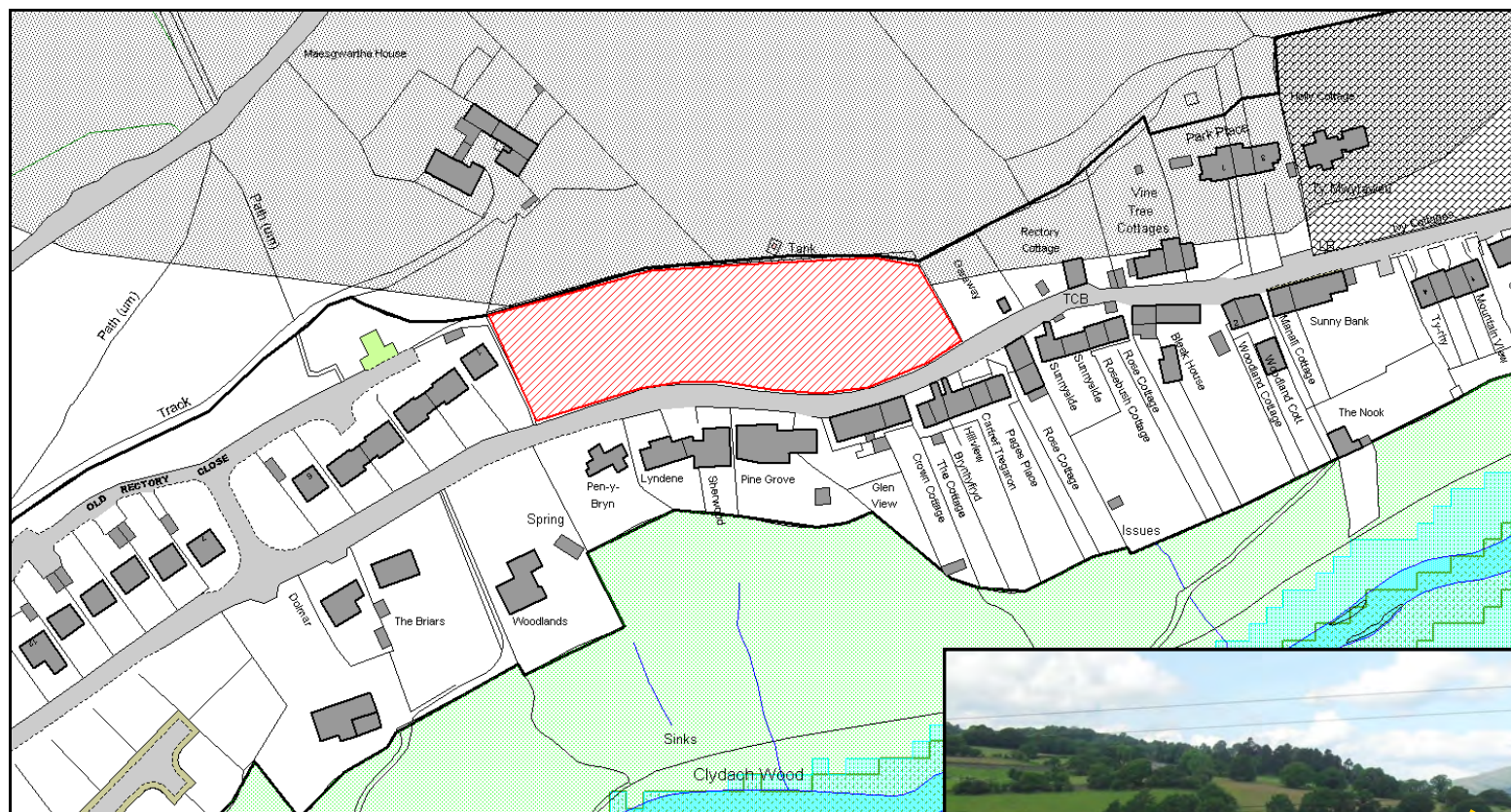


Development Boundary Review Site MSY-C: Land West of Beaconsfield

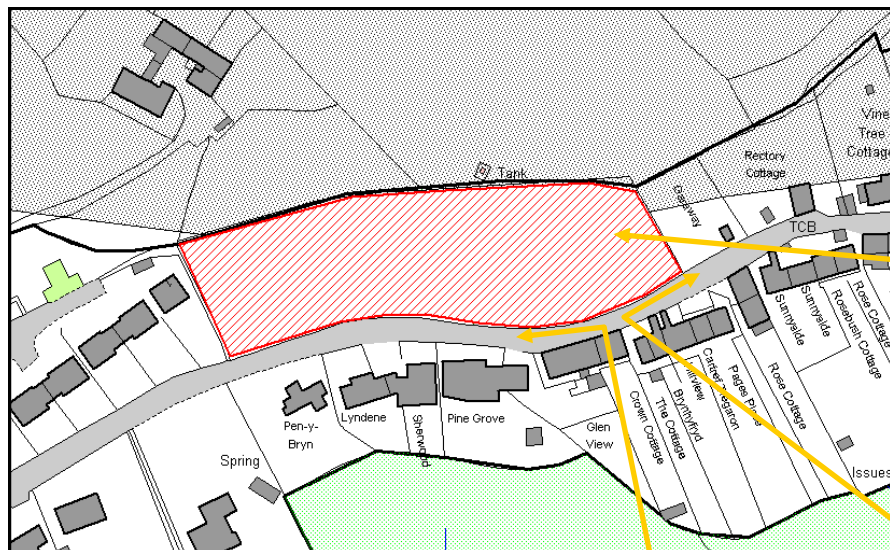


Development Boundary Review Site MSY-C	
Current use of area	Developed—two large dwellings.
Are there natural Constraints ?	
Are there any other constraints ?	
Development immediately adjacent?	
Impact on village setting if developed?	
Opportunity for extension / infill	None—area already developed.

**Development Boundary Review Site MSY-D:
Land East of Old Rectory Close**



Development Boundary Review Site MSY-D: Land East of Old Rectory

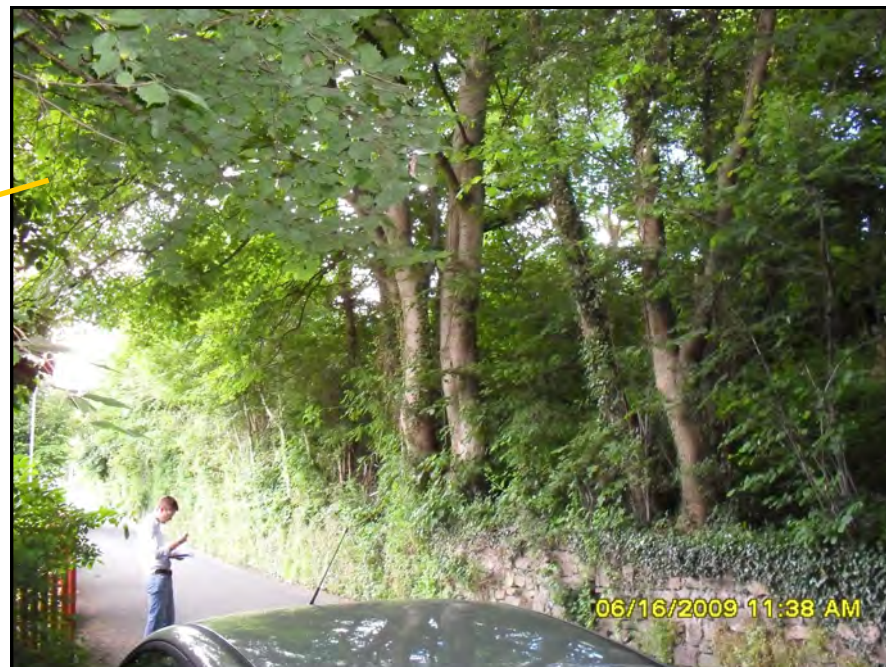
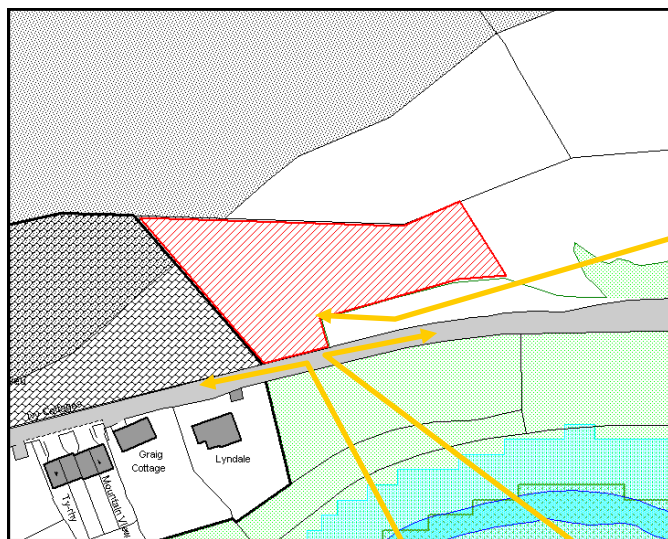


Development Boundary Review Site MSY-D	
Current use of area	Unmaintained/neglected
Are there natural Constraints ?	Site is raised approximately 1 metre from the road and slopes gently from North to South. Potential biodiversity/ecological issues.
Are there any other constraints ?	Access is an issue due to the raised level of the site and visibility on Maesygartha Road is poor.
Development immediately adjacent?	Built form to the South, East and West—open countryside to the North. Development to the South along entire frontage of mixed style and age.
Impact on village setting if developed?	Site would be natural infill at the core of the village. Minimal impact on views within and without the settlement and the site is well screened from all directions.
Opportunity for extension / infill	Site is preferable over other boundary reviews—ideal infill plot. Current site is untidy and development could provide an improvement/enhancement along this stretch of the Maesygartha Road.

Development Boundary Review Site MSY-E: **Land adjacent Holly Cottage**



Development Boundary Review Site MSY-E: Land adjacent Holly Cottage



Development Boundary Review Site MSY-E	
Current use of area	None (dense undergrowth)
Are there natural Constraints ?	Dense tree cover/undergrowth will likely be providing a habitat for flora and fauna. Steeply sloping site.
Are there any other constraints ?	Historic stone retaining wall abutting the road. Access could be problematic due to the elevation of the site.
Development immediately adjacent?	Residential development to the West along Maesygartha Road but otherwise surrounded by dense tree cover and open countryside.
Impact on village setting if developed?	Linear extension along Maesygartha Road would encroach on Gilwern and threaten to connect the two settlements. Attractive stretch of tree cover along the road when leaving the settlement to the East.
Opportunity for extension / infill	None—totally unsuitable for development.